

Planning Commission Agenda

Regular Meeting
Tuesday, August 26, 2025

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

<https://greeleygov.zoom.us/j/89159214377>

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

August 26, 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 July 22, 2025, and August 12, 2025, Planning Commission Meeting Minutes
5. Approval of a Special Planning Commission Meeting on Wednesday August 27, 2025, at 1:30pm
6. A public hearing to consider a request for annexation of approximately 219.221 acres of land generally located west of 131st Avenue, approximately one mile north of US Highway 34 known as Schmerge Annexation (ANX2025-0002)
7. A public hearing to consider a request for annexation of approximately 73.319 acres of land located within unincorporated Weld County, generally located west of State Highway 257 approximately one-half mile north of US Highway 34 known as Kinnison Annexation (ANX2025-0003)
8. A public hearing to consider a request for establishment of zoning for approximately 220.56 acres and rezone for approximately 613.218 acres from H-A (Holding Agriculture) to PUD (Planned Unit Development) for a total of approximately 833.786 acres generally located east of Weld County Road 17 and north of US Highway 34 known as Cascadia Planned Unit Development (PUD2025-0003)
9. Staff Report
10. Adjournment



Planning Commission Meeting Minutes

July 22, 2025, at 1:15 pm

1. Call to Order

Chair Yeater called the meeting to order at 1:15pm

2. Roll Call - **Present**

Chair Justin Yeater

Commissioner Erik Briscoe

Commissioner Jeff Carlson

Commissioner Brian Franzen

Commissioner Larry Modlin

Commissioner Christian Schulte (arrived at 1:20pm)

Absent

Vice Chair Louisa Andersen

3. Approval of the agenda

There were no changes to the agenda

Chair Yeater approved the agenda as published

4. Approval of the June 24, 2025, Planning Commission Meeting Minutes

There were no changes to the minutes

Motion: Commissioner Modlin made the motion to approve the June 24, 2025 Planning Commission Meeting Minutes as published.

Second: Commissioner Carlson

Vote: Motion carried 5-0

Absent: Vice Chair Andersen and Commissioner Schulte

5. A public hearing to consider a request for a preliminary subdivision of approximately 149.6 acres of land into 472 lots, 3 tracts, 14 outlots, and dedication of rights-of-way. The subject property is generally located at the southwest corner of the intersection of 71st Avenue and Highway 34 Bypass and is within Residential High Density (R-H), Residential Low Density (R-L), and Residential Estate (R-E) Zoning Districts. Known as Cobblestone Preliminary Subdivision (SUB2024-0021)

Jeff Woeber (Planner III) began his presentation by introducing himself and the item as published. Staff finds that the plan complies with Greeley development code criteria and is requesting approval of the preliminary subdivision. Mr. Woeber stated the applicant is in attendance and has a presentation as well.

Chair Yeater asked the commission if they had questions for staff.

Commissioner Franzen asked for clarification on the problem with the easement. Mr. Woeber stated there were some issues regarding easements involving both Xcel Energy and a nearby ditch. Preliminary approval has been given, and the applicant is working to ensure compliance with those easements. David Harold (Engineer II) confirmed that the applicant is pursuing a crossing agreement for the ditch and is coordinating directly with Xcel regarding their easement. Mr. Harold added that no concerns from Xcel have been reported at this time.

Chair Yeater asked about CDOT requirements. Mr. Harold noted the design is still in progress, with potential improvements at 71st and 83rd Avenues along US 34, including deceleration and acceleration lanes, increased turn lane capacity, extended queueing, and possible signalization to improve traffic flow.

Commissioner Schulte asked whether compliance with CDOT requirements is mandatory. Mr. Harold confirmed that it is.

Commissioner Briscoe asked about the density of the cluster homes and the maximum allowed under RH zoning, noting the overall project density was just over 7 units per acre. Mr. Woeber responded that RH zoning allows for significantly higher densities—up to 45 units per acre for multifamily developments—though achieving that would depend on meeting requirements for open space, parking, and other factors. He added that such density would not apply to the current lot layout.

Commissioner Modlin inquired about planned road improvements, noting the current conditions are poor and anticipating a significant increase in traffic. Mr. Harold directed the question to the applicant for clarification.

Chair Yeater invited the applicant to speak to the question.

Max Moss (Applicant/Developer) stated that the roads, including 28th Street, are being completely rebuilt with major upgrades. Significant improvements are also planned at the failing intersection of US 34 and 82nd, including added lanes, signalization, and extended turn distances. Similar improvements are planned for 71st, with extended roadway length to support increased traffic.

Mr. Moss began his presentation and gave more explanation of the density mentioned earlier and their plan as published.

Chair Yeater opened the public portion of the meeting at 1:34pm

1. Mary Bingford (Resident) asked where the access points from the St. Michael's neighborhood into the new development would be.

Chair Yeater asked if anyone else in attendance wanted to speak. Seeing none, Chair Yeater invited the applicant back up to answer Ms. Bingford's question.

Abigail Milewski (Landscape Architect with BHA Design) answered by stating there are two main access points into the Cobblestone development. The primary entrance will be from the newly relocated and improved 28th Street, connecting to a new road (73rd) that leads south into the development. The secondary access will be from West 32nd Street Road, which will extend west into Cobblestone. Additional internal streets will serve the neighborhood.

Chair Yeater closed the public portion of the meeting at 1:37pm and turned it over to the Commission for action.

Motion by Commissioner Briscoe:

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.

Second: Commissioner Franzen

Vote: Motion carried 6-0

Absent: Vice Chair Andersen

Chair Yeater announced the next four items (6, 7, 8 & 9) are part of the same overall plan. He introduced them together for presentation purposes, noting that each item would be voted on separately. Discussion below included items 6, 7, 8 & 9.

6. A public hearing to consider a request for annexation of approximately 63.29 acres of land generally located south of AA Street, west of County Road 35, and north of O Street known as Willow Vista Annexation 1, (ANX2024-0001)

Commissioner Briscoe disclosed a business relationship with the applicant, stating it was unrelated to the current project and that he was unaware of the submission. He offered to recuse himself if the Commission believed it necessary. Chair Yeater indicated there was no issue, assuming no direct interest in the project. A request was made for clarification from Michael Axelrad (Senior Attorney) and Commissioner Briscoe explained he is in discussions to sell unrelated property to the applicant, with no family ties involved. It was determined that no conflict requiring recusal existed, and the Commission proceeded without a motion.

The Clerk interjected, reminding all members to ensure their microphones are turned on before speaking and to remain close to them while talking. This was in response to feedback from online participants who reported difficulty hearing portions of the meeting.

Katelyn Puga began her presentation by introducing herself and the items as published. Staff find the plans comply with Greeley development code criteria and are requesting approval of all four requests.

Chair Yeater requested an explanation for the audience and a reminder to the Commission regarding the process—specifically, why the property is being designated as holding agriculture and the anticipated steps the applicant will take moving forward.

Mrs. Puga answered by stating Holding Agriculture is a zoning designation that preserves land primarily for agricultural use until more coordinated planning occurs. It limits permitted uses, allowing existing residential and farming activities, while any new development would still require additional permitting. Ultimately, significant development would necessitate a future rezoning.

Commissioner Briscoe asked about the northwest corner of the property, which comes to a sharp point where it meets another parcel zoned Holding Agriculture, which is currently within the City of Greeley. The commissioner asked how the current annexation will impact that adjacent parcel.

Mrs. Puga stated there doesn't appear to be an immediate impact, as the two are separate properties. While the annexation crosses the right-of-way to the north and includes a portion connected to this parcel, it does not affect the previously annexed property.

Commissioner Franzen asked whether the code requires a waiting period before submitting a rezoning request after annexation with a Holding Agriculture designation.

Mrs. Puga noted that there is likely no required waiting period. The key point is that the applicant has 90 days to establish zoning within the annexation timeline. Once that zoning is established, it remains in place indefinitely.

Commissioner Carlson asked a question regarding the mention of the Urban Reserve designation and its requirement for additional planning. He asked for clarification on the timeline for that planning process and what it typically involves.

Mrs. Puga explained that coordinated planning efforts primarily involve ensuring adequate utility services and infrastructure to support future development. In this case, the applicant would need to work closely with the city on utilities, as well as elements like parks and open space. It's essentially a master planning process for the area, requiring collaboration between the applicant and various city departments.

Chair Yeater invited the applicant to come to the podium.

Melissa Wheeler from Baessler Homes began her presentation by introducing herself and their plan as published.

Chair Yeater stated as part of the annexation review, feasibility of facilities is a key consideration. The packet references two water lines, and he asked whether any detailed analysis had been done regarding how those lines would support future development.

Ms. Wheeler stated they had held several meetings with water and sewer and have confirmed an extension from the east side of O Street—currently under construction—can serve the first phase. A major extension north on 35th Street is planned to service the remainder of the community, with ongoing coordination with the city.

Chair Yeater opened the public portion of the meeting at 1:40pm

1. Patricia Conlon and Suzanne Lilly both spoke in opposition of this annexation.
2. Dean Vandergon spoke in opposition of this annexation.
3. Theresa Suleiman spoke in opposition to this annexation.
4. Becker 8448 spoke in opposition to this annexation.

Chair Yeater asked if anyone else would like to speak. Seeing none, he asked if they could get some guidance or help regarding the items that were spoken about.

Mrs. Puga gave some clarifying comments regarding Fire and Police saying Greeley Fire & Greeley Police would serve this area. She also stated there are cooperative agreements between both the city and the County for these areas. Mrs. Puga stated that this area is going to remain within the Eaton School district. The other questions relating to future developments would be considered once there were specific plans or proposals submitted.

Don Threewitt (Deputy Director of Community Development) spoke to annexation concerns. He stated that annexations happen as a voluntary action by the property owner, noting that there would be no changes to neighboring property owner's taxes or existing services. The city would not pursue annexing any neighboring properties, nor does City Code or State statute allow involuntary annexation, with the exception of enclaves that have been fully surrounded for 3 years.

Tina Close (Civil Engineer III) spoke about traffic concerns. She stated any future proposal—whether a PUD, rezoning, or site plan—will require the applicant to submit a traffic study. This study must demonstrate that the project meets all applicable traffic codes and criteria at the time of submission.

Chair Yeater asked if the applicant would be required to improve their access if it was deemed to be dangerous.

Mrs. Close answered, saying that yes, any required traffic study would need to analyze existing roadway conditions and ensure compliance with current codes and criteria based on roadway classifications. Entrance points into the development would also need to meet city standards. The goal is to ensure safe access and circulation without negatively impacting adjacent properties.

Commissioner Briscoe raised a question about what triggers the expansion of city services, such as fire and police. When does the city determine it's necessary to extend services closer to developments like this one, or to areas near the existing city boundary north of O Street.

Mrs. Puga stated the city coordinates with emergency services to determine the level of service needed for a development, primarily based on population density location.

Chair Yeater invited the applicant to answer questions raised by the public.

Mrs. Wheeler stated that these are valid concerns and are thoroughly addressed throughout the planning process. All concerns raised will be carefully considered, noting their coordinator with city staff and the expectation that these concerns will continue to be reviewed by staff before any approvals are granted for the site.

Chair Yeater asked if there were any more questions for the applicant. Seeing none, Chair Yeater closed the public portion of the meeting at 2:15pm and turned it over to the Commission for action.

Motion by Commissioner Carlson:

Based on the project summary and analysis, the Planning Commission finds that the request for an annexation meets approval criteria found in Section 24-204. b.2.(a-e). And, the proposed Willow Vista Annexation No. 1, File number ANX2024-0001, meets State statutory requirements. And, therefore, recommend approval of the annexation to the City Council.

Second: Commissioner Franzen

Commissioner Schulte said the proposed annexation is driven by potential future development, which has raised valid community concerns. However, the decision today is only to determine whether the land should be annexed into Greeley with agricultural zoning for now—no development is being approved at this stage. Development could still occur under Weld County, but annexation allows the city to oversee any future plans. Commissioner Schulte continued by stating that public safety services will not be impacted, as emergency response is not dependent on jurisdiction. The request meets statutory criteria, and while future development may present challenges, those will be addressed through the standard planning and approval process. There is no clear reason to deny the annexation at this time.

Vote: Motion carried 6-0

Absent: Vice Chair Andersen

7. A public hearing to consider a request for annexation of approximately 74.71 acres of land generally located south of AA Street, east of County Road 35, and north of O Street known as Willow Vista Annexation 2, (ANX2024-0002)

Commissioner Franzen made the motion:

Based on the project summary and analysis, the Planning Commission finds that the request for an annexation meets approval criteria found in Section 24-204. b.2.(a-e). And, the proposed Willow Vista Annexation No. 2, File number ANX2024-0002, meets State statutory requirements. And, therefore, recommend approval of the annexation to the City Council.

Second: Commissioner Modlin

Commissioner Schulte said the proposed annexation is driven by potential future development, which has raised valid community concerns. However, the decision today is only to determine whether the land should be annexed into Greeley with agricultural zoning for now—no development is being approved at this stage. Development could still occur under Weld County, but annexation allows the city to oversee any future plans. Commissioner Schulte continued by stating that public safety services will not be impacted, as emergency response is not dependent on jurisdiction. The request meets statutory criteria, and while future development may present challenges, those will be addressed through the standard planning and approval process. There is no clear reason to deny the annexation at this time.

Vote: Motion carried 6-0

Absent: Vice Chair Andersen

8. A public hearing to consider a request for annexation of approximately 84.40 acres of land

generally located just north of O Street, east of County Road 35, and south of AA Street known as Willow Vista Annexation 3, (ANX2024-0003)

Motion by Commissioner Franzen:

Based on the project summary and analysis, the Planning Commission finds that the request for an annexation meets approval criteria found in Section 24-204. b.2.(a-e). And, the proposed Willow Vista Annexation No. 3, File number ANX2024-0003, meets State statutory requirements. And, therefore, recommend approval of the annexation to the City Council.

Second: Commissioner Carlson

Commissioner Schulte said the proposed annexation is driven by potential future development, which has raised valid community concerns. However, the decision today is only to determine whether the land should be annexed into Greeley with agricultural zoning for now—no development is being approved at this stage. Development could still occur under Weld County, but annexation allows the city to oversee any future plans. Commissioner Schulte continued by stating that public safety services will not be impacted, as emergency response is not dependent on jurisdiction. The request meets statutory criteria, and while future development may present challenges, those will be addressed through the standard planning and approval process. There is no clear reason to deny the annexation at this time.

Vote: Motion carried 6-0

Absent: Vice Chair Andersen

9. A public hearing to consider an establishment of zoning request for approximately 222.40 acres of land generally located south of AA Street, heading south along County Road 35 to O Street at the southern boundary known as Willow Vista Establishment of Zoning (ZON2024-0006).

Motion by Commissioner Franzen:

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Willow Vista Establishment of Zoning, File number ZON2024-0006 meets the required Development Code criteria of Section 24-204. b. (1-9); and recommend approval of the H-A (Holding Agriculture) zone district to the City Council.

Second: Commissioner Schulte

Commissioner Schulte said the proposed annexation is driven by potential future development, which has raised valid community concerns. However, the decision today is only to determine whether the land should be annexed into Greeley with agricultural zoning for now—no development is being approved at this stage. Development could still occur under Weld County, but annexation allows the city to oversee any future plans. Commissioner Schulte continued by stating that public safety services will not be impacted, as emergency response is not dependent on jurisdiction. The request meets statutory criteria, and while future development may present challenges, those will be addressed through the standard planning and approval process. There is no clear reason to deny the annexation at this time.

Vote: Motion carried 6-0

Absent: Vice Chair Andersen

10. Staff Report

Brian McBroom (Director of Community Development) shared that both of the City's subarea plans are progressing well. An update on the East Subarea Plan will be presented shortly by City Planner Doug May. The West Subarea Plan consulting team is expected to return in September and is currently refining concept plans based on collected input.

Mr. McBroom also shared that the Poudre River Restoration Initiative is ongoing, with a community meeting scheduled for the evening of August 14th.

Additionally, Mr. McBroom stated staff has completed its initial review of the Cascadia PUD, a major 820-acre project that includes 100 acres of City-owned land known as the Catalyst Project. The remaining 720 acres are being proposed by the Water Valley Company, which is the lead applicant, with the city as co-applicant on its portion. A first round of comments was returned to the applicant, and work continues to align the proposal with the City's development standards. A public hearing before the Planning Commission is scheduled for August 26th, with further public meetings anticipated before then.

Commissioner Modlin asked if there will be a presentation of the financial agreements related to the project.

Mr. McBroom answered by saying detailed financial information is not planned to be included in the PUD zoning packet for the August 26th meeting, as financial agreements are not part of the formal PUD approval criteria. However, public information is being prepared and distributed to help clarify widespread community questions and confusion about the project's financing. The city will be sharing materials soon, and the developer has also launched a website to provide additional information. This approach aims to keep the decision-making record for the Planning Commission focused solely on zoning-related criteria.

11. Adjournment

Chair Yeater adjourned the meeting at 2:26pm and moved into the workshop portion of the meeting.

Workshop

12. East Greeley Subarea Plan, Doug May

Doug May (Planner III) began his presentation by introducing himself, Brett Palmberg and Grace Dice (Consultants from Rick Engineering) and the plan as published.

Mr. May asked the Commission for any additional suggestions or if there are other areas or groups that should be considered for outreach, they would greatly value any input and expertise.

Commissioner Modlin asked if the city can offer incentives for residential development in the area, noting that initiatives like Richmark Housing for Humanity serve as kick starters to stimulate growth. He emphasized that housing drives industry and suggested exploring options like matching funds or grants, especially to encourage development eastward, where incentives may be more needed than to the west.

Mr. May answered by saying that the planning department may not have those tools directly but is collaborating closely with the Housing Services department, which is part of the steering committee. By involving them throughout the planning process, they hope to incorporate incentives to help kickstart a variety of housing types in the area.

Commissioner Briscoe emphasized the importance of preserving farmland, especially given the community's appreciation for Greeley's rural character—particularly on the East Side, where residents value proximity to city services while maintaining a country feel. Commissioner Briscoe acknowledged the challenge of balancing property rights with preservation but noted it will be a key messaging consideration in the planning process.

With no other questions or feedback Chair Yeater ended the workshop at 2:53 pm

(Name) – Chair

(Name) – Staff Liaison or Dept Manager



BOARDS & COMMISSIONS

Planning Commission Meeting Minutes

August 12, 2025, at 1:15pm

1. Call to Order

Chair Yeater called the meeting to order at 1:15pm

2. Roll Call – **Present**

Chair Justin Yeater

Vice Chair Louisa Andersen

Commissioner Erik Briscoe

Commissioner Brian Franzen

Absent

Commissioner Jeff Carlson

Commissioner Larry Modlin

Commissioner Christian Schulte

3. Approval of the agenda

There were no changes to the agenda

Chair Yeater proceeded with the agenda as published

4. Approval of the July 8, 2025, Planning Commission Minutes

Vice Chair Andersen noted the minutes were not included in the packet.

Chair Yeater made the motion: to table the July 8, 2025, minutes to the next meeting.

Second: Vice Chair Anderson

Vote: Motion carried 4-0

Absent: Commissioners Carlson, Modlin and Schulte

5. A public hearing to consider a request for approval of subdivision of 18.5 acres of land into three (3) tracts and to dedicate 96th Avenue Place Right-of-Way (ROW). The subject

property is located north of 10th Street, also known as US Highway 34 Business, west of 95th Avenue, east of 97th Avenue, and south of 7th Street. Lake Bluff Filing No. 5 – SUB2025-0009

Chair Yeater asked if anyone in attendance wanted to see a presentation. Seeing none, Chair Yeater closed the public portion of the meeting at 1:17pm, and with no discussion from commission members, turned it over to the Commission for action.

Motion by Vice Chair Andersen:

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Lake Bluff Filing No. 5 Subdivision does meet Development Code Section 24-203. b.1 (a)-(I); and therefore, approves the request.

Second: Commissioner Franzen

Vote: Motion carried 4-0

Absent: Commissioners Carlson, Modlin and Schulte

6. Staff Report

Brian McBroom (Director of Community Development) shared that last week's East Subarea Plan kickoff at Zoe's Café drew over 100 attendees, far surpassing RSVPs. City residents voiced ideas for local improvements, while many county residents—particularly from unincorporated Weld County—preferred to remain outside city jurisdiction. Both perspectives will shape the planning process moving forward.

Mr. McBroom also shared that in two weeks, the city will consider three actions related to the 820-acre Cascadia PUD north of Highway 34, including two annexations. The large, mixed-ownership project is undergoing final revisions, with presentations planned by both the private developer and city staff. A high level of public interest is expected.

Commissioner Franzen requested clarification on how many items will be included for the Cascadia PUD. Mr. McBroom explained that three separate actions related to the Cascadia PUD are scheduled for the agenda in two weeks.

Chair Yeater requested, given the volume of information in these packets, it would be helpful to receive them as early as possible. Mr. McBroom agreed to make every effort to distribute it as soon as possible.

7. Adjournment:

Chair Yeater adjourned the meeting at 1:22pm

(Name) – Chair

(Name) – Staff Liaison or Dept Manager

PLANNING COMMISSION SUMMARY

ITEM:	A public hearing to consider a request for an annexation of approximately 219.22 acres of land located within unincorporated Weld County generally located west of the 131 st Avenue alignment approximately one mile north of US Highway 34 known as the Schmerge Annexation (ANX2025-0002).
PROJECT:	Schmerge Annexation
FILE NO:	ANX2025-0002
LOCATION:	Located generally East of Weld County Road 17, North of Weld County Road 60 and West of State Highway 257
APPLICANT:	WV Development, LLC on behalf of Patriot Energy, LLC
CASE PLANNER:	Katelyn Puga, Planner III, Brian McBroom, Community Development Director

PLANNING COMMISSION HEARING DATE: August 26, 2025

PLANNING COMMISSION FUNCTION: To review the proposed annexations for compliance with Section 24-214 of the Greeley Development Code and make a recommendation to the City Council.

EXECUTIVE SUMMARY

The property owner, Patriot Energy LLC, and applicant, WV Development, petitions to annex the properties collectively known as Schmerge Annexation (ANX2025-0002), generally located west of the 131st Avenue alignment approximately one mile north of US Highway 34 into the City of Greeley. The subject site is comprised of approximately 219.221 acres (see Section J – Attachments).

A. REQUEST

The applicant, WV Development LLC, on behalf of the owner, Patriot Energy LLC, have petitioned the City to annex approximately 219.221 acres of unincorporated property. The annexations consist of portions of two parcels: Parcel No. 095704000006 and Parcel No. 095704000031, including a portion of a 60-foot right-of-way at the south side of both parcels.

B. STAFF RECOMMENDATION

Approval.

C. LOCATION

The site is located in unincorporated Weld County and is generally located west of the 131st Avenue alignment approximately one mile north of US Highway 34.

Current Zoning: AG (Agricultural – County)

Proposed Zoning: Planned Unit Development (PUD)

Abutting Zoning: North: AG (Agriculture – County);
Single Family Residential (Town of Windsor)
South: H-A (Holding Agriculture - City)
East: AG (Agriculture - County)
West: AG (Agriculture - County)

See Figure 1 for details.

Site Conditions: The site is currently undeveloped and used for agricultural purposes. It is bordered by the Great Western Railroad to the northwest and the City of Greeley’s Arroyos Del Sol Natural Area to the east. The property connects to the city boundary along its southern edge. An active oil and gas facility in the northeast corner contains 14 wells. Portions of the site feature significant topographic variation, including arroyos.

Contiguity:

Annexation Application	Required Contiguity	Provided Contiguity
ANX2025-0002	16%	28.6%

Abutting Land Uses: North: Single-Family Residential (Town of Windsor), Undeveloped, Great Western Railroad
South: Undeveloped, Solar Facility
East: Undeveloped, City-Owned Natural Area
West: Residential Estate (Unincorporated Weld County), Great Western Railroad



Figure 1: Vicinity Map

D. BACKGROUND

The property owner has petitioned the City to annex approximately 219.221 acres of unincorporated property. The annexation consists of portions of two parcels: Parcel No. 095704000006 and Parcel No. 095704000031, including a portion of a 60-foot right-of-way at the south side of both parcels. The annexation area contains four plugged and abandoned oil and gas wells and 14 active oil and gas wells. The parcels are located within the Long-Range Expected Growth Area, Three Mile Plan, and are designated as Open Lands and Natural Areas – Bluffs on Imagine Greeley’s Land Use Guidance Map.

The applicant requests the annexation be zoned Planned Unit Development (PUD). Following approval of the annexations, the establishment of zoning will be considered as a separate hearing item and must, per state statutes, take place within 90 days of the annexation.

Colorado Revised Statutes §31-12-104 and §31-12-105 establish the legal requirements for annexation, and include: (1) not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley; (2) a community of interest exists between the territory proposed to be annexed and the City of Greeley; (3) the territory sought to be annexed is urban or will be urbanized in the near future and; (4) the territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley.

The City Attorney's Office has determined the proposal meets the statutory requirements to be considered for annexation, and City Council adopted a resolution on August 5, 2025, making a finding to this effect, scheduling the introduction of the ordinance concerning the annexation for September 2, 2025, and the final reading for September 16, 2025.

E. APPROVAL CRITERIA

The Commission shall consider comments from review agencies and offices, staff recommendation, applicant information, citizen comments, and the following criteria (found in Section 24-214 of the Greeley Development Code) in taking action to recommend approval, denial, or to table the annexation for future consideration:

1. The proposed annexation is in conformance with the Comprehensive Plan.

The following Imagine Greeley Comprehensive Plan policies apply to this request:

Growth Framework – Annexation Consideration

The following will be considered when evaluating annexation proposals:

1. The proposed annexation meets state requirements for annexations.
2. The proposed annexation meets the requirements for annexations set forth in the Greeley Municipal Code.
3. The proposed annexation is in conformance with the Imagine Greeley Comprehensive Plan.
4. The proposed annexation promotes a geographic balance of land uses.
5. The proposed annexation increases the City's supply of developable employment land or other future land use requirements.
6. Adequate services are or will be available to support the development expected to result from the proposed annexation.
7. The proposed annexation provides for a continuous and rational municipal boundary, and at least one-sixth of the annexation's perimeter is contiguous with the city's current boundary.
8. The area is urban or will be urbanized in the near future. However, annexation of undeveloped land is appropriate if another community goal is achieved, such as procurement of open land for a community separator, for open space, or for the conservation of farmland.

GC-1.5 Annexations: When considering a proposed annexation, the City should find persuasive evidence that the inclusion of the property into the City’s jurisdiction meets the goals and objectives of the Comprehensive Plan, and that the property can be developed in a manner that will be a positive addition to the City, improve the quality of Greeley’s neighborhoods, and can be provided with municipal services.

Staff Comment: The subject properties are primarily undeveloped except for an active oil and gas well site (14 wells) and five plugged and abandoned oil and gas wells dispersed throughout the annexation area. The area is anticipated to develop predominately with single-family estate residential uses, provided that adequate services can be extended and a master plan is incorporated into any future development.

The site is located within the Long-Range Expected Growth Area (LREGA), and the Land Use Guidance Map designates it as Open Space and Natural Areas - Bluffs. The annexation of this property aligns with several goals of the Imagine Greeley Comprehensive Plan:

1. GC-1: Manage growth effectively.

Staff Response: Annexing this property allows the City to manage growth while preserving the unique landscape character (bluffs) in the area using design strategies to protect any identified natural features with future development proposals

2. IN-2: Ensure the design, construction, and appearance of City infrastructure and facilities contributes to the character of the community.

Staff Response: Future development will require master planning and sub-area planning to ensure adequate public facilities can be provided. Because full urban services are not currently available at the site, any development proposal must demonstrate how the area will be fully serviced.

3. NR-3: Demonstrate stewardship of the environment.

Staff Response: Annexing this property to the City allows for the management of the unique landscape character (bluffs) in

the area using design strategies to protect any identified natural features with future development proposals.

This request complies with this criterion.

2. The proposed annexation promotes geographical balance of the City's land use pattern.

Staff Comment: The proposed annexations provide growth in the west part of Greeley and fills in a gap in city limits in this area and areas designated within the Long-Range Expected Growth Area and the Three Mile Plan. It provides opportunity to align with the City's growth and land use patterns for western Greeley.

This request complies with this criterion.

3. Adequate services are, or will be, available to support the development expected to result from the proposed annexation.

Staff Comment: If annexed, the subject site would be served by the Greeley Fire Department and the City of Greeley Police Department. Future dedication of public safety sites within this area is considered with the proposed PUD zoning proposal.

The annexation would continue being served by the Windsor RE-4 School District (See Section H. 5 for more information).

Currently no City-level utilities are needed at the site; however, they could be extended for future development. The extension of services is not required for the annexation but is required to be evaluated as a part of the PUD zoning proposal for future development of the area.

This request complies with this criterion.

4. The proposed annexation provides for a continual and rational boundary.

Staff Comment: As proposed, the annexation would exceed the State's one-sixth contiguity requirements, with contiguity of 28.6% (16% minimum required). These properties' inclusion would also help

provide a continual and rational boundary by adding an area of unincorporated land within the Long Range Expected Growth Area and the Three Mile Plan, and it would connect with areas already annexed to the south of the proposed annexation area.

This request complies with this criterion.

5. The proposed annexation is needed to accommodate future land use requirements.

Staff Comment: The proposed annexation is needed to accommodate anticipated future development within the City. The concurrent establishment of zoning request to PUD (PUD2025-0003) anticipates a mix of residential uses for future development at this property. The establishment of PUD (Planned Unit Development) zoning as part of the larger Cascadia PUD proposal is being considered. Future development would need to meet the City's Development Code, Imagine Greeley Comprehensive Plan, and Adequate Public Facilities requirements.

This request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The two parcels included in the annexation applications are unsubdivided in unincorporated Weld County. A Subdivision Plat will be required for future development proposals.

2. HAZARDS

The properties contain 14 active oil and gas wells, and four plugged and abandoned oil and gas wells. Large portions of the property feature notable topographic variation, including arroyos.

3. WILDLIFE

According to the City of Greeley's Areas of Ecological Significance map in the adopted Comprehensive Plan, the property may contain areas that are ecologically significant. All development review proposals will require biologist reports to ensure that any sensitive areas are not negatively compromised.

4. FLOODPLAIN

The site has no mapped floodplains on the subject property.

5. DRAINAGE AND EROSION

The site is largely undeveloped with drainage patterns expected to match existing conditions. However, drainage patterns and required stormwater infrastructure and detention would be examined in greater detail through further development applications and the subsequent permitting processes.

6. TRANSPORTATION

The annexation request includes a section of Weld County Right-of-Way along the south side of the annexation boundary. This Right-of-Way does not contain any County identified roadways.

H. SERVICES

1. WATER

Water service to the proposed annexation will be provided by the City of Greeley in accordance with the PUD and any other Intergovernmental Agreements.

2. SANITATION

Sewer service will be provided by the City of Greeley in accordance with the PUD and any other applicable Intergovernmental Agreements.

3. EMERGENCY SERVICES

The subject site is currently served by the Windsor/Severance Fire Protection District. With the successful annexation, the applicant would withdraw the property from the Windsor/Severance Fire Protection District (request to withdraw was provided with the annexation application). The City of Greeley Fire Department would take over fire services for the site once annexed. The closest fire station, Fire Station #6 (10603 W. 20th St) is approximately 4 miles away to the east.

The City of Greeley Police Department would also serve this area with the completion of the annexation. The nearest police station is approximately ten (10) miles east located at the northeast corner of 10th Street and 30th Avenue.

Additional requirements for adequate public facilities are evaluated under the establishment of zoning request to PUD.

4. PARKS/OPEN SPACES

The site is located directly west of the 1,000-acre city-owned Arroyos Del Sol natural area. Future parks and open space will be required with the establishment of zoning as a PUD and further with the future subdivision and site plans for the property.

5. SCHOOLS

The annexation is located in the Windsor RE-4 School District. The school district has been notified of the annexation proposal and will be notified as part of the requirements for the Annexation Impact Report.

An Intergovernmental Agreement between the City and Weld RE-4 School District allows for the dedication of sites and land areas for schools, or payments in lieu thereof (“in lieu payments”) for any new residential construction associated with future development in the City. The school district will be consulted during the development review of proposals regarding land dedication or in-lieu payments for school sites.

I. NEIGHBORHOOD IMPACTS

1. VISUAL

The annexation would not create any visual impacts on the surrounding neighborhood, which is largely rural. Potential impacts would be reviewed at time of future development.

2. NOISE

Staff does not anticipate that the proposed annexation would create any significant increase in noise. Potential impacts would be reviewed at time of future development.

H. NOTIFICATION:

Mailed notice is not required per the Development Code. However, as a courtesy a mailed notice was sent on August 1, 2025, to surrounding properties within 1,000 feet of the subject property. The applicant posted signs on the property on August 8, 2025, and a notice was published as required by the noticing requirements in the Development Code. To date, staff has not received any written or verbal public comment regarding the Planned Unit Development case. Any comment received after this report is published will be provided as an exhibit to the commission at the public hearing.

I. PLANNING COMMISSION RECOMMENDED MOTION:

A motion that, based on the project summary and analysis, the Planning Commission finds that the request for annexation meets approval criteria found in Section 24-214. b.2.(a-e) the proposed annexation meets State statutory requirements and therefore, recommends approval of the annexation to the City Council.

J.

ATTACHMENTS:

1. Resolution No. 40 with Exhibit A (Petition, Legal Description, Annexation Plat)
2. Vicinity & Zoning Map
3. Annexation Site Analysis Map
4. Adjacent Property Owner Boundary Map
5. Project Narrative
6. Staff Presentation

CITY OF GREELEY, COLORADO

RESOLUTION NO. 40, 2025

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH STATE ANNEXATION LAWS FOR PROPERTY KNOWN AS “SCHMERGE” LOCATED GENERALLY EAST OF WELD COUNTY ROAD 17 AND NORTH OF WELD COUNTY ROAD 60 AND WEST OF STATE HIGHWAY 257, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 219.221 ACRES.

WHEREAS, Patriot Energy, LLC has submitted an annexation petition to the City of Greeley for annexation of property located generally East of Weld County Road 17 and North of Weld County Road 60 and West of State Highway 257, more particularly described in the attached Exhibit A;

WHEREAS, the City of Greeley staff has found the annexation petition to be in substantial compliance with C.R.S. §§ 31-12-101, *et seq.*; and

WHEREAS, City staff desires that the City Council establish a date, time, and place to hold a hearing to determine if the proposed annexation complies with C.R.S. § 31-12-107(1), or such parts thereof, to establish eligibility for annexation to the City of Greeley; and

WHEREAS, the City Clerk shall deliver notice and publish the date, time, and place for said hearing;

NOW THEREFORE, BE IT RESOLVED BY THE GREELEY CITY COUNCIL OF THE CITY OF GREELEY, COLORADO:

1. The annexation petition is found to substantially comply with C.R.S. § 31-12-107(1).
2. The public hearing for consideration of the proposed annexation petition is hereby set for September 16, 2025, at the City Council Chambers, City Center - South, 1001 11th Avenue, Greeley, Colorado, during a regular City Council meeting beginning at 6:00 p.m.
3. The City Clerk is hereby authorized to publish and notify required parties pursuant to the procedures set forth in C.R.S. §31-12-108(2).
4. This resolution shall become effective immediately upon its passage.

PASSED, AND ADOPTED, SIGNED AND APPROVED THIS 5TH DAY OF AUGUST, 2025.

ATTEST:



By: _____

City Clerk

THE CITY OF GREELEY, COLORADO

By: _____

Mayor

Exhibit A – Legal Description

The SE 1/4 of Section 4, Township 5 North, Range 67 West of the 6th P.M., Weld County, Colorado;

and

The South 1/2 of the SW 1/4, and the South 1/2 of the NE 1/4 of the SW 1/4 of Section 4, Township 5 North, Range 67 West of the 6th P.M., Weld County, Colorado;

EXCEPTING THEREFROM the following described tracts of land:

- 1) Considering the West line of the SW 1/4 of said Section 4 as bearing North 05°12'23" East and with all bearings contained herein relative thereto;
Commencing at the SW Corner of said Section 4;
thence along said West line, North 05°12'23" East, 882.37 feet to the True Point of Beginning;
thence continuing along the said West line, North 05°12'23" East, 450.00 feet to a point on the North line of the South ½ of the SW 1/4 of said Section 4;
thence along said North line, South 89°29'34" East, 636.00 feet, to a point on a meander line representing the approximate centerline of a drainage ditch;
thence along said meander line the following courses and distances:
South 58°12'22" West, 84.49 feet;
South 18°54'17" West, 77.16 feet;
South 61°12'33" West, 253.31 feet;
South 49°20'08" West, 196.43 feet;
South 75°05'39" West, 143.84 feet;
South 61°30'16" West, 79.65 feet to the True Point of Beginning;
- 2) Beginning at the SW corner of said Section 4, and considering the South line of the SW 1/4 of said Section 4 to bear South 89°07'32" East, and with all other bearings contained herein relative thereto;
thence South 89°07'32" East along the South line of said SW 1/4, 1580.73 feet;
thence North 42°34'24" West, 1173.00 feet to a point on the Southerly existing right-of-way of the Great Western Railroad Company;
thence along said Southerly right-of-way line the following courses and distances:
South 38°57'38" West, 406.00 feet;
Along the arc of a curve to the right having a radius of 1984.86 feet and a chord that bears South 49°03'14" West, 695.70 feet to a point on the West line of the SW 1/4 of said Section 4;
thence leaving said right-of-way line, South 05°12'23" West along said West line, 68.35 feet to the point of beginning;

3) A strip of land 150 feet in width as conveyed to The Northern Construction Company in Warranty Deed recorded December 9, 1907 in Book 271 at Page 68, 75 feet on each side of the centerline of the track of the Great Western Railway, as the same was surveyed and located, said centerline being described as follows:

Beginning at a point on the North line of the SW 1/4 of the SW 1/4 of said Section 4, 408 feet West of the NE Corner thereof;

thence South 39°37' West, a distance of 903 feet to a point of curve to the right, whose radius is 1910.1 feet;

thence along said curve a distance of 624 feet to the West line of said Section 4, crossing said line a point 177 feet North of the SW corner thereof;

4) A strip of land 100 feet in width as conveyed to The Northern Construction Company in Warranty Deed recorded December 9, 1907 in Book 271 at Page 68, 50 feet on each side of the centerline of the track of the Great Western Railway, as the same was surveyed and located, said centerline being described as follows:

Beginning at a point on the North line of the NE 1/4 of the SW 1/4 of said Section 4, 612 feet West of the NE Corner thereof;

thence South 49°05' West, a distance of 592 feet, to a point of curve to the left, whose radius is 5729.6 feet;

thence along said curve a distance of 527 feet to the West line of said NE 1/4 of the SW 1/4, crossing said line at a point 537 feet North of the SW Corner thereof;

5) A tract of land conveyed to Randy R. Blackman and Karen E. Burkhart by Warranty Deed recorded September 20, 1991 in Book 1311 as Reception No. 2263754, which tract of land is more particularly described as commencing at the SW Corner of said Section 4, and considering the West line of the SW 1/4 to bear North 05°12'23" East, with all other bearings herein relative thereto;

thence along said West line, North 05°12'23" East, 882.37 feet to the True Point of

Beginning, said point being on a meander line representing the approximate centerline of a drainage ditch;

thence along said centerline the following courses and distances:

North 61°30'16" East, 79.65 feet;

North 75°05'39" East, 143.84 feet;

North 49°20'08" East, 196.43 feet;

North 61°12'33" East, 253.31 feet;

North 18°54'17" East, 77.16 feet;

North 58°12'22" East, 84.49 feet to a point on the North line of the SW 1/4 of the SW 1/4 of said Section 4;

thence South 89°29'34" East along said North line, a distance of 336.81 feet to the

centerline of the railroad track of the Great Western Railway, said centerline being 408 feet West of the NE Corner of said SW 1/4 of the SW 1/4;

thence Southwesterly along said centerline as follows:

South 39°37' West, 903 feet to a point of curvature;

thence on a curve to the right whose radius is 1910.1 feet, 624 feet to a point on the West line of said Section 4;

thence North 05°12'23" East along said line, 705.37 feet to the point of beginning.

TOGETHER WITH the North 30.00 feet of the Northeast Quarter of Section 9, Township 5 North, Range 67 West of the 6th P.M., Weld County, Colorado.

Said described parcel of land contains 219.221 Acres, more or less (±).

PETITION FOR ANNEXATION

Schmerge Annexation

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF GREELEY,
COLORADO:

The undersigned, in accordance with Title 31, Article 12, Chapters 101 et. seq., Colorado Revised Statutes, 1973, as amended, hereby petition the City Council of the City of Greeley for annexation to the City of Greeley of the territory described herein and described and shown on the map designated, "Schmerge Annexation." The applicable number of said map (at least four) are submitted herewith and by this reference are incorporated herein. The description of the territory hereby petitioned for annexation to the City of Greeley is set forth in Exhibit A attached hereto and incorporated herein by reference.

In support of this petition, the Petitioner(s) allege(s) that:

1. It is desirable and necessary that the above-described territory be annexed to the City of Greeley.

2. The requirements of Section 31-12-104 and 31-12-105 of the Colorado Revised Statutes exist or have been met in that:

A. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley.

B. A community of interest exists between the territory proposed to be annexed and The City of Greeley.

C. The territory sought to be annexed is urban or will be urbanized in the near future.

D. The territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley.

3. In establishing the boundaries of the territory proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has/have been divided into separate parts or parcels of real estate without the written consent of the land owner or land owners thereof, except and unless where such tracts or parcels are already separated by a dedicated street, road, or other public way.

4. In establishing the boundaries of the territory proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate comprising twenty (20) acres or more which, together with the buildings and improvements situated thereon have an assessed valuation in excess of \$200,000 for ad valorem tax purposes for the year next preceding the filing of the written petition for annexation, has/have been included within the

territory proposed to be annexed without the written consent of the land owner or land owners.

5. The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Greeley was held within the twelve months preceding the filing of this petition.

6. The territory proposed to be annexed does not include any area included in another annexation proceeding involving a city other than the City of Greeley.

7. The territory proposed to be annexed is not presently a part of any incorporated city, city and county, or town.

8. The property owned by each petitioner is described on each separate signature sheet and, when needed, described more fully in the exhibits attached hereto and incorporated herein by reference.

9. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the land owners and owning more than fifty percent (50%) of the property, excluding public streets and alleys, and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.

Accompanying this petition are **the original and four copies of an annexation plat map** containing the following information:

A. A written legal description of the boundaries of the area proposed to be annexed.

B. A map showing the boundary of the area proposed to be annexed.

C. Within the annexation boundary map, an identification of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks. Also within the boundary map, identification of any special districts the area proposed to be annexed may be part of.

D. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the annexing municipality and the contiguous boundary of any other municipality abutting the area proposed to be annexed. E. A surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies at least one-sixth (1/6) contiguity to the City of Greeley.

F. Acceptance block describing the acceptance action of the City of Greeley in form and substance as provided in Appendix A of the Subdivision Regulations of the City of Greeley and providing for the effective date and City Clerk and Mayor attest signatures.

10. Except as otherwise provided, no part of the territory sought to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will become effective.

11. As an expressed condition of annexation, land owner(s) consent(s) to inclusion into the Northern Colorado Water Conservancy District and the municipal subdistrict pursuant to Section 37-45-136 (3.6) C.R.S. Land owner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, land owner's (s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of land owner's(s') lands. Land owner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Land owner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

THEREFORE, the undersigned respectfully petition(s) and requests the City Council of the City of Greeley, to approve annexation of the territory described and referred to in Exhibit A to the City of Greeley in accordance with and pursuant to the statutes of the State of Colorado.

Land Owner(s) Name(s) and Signature(s) Mailing Address Date of Signing

PATRIOT ENERGY, LLC
1625 PELICAN LAKES PT STE 201
WINDSOR, CO 80550-6236

Date of Signing

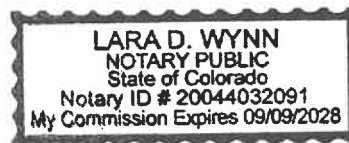
Martin Lind, Manager
June 17, 2025

Subscribed and sworn to before me this 17th day of June, 2025, by
Martin Lind, Manager

Witness my hand and official seal.

My commission expires: 9/9/2028

Lara D. Wynn
Notary Public



Land Owned

Parcels: 095704000031, 095704000006

Please reference attached Exhibit for full legal description

If necessary, attach separate sheet.

EXHIBIT A
LEGAL DESCRIPTION

The SE 1/4 of Section 4, Township 5 North, Range 67 West of the 6th P.M., Weld County, Colorado;

and

The South 1/2 of the SW 1/4, and the South 1/2 of the NE 1/4 of the SW 1/4 of Section 4, Township 5 North, Range 67 West of the 6th P.M., Weld County, Colorado;

EXCEPTING THEREFROM the following described tracts of land:

- 1) Considering the West line of the SW 1/4 of said Section 4 as bearing North 05°12'23" East and with all bearings contained herein relative thereto;
Commencing at the SW Corner of said Section 4;
thence along said West line, North 05°12'23" East, 882.37 feet to the True Point of Beginning;
thence continuing along the said West line, North 05°12'23" East, 450.00 feet to a point on the North line of the South ½ of the SW 1/4 of said Section 4;
thence along said North line, South 89°29'34" East, 636.00 feet, to a point on a meander line representing the approximate centerline of a drainage ditch;
thence along said meander line the following courses and distances:
South 58°12'22" West, 84.49 feet;
South 18°54'17" West, 77.16 feet;
South 61°12'33" West, 253.31 feet;
South 49°20'08" West, 196.43 feet;
South 75°05'39" West, 143.84 feet;
South 61°30'16" West, 79.65 feet to the True Point of Beginning;
- 2) Beginning at the SW corner of said Section 4, and considering the South line of the SW 1/4 of said Section 4 to bear South 89°07'32" East, and with all other bearings contained herein relative thereto;
thence South 89°07'32" East along the South line of said SW 1/4, 1580.73 feet;
thence North 42°34'24" West, 1173.00 feet to a point on the Southerly existing right-of-way of the Great Western Railroad Company;
thence along said Southerly right-of-way line the following courses and distances:
South 38°57'38" West, 406.00 feet;
Along the arc of a curve to the right having a radius of 1984.86 feet and a chord that bears South 49°03'14" West, 695.70 feet to a point on the West line of the SW 1/4 of said Section 4;
thence leaving said right-of-way line, South 05°12'23" West along said West line, 68.35 feet to the point of beginning;

3) A strip of land 150 feet in width as conveyed to The Northern Construction Company in Warranty Deed recorded December 9, 1907 in Book 271 at Page 68, 75 feet on each side of the centerline of the track of the Great Western Railway, as the same was surveyed and located, said centerline being described as follows:

Beginning at a point on the North line of the SW 1/4 of the SW 1/4 of said Section 4, 408 feet West of the NE Corner thereof;

thence South 39°37' West, a distance of 903 feet to a point of curve to the right, whose radius is 1910.1 feet;

thence along said curve a distance of 624 feet to the West line of said Section 4, crossing said line a point 177 feet North of the SW corner thereof;

4) A strip of land 100 feet in width as conveyed to The Northern Construction Company in Warranty Deed recorded December 9, 1907 in Book 271 at Page 68, 50 feet on each side of the centerline of the track of the Great Western Railway, as the same was surveyed and located, said centerline being described as follows:

Beginning at a point on the North line of the NE 1/4 of the SW 1/4 of said Section 4, 612 feet West of the NE Corner thereof;

thence South 49°05' West, a distance of 592 feet, to a point of curve to the left, whose radius is 5729.6 feet;

thence along said curve a distance of 527 feet to the West line of said NE 1/4 of the SW 1/4, crossing said line at a point 537 feet North of the SW Corner thereof;

5) A tract of land conveyed to Randy R. Blackman and Karen E. Burkhart by Warranty Deed recorded September 20, 1991 in Book 1311 as Reception No. 2263754, which tract of land is more particularly described as commencing at the SW Corner of said Section 4, and considering the West line of the SW 1/4 to bear North 05°12'23" East, with all other bearings herein relative thereto;

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Beginning, said point being on a meander line representing the approximate centerline of a drainage ditch;

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thence South 89°29'34" East along said North line, a distance of 336.81 feet to the

centerline of the railroad track of the Great Western Railway, said centerline being 408 feet West of the NE Corner of said SW 1/4 of the SW 1/4;

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TOGETHER WITH the North 30.00 feet of the Northeast Quarter of Section 9, Township 5 North, Range 67 West of the 6th P.M., Weld County, Colorado.

Said described parcel of land contains 219.221 Acres, more or less (±).

SCHMERGE ANNEXATION
TO THE CITY OF GREELEY

Situate in the South Half of Section 4 and in the Northeast Quarter of Section 9,
Township 5 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado
219.221 Acres
Project Number ANX2025-0002

OWNER DEDICATION

I, Patriot Energy LLC, being the sole owner(s) in fee of:

The SE 1/4 of Section 4, Township 5 North, Range 67 West of the 6th P.M., Weld County, Colorado;
and

The South 1/2 of the SW 1/4, and the South 1/2 of the NE 1/4 of the SW 1/4 of Section 4,
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EXCEPTING THEREFROM the following described tracts of land:

1) Considering the West line of the SW 1/4 of said Section 4 as bearing North 05°12'23" East and
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Commencing at the SW Corner of said Section 4;
thence along said West line, North 05°12'23" East, 882.37 feet to the True Point of Beginning;
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South 61°30'16" West, 79.65 feet to the True Point of Beginning;

2) Beginning at the SW corner of said Section 4, and considering the South line of the SW 1/4 of
said Section 4 to bear South 89°07'32" East, and with all other bearings contained herein relative
thereto;
thence South 89°07'32" East along the South line of said SW 1/4, 1580.73 feet;
thence North 42°34'24" West, 1173.00 feet to a point on the Southerly existing right-of-way of the
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thence along said Southerly right-of-way line the following courses and distances:
South 38°57'38" West, 406.00 feet;
Along the arc of a curve to the right having a radius of 1984.86 feet and a chord that bears South
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point of beginning;

3) A strip of land 150 feet in width as conveyed to The Northern Construction Company in Warranty
Deed recorded December 9, 1907 in Book 271 at Page 68, 75 feet on each side of the centerline of
the track of the Great Western Railway, as the same was surveyed and located, said centerline being
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Beginning at a point on the North line of the SW 1/4 of the SW 1/4 of said Section 4, 408 feet
West of the NE Corner thereof;
thence South 39°37' West, a distance of 903 feet to a point of curve to the right, whose radius is
1910.1 feet;
thence along said curve a distance of 624 feet to the West line of said Section 4, crossing said line
a point 177 feet North of the SW corner thereof;

4) A strip of land 100 feet in width as conveyed to The Northern Construction Company in Warranty
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5729.6 feet;
thence along said curve a distance of 527 feet to the West line of said NE 1/4 of the SW 1/4,
crossing said line at a point 537 feet North of the SW Corner thereof;

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thence along said West line, North 05°12'23" East, 882.37 feet to the True Point of Beginning, said
point being on a meander line representing the approximate centerline of a drainage ditch;
thence along said centerline the following courses and distances:
North 61°30'16" East, 79.65 feet;
North 75°05'39" East, 143.84 feet;
North 49°20'08" East, 196.43 feet;
North 61°12'33" East, 253.31 feet;
North 18°54'17" East, 77.16 feet;
North 58°12'22" East, 84.49 feet to a point on the North line of the SW 1/4 of the SW 1/4 of said
Section 4;
thence South 89°29'34" East along said North line, a distance of 336.81 feet to the centerline of the
railroad track of the Great Western Railway, said centerline being 408 feet West of the NE Corner of
said SW 1/4 of the SW 1/4;
thence Southwesterly along said centerline as follows:
South 39°37' West, 903 feet to a point of curvature;
thence on a curve to the right whose radius is 1910.1 feet, 624 feet to a point on the West line of
said Section 4;
thence North 05°12'23" East along said line, 705.37 feet to the point of beginning.

TOGETHER WITH the North 30.00 feet of the Northeast Quarter of Section 9, Township 5 North, Range
67 West of the 6th P.M., Weld County, Colorado.

Said described parcel of land contains 219.221 Acres, more or less (±).

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

Signature of Owner_____

Witness my hand and seal this_____day of _____ A.D. _____.

NOTARIAL CERTIFICATE

STATE OF _____)
ss
COUNTY OF _____)

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

Witness my hand and official seal. (SEAL)

My commission expires _____

Notary Public

PROPERTY DESCRIPTION by Surveyor

A parcel of land, being the Southeast Quarter (SE1/4) and a portion of the Southwest Quarter
(SW1/4) of Section Four (4), and a portion of the Northeast Quarter (NE1/4) of Section Nine (9),
Township Five North (T.5N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th
P.M.), County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of said Section 4 and assuming the South line of the SE1/4 of
said Section 4 as bearing North 89°06'31" West being a Grid Bearing of the Colorado State Plane
Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2633.13 feet with
all other bearings contained herein relative thereto;

The following Four (4) courses and distances are along the Easterly and Northerly contiguous lines
of the following Three (3) Annexation Maps, (1) Centennial Ridge III Annexation recorded February
22, 2002 as Reception No. 2927125, (2) Gold Hill Annexation #5 recorded December 15, 2000 as
Reception No. 2813625, (3) Lundvall West Annexation recorded May 21, 2001 as Reception No.
2849932, all of the Records of Weld County;
THENCE South 01°16'49" West along the East line of the NE1/4 of said Section 9 a distance of 30.00
feet to a line parallel with and 30.00 feet South of, as measured at a right angle to the North line
of NE1/4 of said Section 9;
THENCE North 89°06'31" West along said parallel line a distance of 2632.72 feet to the West line of
the NE1/4 of said Section 9;
THENCE North 00°30'42" East along said line a distance of 30.00 feet to the South Quarter corner of
said Section 4;
THENCE North 89°07'14" West along the South line of the SW1/4 of said Section 4 a distance of
1051.90 feet;
THENCE North 42°34'18" West a distance of 1173.63 feet;
THENCE North 38°58'01" East a distance of 592.30 feet;
THENCE South 88°32'56" East along the South line of the Northwest Quarter of the Southwest
Quarter of said Section 4 a distance of 268.75 feet to the Southwest Sixteenth corner of said
Section 4;
THENCE North 04°51'36" East along the East line of the Northwest Quarter of the Southwest Quarter
of said Section 4 a distance of 659.37 feet to the Center-North-Southwest 1/64 corner of said
Section 4;
THENCE South 88°15'36" East along the North line of the South Half of the Northeast Quarter of the
Southwest Quarter of said Section 4 a distance of 1303.22 feet to the Center-North-South 1/64
corner of said Section 4;
The following Three (3) courses and distances are along the Westerly, Northerly and Easterly lines
of the SE1/4 of said Section 4;
THENCE North 04°30'29" East a distance of 652.58 feet;
THENCE South 88°50'07" East a distance of 2424.64 feet;
THENCE South 00°04'39" East a distance of 2593.84 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM a strip of land 100 feet in width as conveyed to The Northern Construction
Company in Warranty Deed recorded December 9, 1907 in Book 271 at Page 68, 50 feet on each
side of the centerline of the track of the Great Western Railway.

Said described parcel of land contains 219.221 Acres, more or less (±), and is subject to any
rights-of-way or other easements of record or as now existing on said described parcel of land.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Southeast Quarter of Section 4, T.5N., R.67W., as bearing
N89°06'31"W as monumented as shown on this plat, being a Grid Bearing of the Colorado State Plane
Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2633.13 feet with
all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

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. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or
easements of record. For all information regarding easements, rights-of-way and title of records,
King Surveyors relied upon Title Commitment Number 459-HS0832918-414, Amendment No. 4, dated
July 25, 2025, as prepared by Heritage Title Company to delineate the aforesaid information.

PLANNING COMMISSION RECOMMENDATION

Recommended / not recommended by the City of Greeley Planning Commission,

this _____ day of _____, 20____.

CERTIFICATE OF APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR

Approved by the Community Development Director

on _____ day of _____, 20____.

Director of Community Development

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

Approved by the Development Review Manager

on _____ day of _____, 20____.

Development Review Manager

ACCEPTANCE

This annexation map was accepted by the City of Greeley, Weld County, Colorado and the territory
therein designated and made a part of the City of Greeley, and included within the limits and

jurisdiction thereon _____ day of _____, 20____.

Attest: _____
City Clerk Mayor

Ordinance No. _____

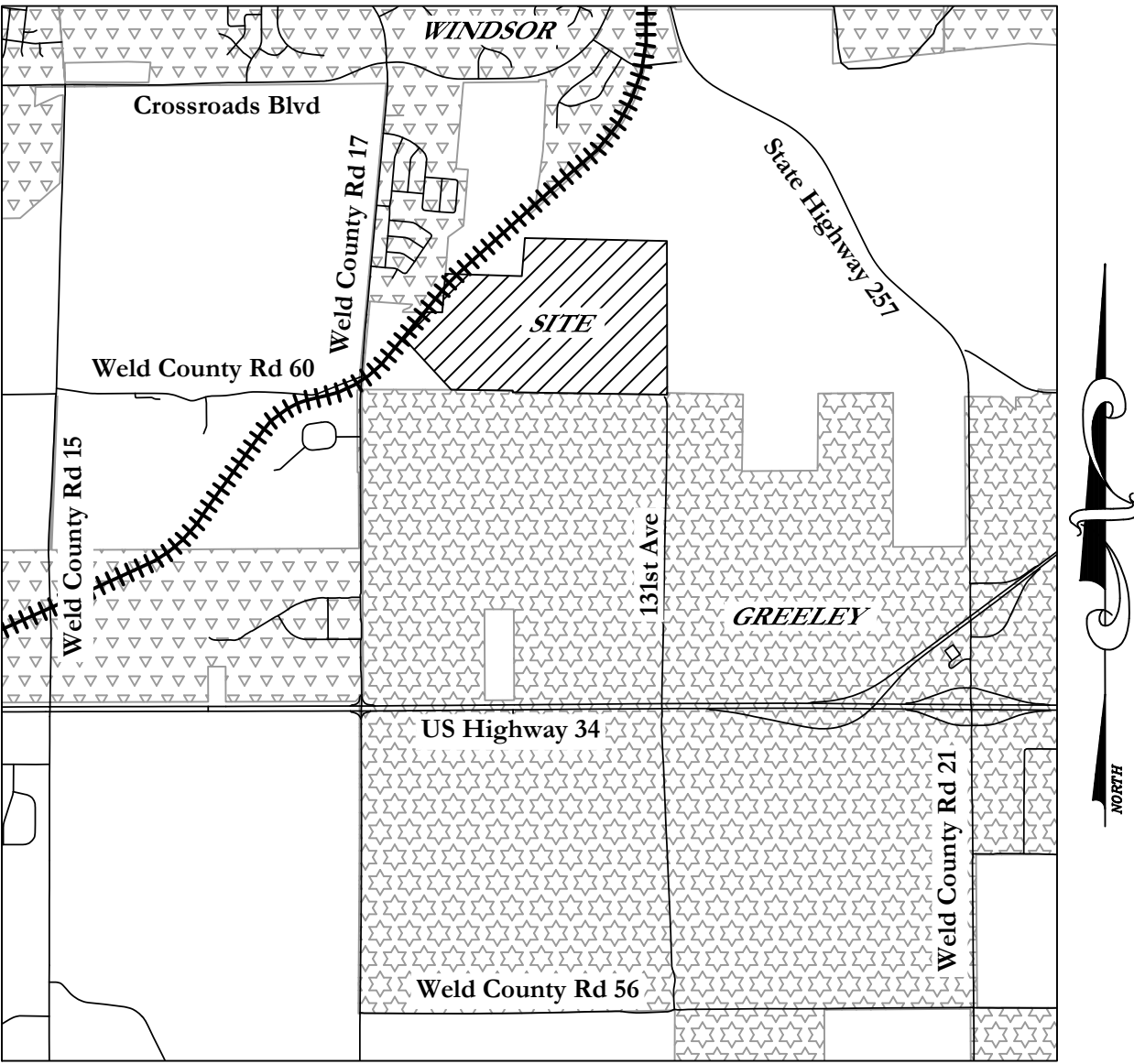
SURVEYOR'S STATEMENT

I, Roy Moesser, a Colorado Registered Professional Land Surveyor do hereby state that this map of
land proposed to be Annexed to the City of Greeley, County of Weld, State of Colorado was prepared
under my direct supervision from existing documents of record, and that the same is true and
correct to the best of my knowledge, information and belief.

I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is
contiguous to the boundary line of the City of Greeley, County of Weld, State of Colorado.

PRELIMINARY

Roy Moesser - On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #30110



VICINITY MAP
SCALE: 1"=3000'

CITY OF GREELEY
TOWN OF WINDSOR
WELD COUNTY
RAILROAD

CONTIGUOUS BOUNDARY = 3,744.62 L.F.
TOTAL BOUNDARY = 13,112.26 L.F.
PERCENTAGE OF CITY BOUNDARY CONTIGUITY = 28.6%
RATIO = 1 : 3.502
AREA = 219.221 ACRES

////// DENOTES CONTIGUOUS BOUNDARY

DATE:	8/1/2024
FILE NAME:	20250253ANX
SCALE:	1"=200'
DRAWN BY:	CSK
CHECKED BY:	RM

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



DATE:	7/11/25	7/16/25		
REVISED PER COMMENTS	CSK	CSK		
REVISED PER COMMENTS				

SCHMERGE ANNEXATION
FOR
PATRIOT ENERGY, LLC
1625 PELICAN LAKES POINT #201
WINDSOR, CO 80550

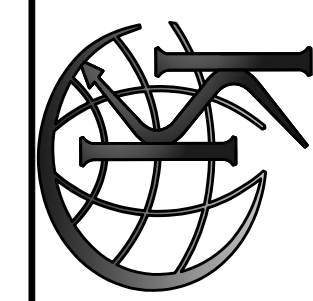
PROJECT #:
20240306

SCHMERGE ANNEXATION
TO THE CITY OF GREELEY

Situate in the South Half of Section 4 and in the Northeast Quarter of Section 9,
Township 5 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado
219.221 Acres
Project Number ANX2025-0002

DATE: 8/1/2024
FILE NAME: 20250253ANX
SCALE: 1"=200'
DRAWN BY: CSK
CHECKED BY: RM

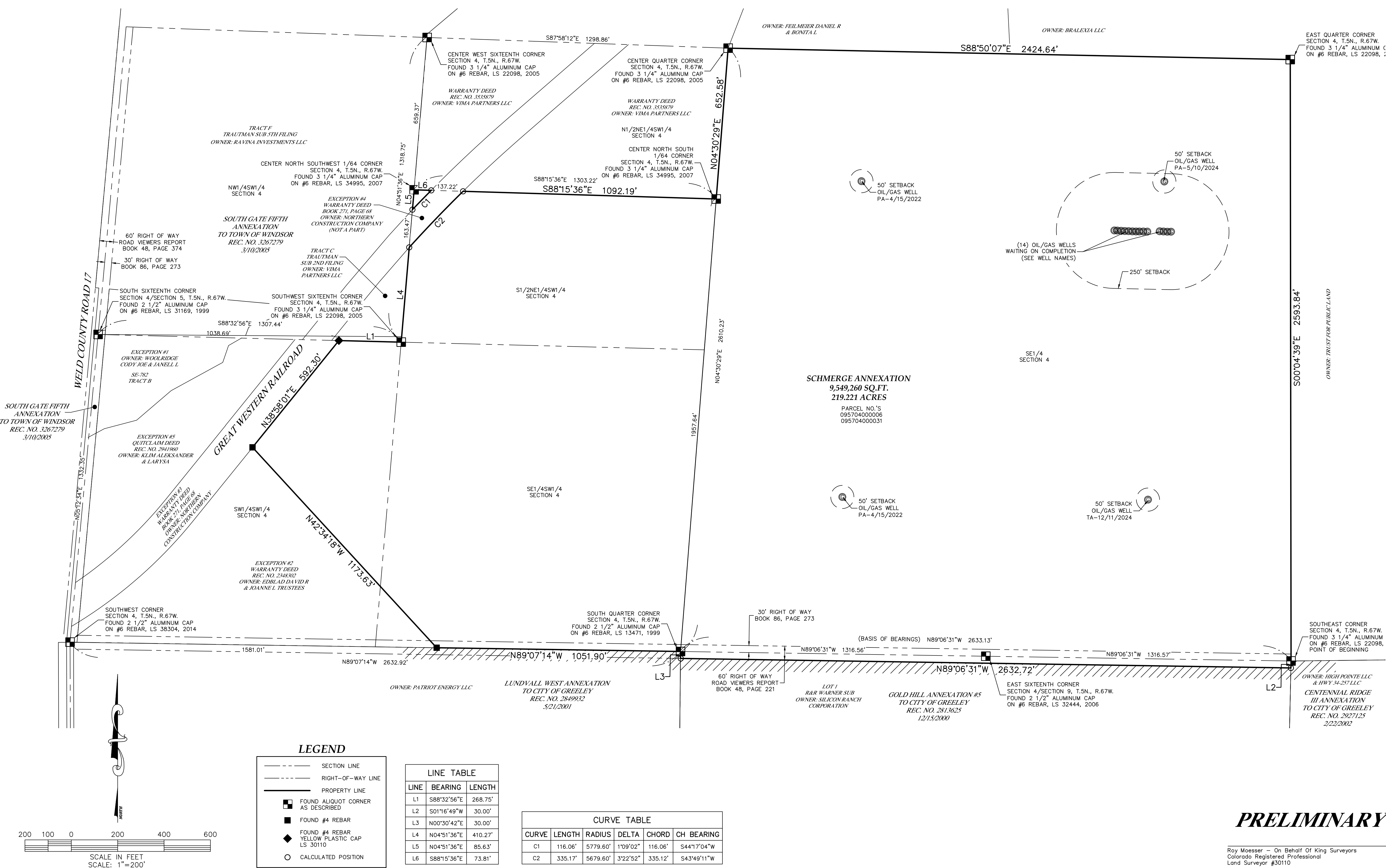
KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



REVISED PER COMMENTS	DATE
CSK	7/11/25
CSK	7/16/25

SCHMERGE ANNEXATION
FOR
PATRIOT ENERGY, LLC
1625 PELICAN LAKES POINT #201
WINDSOR, CO 80550

PROJECT #:
20240306



LEGEND

- SECTION LINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- FOUND #4 REBAR
- FOUND #4 REBAR YELLOW PLASTIC CAP LS 30110
- CALCULATED POSITION

LINE	BEARING	LENGTH
L1	S88°32'56"E	268.75'
L2	S01°16'49"W	30.00'
L3	N00°30'42"E	30.00'
L4	N04°51'36"E	410.27'
L5	N04°51'36"E	85.63'
L6	S88°15'36"E	73.81'

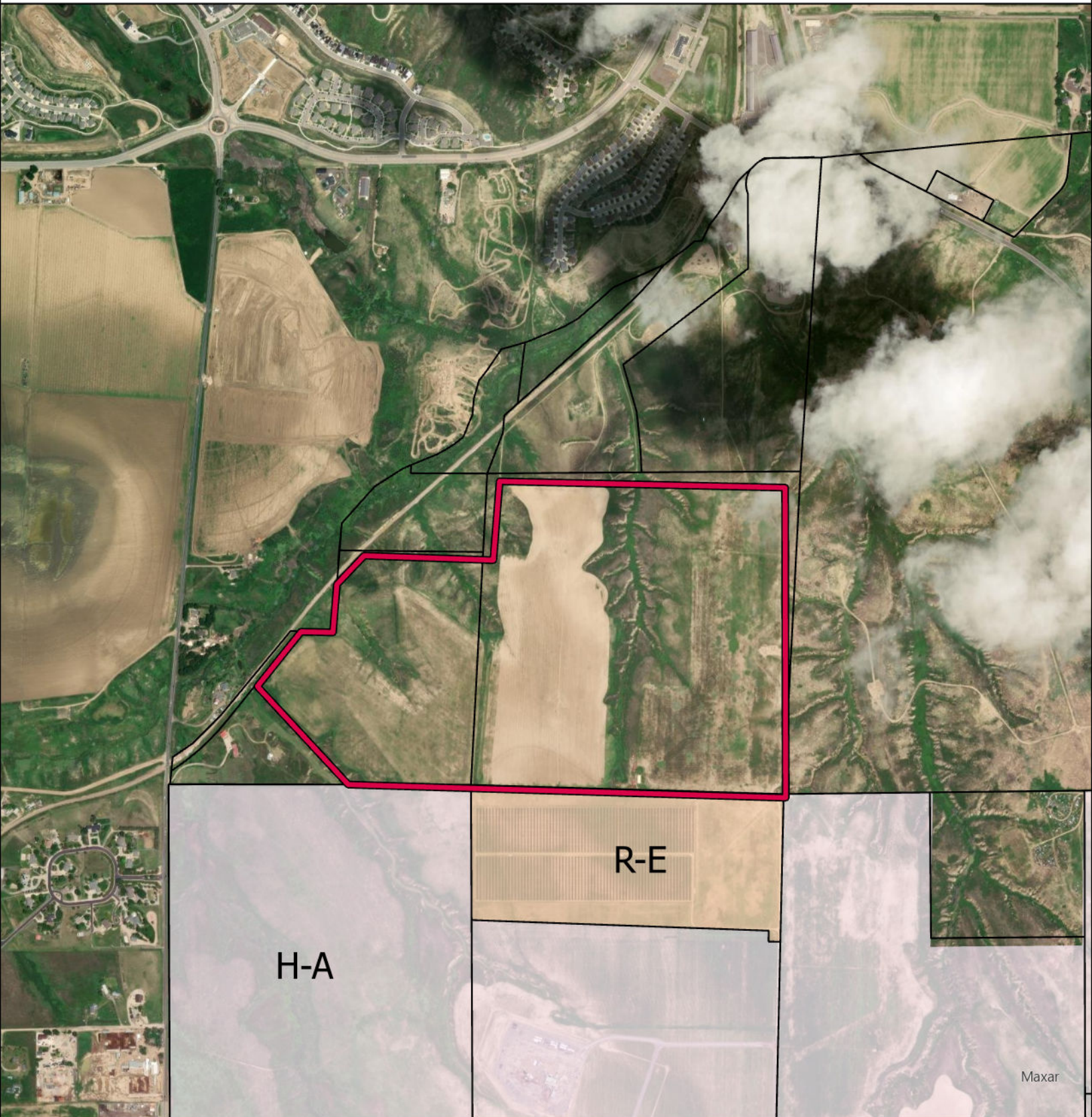
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	116.06'	5779.60'	1°09'02"	116.06'	S44°17'04"W
C2	335.17'	5679.60'	3°22'52"	335.12'	S43°49'11"W

PRELIMINARY

Roy Moesser — On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #30110

Vicinity & Zoning Map - Schmerge Annexation

ANX2025-0002



Maxar

Legend

Zoning

Holding Agriculture (H-A)

Residential Estate (R-E)

Schmerge Annexation

Greeley Parcels



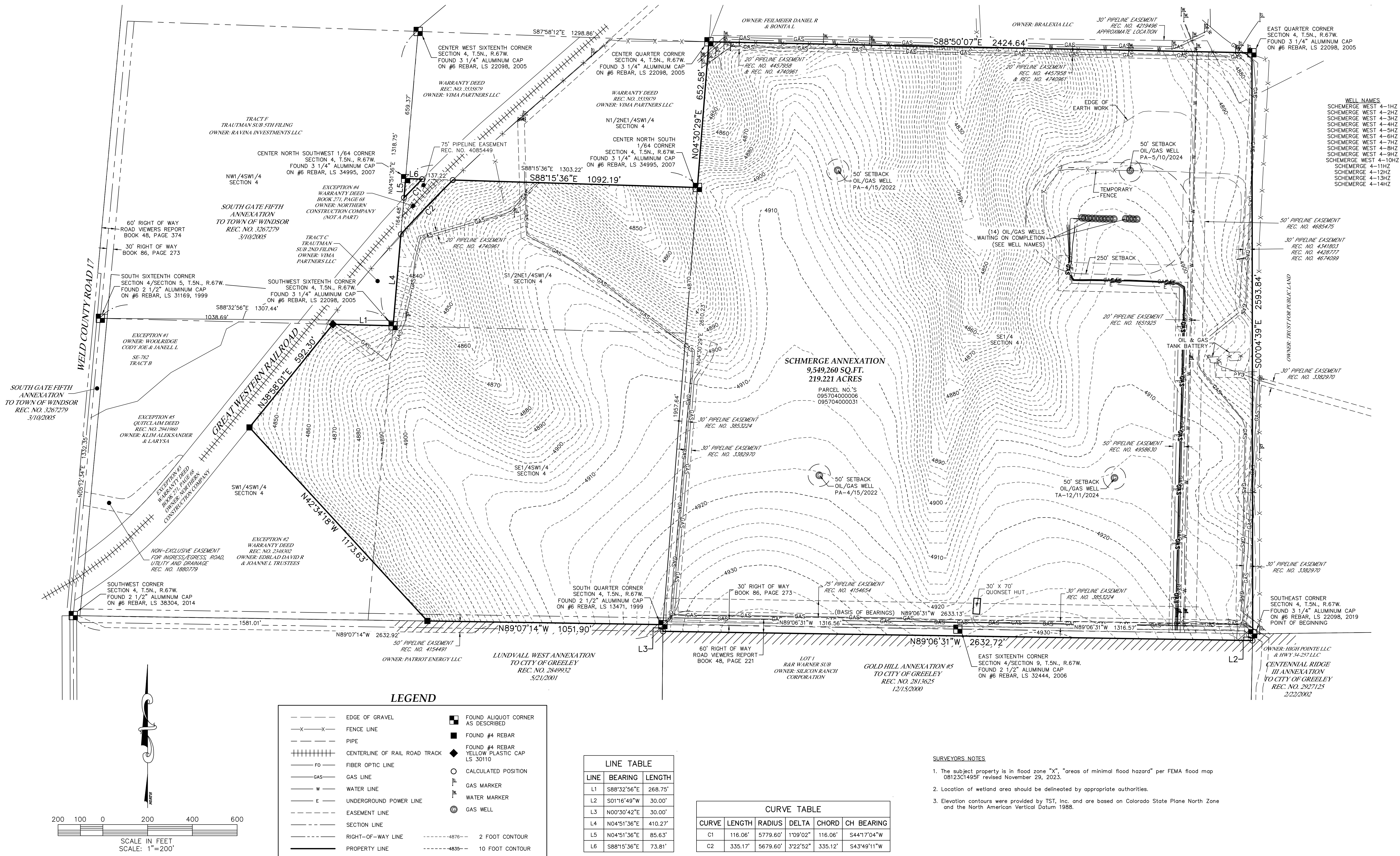
0 0.1 0.2 0.4 Miles

SCHMERGE SITE ANALYSIS MAP

Situate in the South Half of Section 4 and in the Northeast Quarter of Section 9,
Township 5 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado

219.221 Acres

Project Number ANX2025-0002



DATE: 8/1/2024
FILE NAME: 20250253ANX
SCALE: 1"=200'
DRAWN BY: CSK
CHECKED BY: RM

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



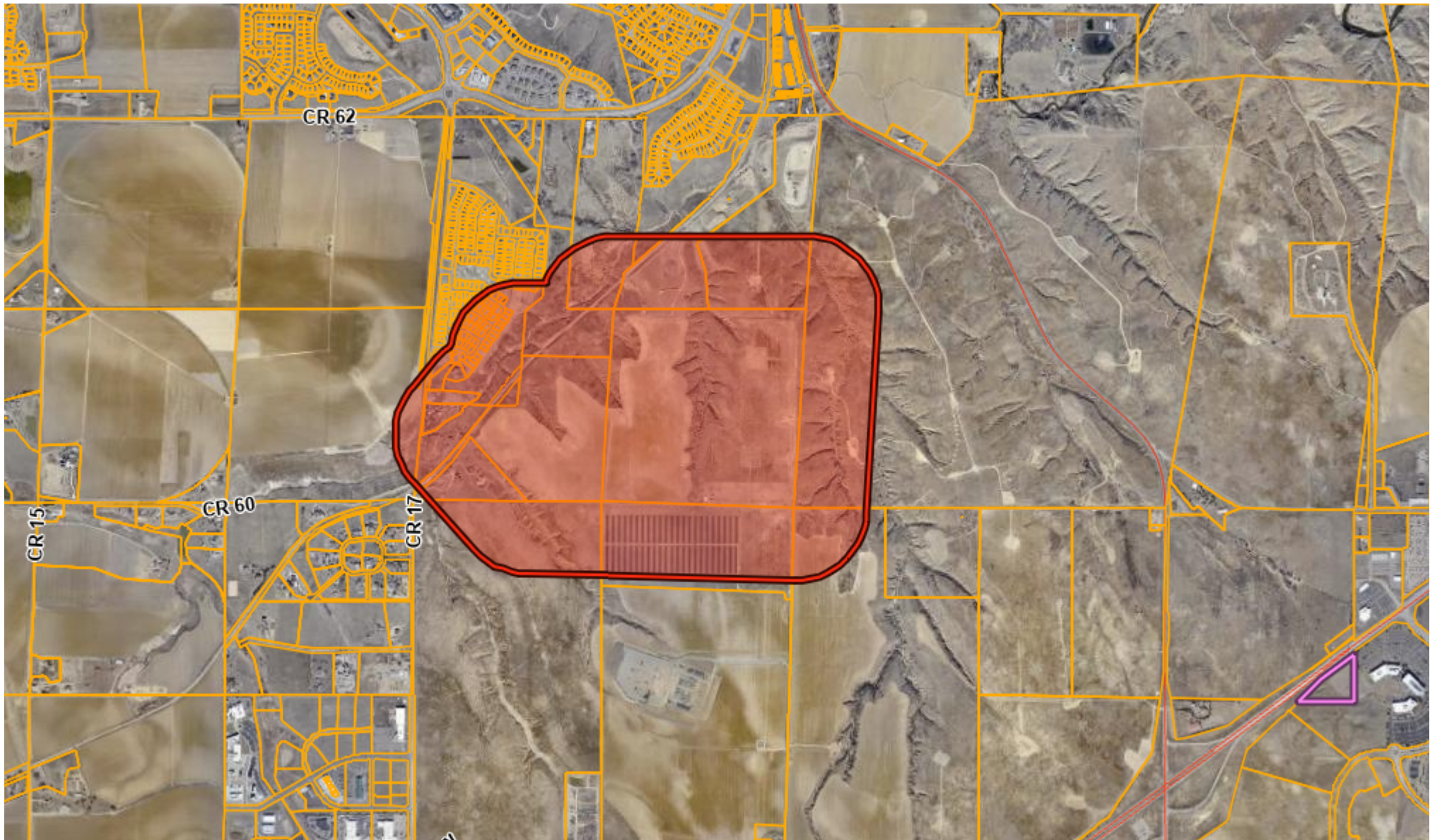
DATE: 7/11/25
REVISED PER COMMENTS: CSK

SCHMERGE SITE ANALYSIS MAP
FOR
PATRIOT ENERGY, LLC
1625 PELICAN LAKES POINT #201
WINDSOR, CO 80550

PROJECT #: 20240306

1
SHEET 1 OF 1

Schmerge Annexation APO Boundary



Scale: 1:22453

Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



Notes:

DISCLAIMER: This product has been developed solely for internal use only by Weld County. The GIS database, applications, and data in the product is subject to constant change and the accuracy and completeness cannot be and is not guaranteed. The designation of lots or parcels or land uses in the database does not imply that the lots or parcels were legally created or that the land uses comply with applicable State or Local law. UNDER NO CIRCUMSTANCE SHALL ANY PART THE PRODUCT BE USED FOR FINAL DESIGN PURPOSES. WELD COUNTY MAKES NO WARRANTIES OR GUARANTEES, EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS, ACCURACY, OR CORRECTNESS OF SUCH PRODUCT, NOR ACCEPTS ANY LIABILITY, ARISING FROM ANY INCORRECT, INCOMPLETE OR MISLEADING INFORMATION CONTAINED THEREIN.



June 12, 2025

City of Greeley - Community Development & Planning
Attn: Ms. Katelyn Puga
1100 10th Street
Greeley, CO 80631

CASCADIA WEST ANNEXATION | PROJECT NARRATIVE

Dear Ms. Puga,

On behalf of the applicant WV Development, LLC, and the Owner, Patriot Energy, LLC, we are pleased to apply for the Annexation of two parcels (095704000031, 095704000006). The parcels are generally located in the northwest corner of Highway 34 and CO Rd. 17.

This proposed Annexation is part of a larger proposed development, the Cascadia PUD. The proposed development of the Cascadia PUD is envisioned to include a mix of uses: retail, entertainment, commercial, and residential. Open space, parks, and amenities will also be included within the overall PUD and are still being determined.

PROPERTY CONTEXT AND BACKGROUND

The subject property consists of two parcels that total approximately 217.408 acres of vacant/undeveloped/agricultural land that is located within unincorporated Weld County. The existing zoning is Weld County Agriculture (AG) and proposed zoning is Planned Unit Development (PUD). Existing surrounding land uses include:

- North: Generally undeveloped agricultural land.
- East: City owned natural area, limited to no future development planned.
- South: Energy development and future development within the City of Greeley, per the Cascadia PUD
- West: Generally undeveloped agricultural land and areas of residential development.

Access to these properties will be provided through properties to the south, ultimately alignments to be determined as part of future development applications made to the City of Greeley. Improvements to the necessary public right(s)-of-way will be made in conjunction with future development applications, as appropriate.

The PUD is currently being written and details about the overall Cascadia development are still in progress. Exact details regarding the size of commercial/industrial facilities, estimated number of dwellings, and anticipated school students will be established as part of the accompanying PUD. The project site falls within the School District RE4 – Windsor.

COMPLIANCE WITH THE GREELEY MUNICIPAL CODE

The Greeley Municipal Code outlines the general and the specific review criteria for Annexations in Section 24-214(b). Below are the justifications for each of the criteria:

1. General eligibility. The city council may consider an annexation petition for land that satisfies the eligibility requirements of the statutes of the state as follows:
 - a. The area proposed for annexation has not less than one-sixth of its perimeter contiguous with the municipal boundaries; and
Response: The area proposed for annexation shares a perimeter of approximately 3,692 feet out of an approximately 15,860 total perimeter (about 24%), which exceeds the 1/6th requirement.
 - b. A community of interest exists between the area proposed for annexation and the city; the area is urban or will be urbanized in the near future; and the area is integrated with or is capable of being integrated with the annexing municipality.



Response: This property is within the growth area of the City and will be part of a larger development pattern being developed for this part of the City. The overall Cascadia PUD is proposed to include a City-owned entertainment district, which was approved by City Council in April 2025. The land being annexed will provide housing and related services in support of the overall PUD area, proposed entertainment district, and the overall City of Greeley.

- c. The full width of all public rights-of-way adjacent to a proposed annexation shall be included in the annexation.

Response: There is one adjacent ROW with the Railroad, which is not included in this annexation.

- d. The responsibility to apply for exclusion from any applicable special districts shall be upon the applicant of the annexation.

Response: This is understood, and the Applicant acknowledges the responsibility to apply for exclusion all applicable exclusions for special districts

- e. Annexations of enclaves may be initiated by the city council when such enclaves have been completely surrounded by property within the municipal limits for a period of at least three years.

Response: The proposed Annexation is not part of an enclave.

2. Specific criteria. The planning commission and city council shall evaluate annexations according to the following criteria:

- a. The proposed annexation is in conformance with the city's comprehensive plan;

Response: Please see the section below, which outlines the proposed annexation's conformance with the Imagine Greeley Comprehensive Plan.

- b. The proposed annexation promotes geographical balance of the city's land use pattern;

Response: The proposed annexation promotes geographical balance of the City's land use pattern, and the associated PUD further promotes smart planning and growth for the City.

- c. Adequate services are or will be available to support the development expected to result from the proposed annexation, in accordance with section 24-305.

Response: The annexation application is proposed in conjunction with the Cascadia PUD, which will develop adequate services to support the development and its users.

- d. The proposed annexation provides for a continual and rational boundary; and

Response: The proposed annexation does provide for a continual and rational boundary, as depicted in the Annexation Map included with this application.

- e. The proposed annexation is needed to accommodate future land use requirements.

Response: The area proposed for annexation is proposed for residential development in support of the entertainment district, the overall Cascadia PUD, and overall City of Greeley.

CONFORMANCE WITH THE IMAGINE GREELEY COMPREHENSIVE PLAN

The development of Cascadia will provide the City of Greeley and surrounding communities with significant economic diversification, growth, services, housing, infrastructure, and recreation. The Imagine Greeley Comprehensive Plan lays out many goals and objectives that are meant to provide guidance for how the City and community can work toward achieving the vision set forth in the plan. We believe that the Cascadia development will strongly support the following goals:

- Goal ED-2: Promote desired economic sectors and a diverse local economy.
 - The development of the Cascadia PUD will provide the City of Greeley with significant economic diversification due to the development of the entertainment district. Within this area there is planned to be youth sports, a hotel, water park, outdoor plaza, and other highly energized and diverse land uses. This annexation and subsequent development will bring a diversity land uses to the area and will help promote the growth and vitality of the overall City of Greeley community.
- Goal ED-4: Facilitate intergovernmental and public/private partnerships that foster successful economic development.
 - The proposed annexation is part of a larger collaboration between the City of Greeley and The Water Valley Company through the PUD. CDOT and other local intergovernmental agencies, as appropriate, are also involved in order to implement successful infrastructure improvements.



- Goal GC-1: Manage growth effectively.
 - The annexation of this site will help support the subsequent development of the overall Cascadia PUD. The PUD zoning will act as a guide to thoughtful growth in a coordinated and predictable manner. This will also help align infrastructure, land use, and services with the City's overall planning efforts. As noted, the Cascadia PUD will provide significant economic development and growth opportunities including entertainment, retail, commercial, and housing. Including this property to the City of Greeley will ensure that Greeley can help shape and direct the future growth of this area.
- Goal HO-2: Encourage a broad diversity of housing options.
 - This annexed land will allow for the development of a variety of housing options, the ultimate development of the types that are included will be determined by market conditions. The housing types allowed for within the Cascadia PUD will be diverse and will aim to accommodate and meet the needs of those in different income levels, life stages, and sizes.

CONCLUSION

The annexation of the Schmerge properties into the City of Greeley represents a thoughtful and strategic extension of the city's boundaries that aligns with the goals and vision of the Imagine Greeley Comprehensive Plan. By facilitating a mixed-use community that integrates housing, commerce, recreation, and open space, this project will enhance economic opportunity, support regional partnerships, promote healthy and inclusive living environments, and contribute to the city's long-term growth and vitality. We are confident that this annexation will provide lasting benefits to both current and future residents of Greeley and respectfully request your support for this application.

Sincerely,
Norris Design

Mitch Black, PLA
Principal



Cascadia Annexations & PUD Establishment ANX2025-0002, ANX2025-0003, & PUD2025-0003

**Brian McBroom, Community Development Director
Katelyn Puga, Planner III, Thomas Gilbert, Engineer IV
Planning Commission – August 26, 2025**



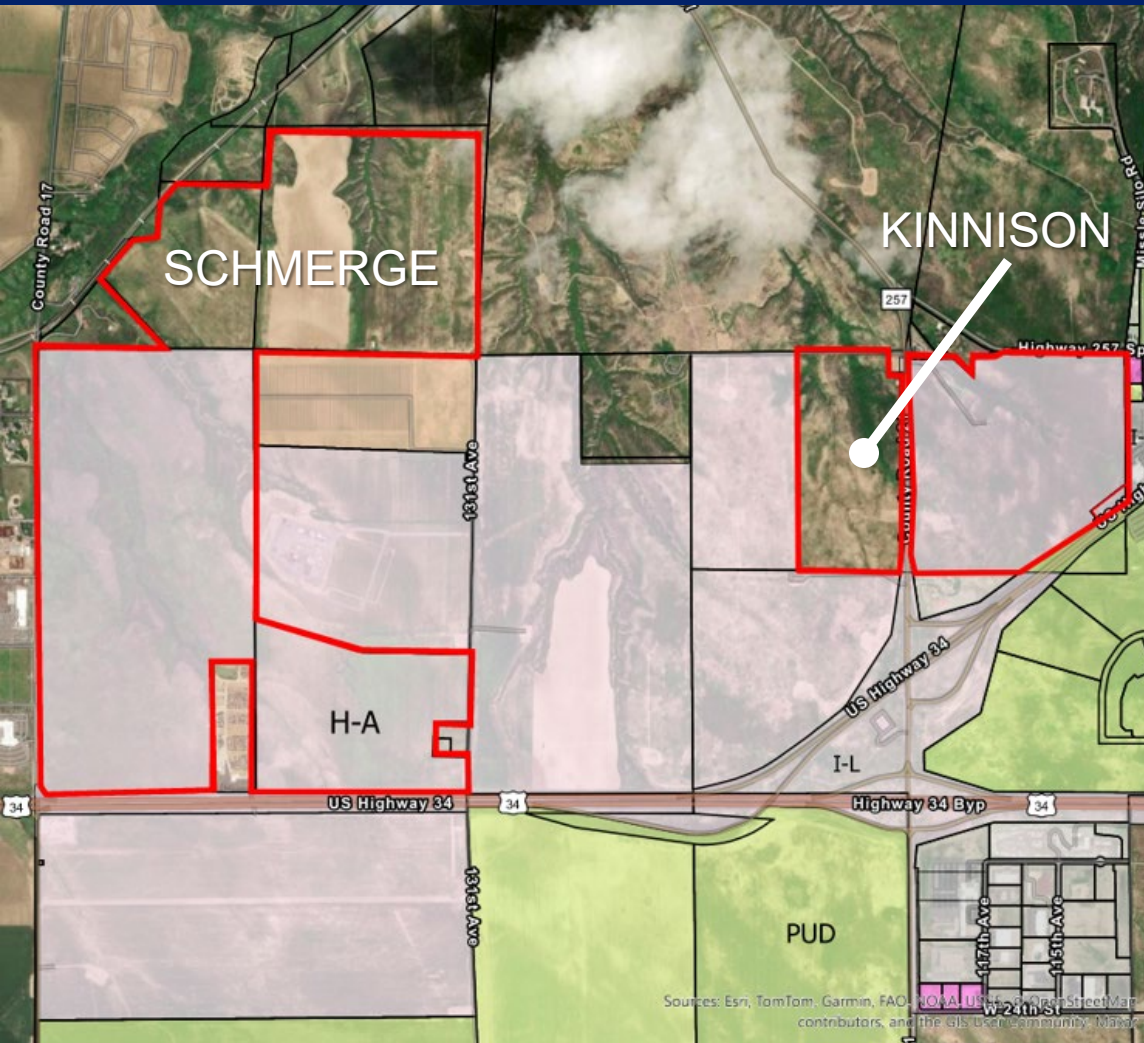
Community Vitality

Agenda



- **Request:**
 - ANX2025-0002 (Schmerge) – Request to annex a total of 219.221 acres
 - ANX2025-0003 (Kinnison) – Request to annex a total of 73.319 acres
 - PUD2025-0003 - Request to establish zoning as PUD (Planned Unit Development) for 833.786 acres.
- **Background:**
 - Parcels are largely undeveloped & zoned in unincorporated Weld County as R-1 and Ag. Parcels within City are zoned H-A
- **Planning Commission Recommendation(s)**
- **Request to Approve Annexations (2) and Approve PUD with one condition.**

Cascadia PUD Existing Conditions



EXISTING CONDITIONS OVERVIEW

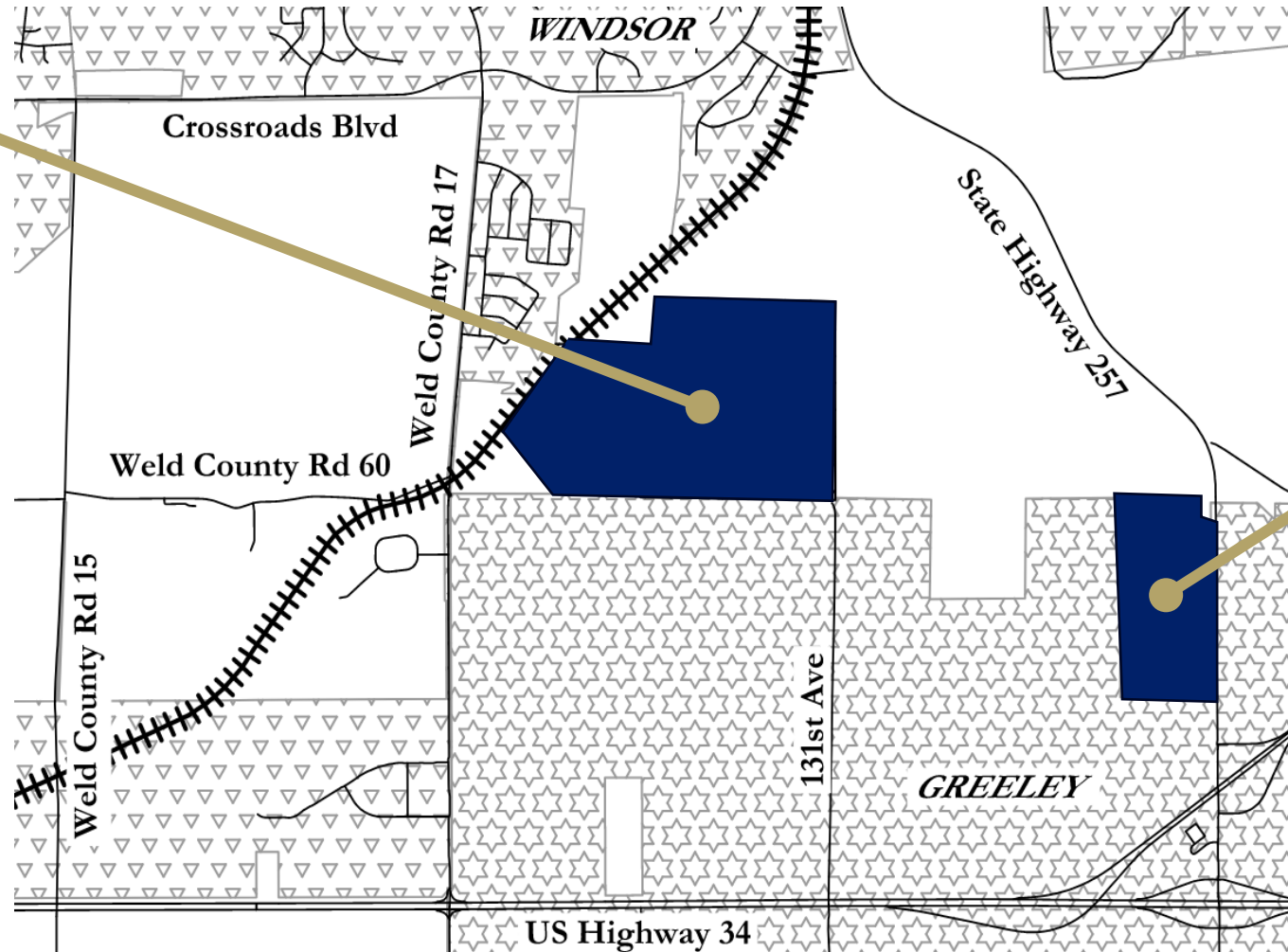
- 833.786 Acres Proposed in PUD
- 292.54 Total Acres Proposed To Annex Into City
- Predominantly undeveloped land.
- Bordered by **State Highway 257, US Highway 34, & WCR 17.**
- **Oil & Gas** – 14 active wells; 17 plugged/abandoned wells.
- **Topography** – Significant variation with arroyos.
- Property within City is **zoned H-A** (Holding Agriculture)
- **Surrounding Uses** primarily include other undeveloped, native landscapes, Town of Windsor residential neighborhoods (NE), Arroyos Del Sol Natural Area (North), US HWY 34 & Delentaro (South), oil and gas facility, salvage yard among the uses directly adjacent.

Annexation Applications



SCHMERGE
ANX2025-0002
219.221 Acres

KINNISON
ANX2025-0003
73.319 Acres



Comprehensive Plan Alignment

BLUFFS



GC

GC-1: Manage growth effectively
Supports Growth Management and protection of natural features (Bluffs)



IN

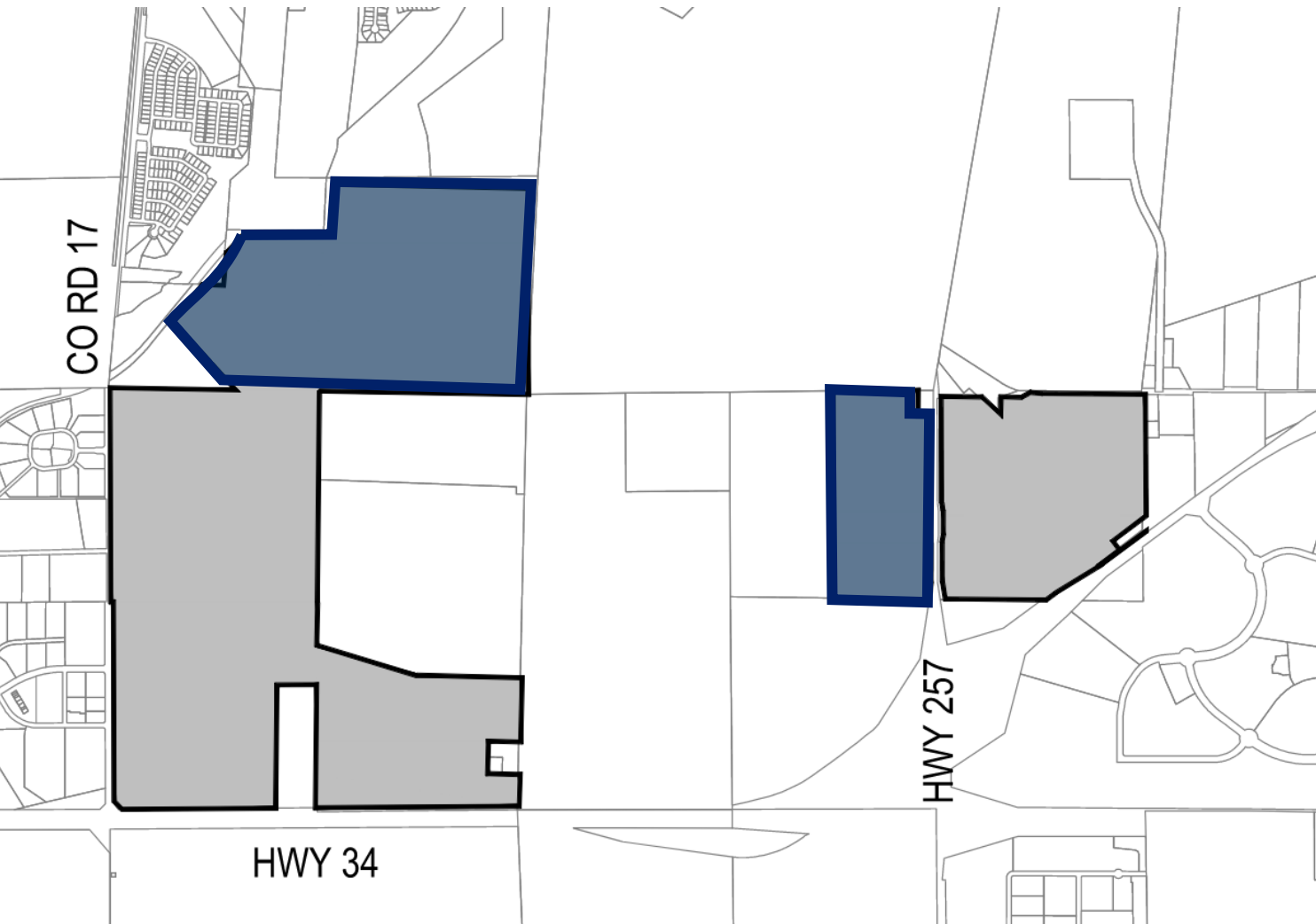
IN-2: Ensure the design, construction, and appearance of City infrastructure and facilities contributes to the character of the community.
Provides opportunity for future infrastructure to meet City standards by annexation. Future development will require master planning and sub-area planning to ensure adequate public facilities can be provided



NR

NR-3: Demonstrate stewardship of the environment.
Allows the City to manage the unique landscape character (bluffs) in the area using design strategies to protect any identified natural features with future development proposals.

Annexation Criteria Review



PROMOTES GEOGRAPHIC BALANCE

Supports west Greeley growth and fills gaps in city boundaries

ADEQUATE SERVICES

Public safety services available; future development will ensure utilities and facilities.

CONTINUOUS BOUNDARY

Exceeds state contiguity requirements (28.6% vs. 16% minimum required)

SUPPORTS FUTURE LAND USE

Anticipates mix of residential uses via Cascadia PUD; provides a master/subarea plan effort.

Annexation Conclusion & Recommendation



Approval Criteria

- Five criteria used to evaluate annexations (Code Sections 24-214.b)
- Proposed annexation meets all criteria



Notification Requirements

- 68 notice letters mailed to owners within 1,000 ft. (exceeding requirements)
- Public Hearing signs posted on property
- Notice published per Code.



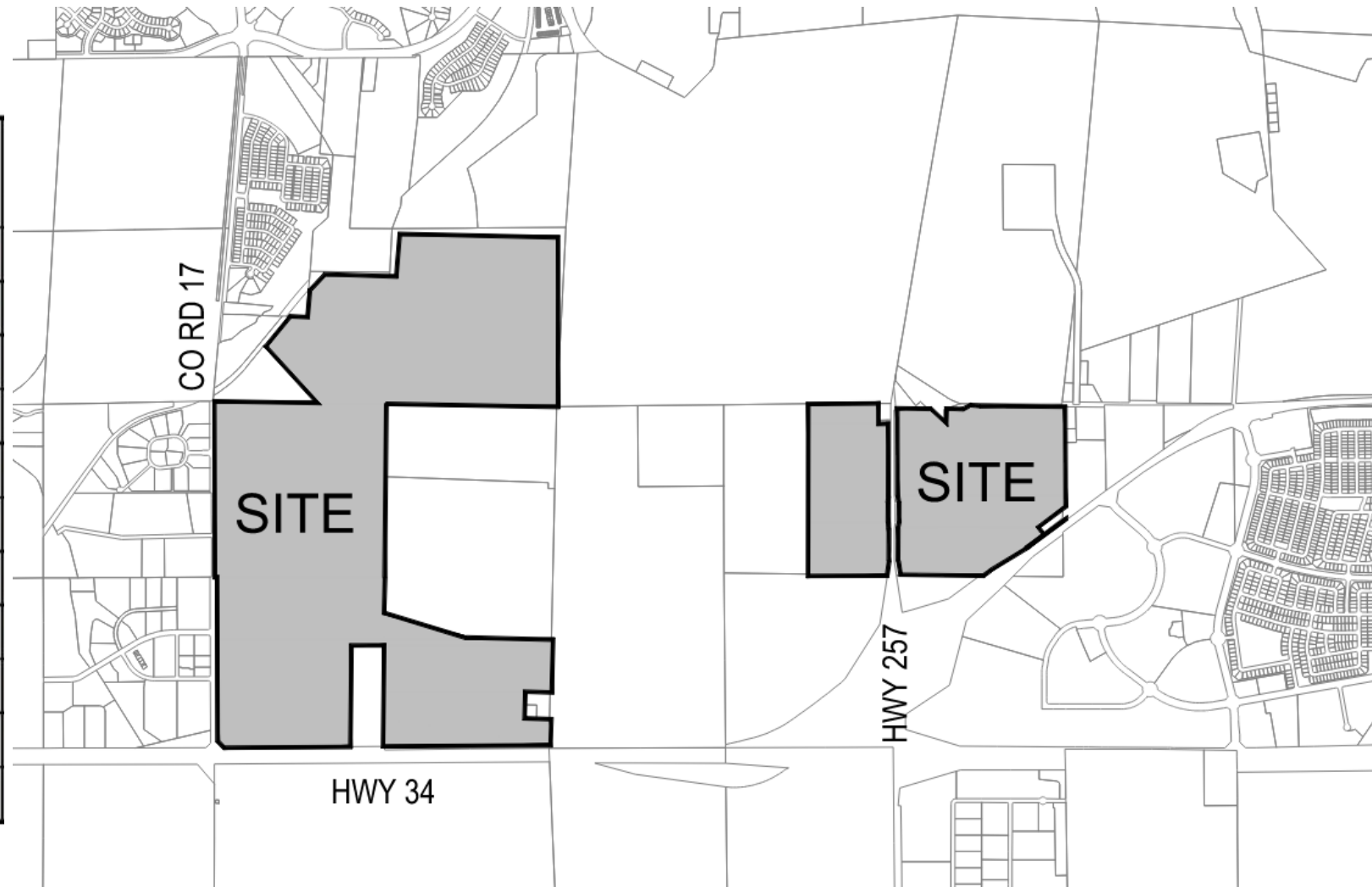
Recommendation

- Meets criteria requirements.
- Community Development Recommends approval

Cascadia PUD Establishment

PUD2025-0003 – 833.786 ACRES

Planning Area	Character Description	Acres (approx.)
PA-A	Entertainment District	99.1
PA-B	Entertainment District	94.8
PA-C	Mixed-Use	62.0
PA-D	Mixed-Use	32.0
PA-E	Residential	75.0
PA-F	Residential	138.9
PA-G	Residential	98.4
PA-H	Mixed-Use	73.2
PA-I	Mixed-Use	137.4
Right-of-Way		22.9
Total		833.7



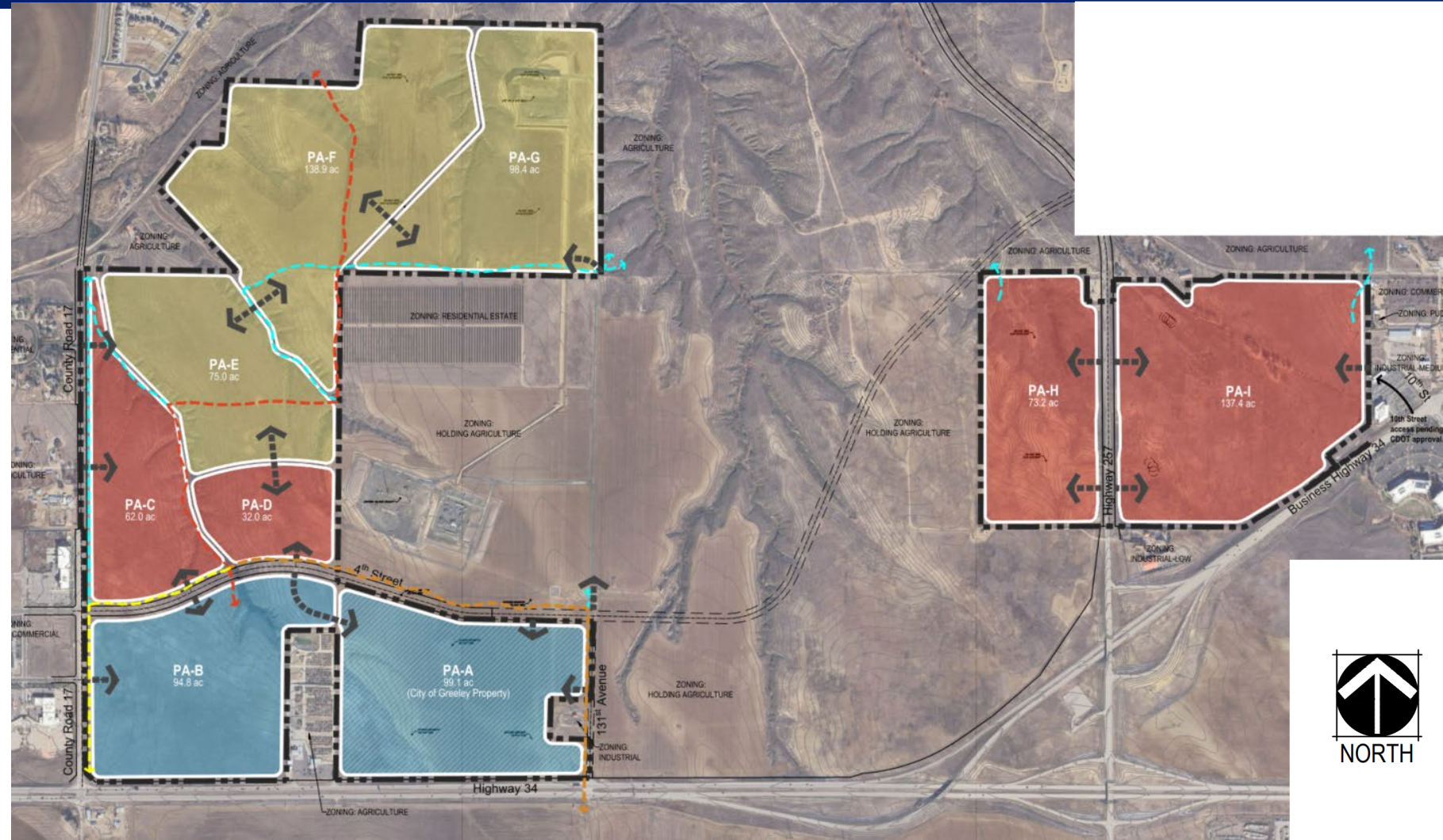
Proposed Cascadia PUD

PLANNING AREAS

- ENTERTAINMENT DISTRICT:
 - PA-A & PA-B
- MIXED USE:
 - PA-C & PA-D, PA-H & PA-I
- RESIDENTIAL:
 - PA-E, PA-F, & PA-G

CHARACTER AREAS

- CATALYST
- CASCADIA RANCH
- CASCADIA EAST



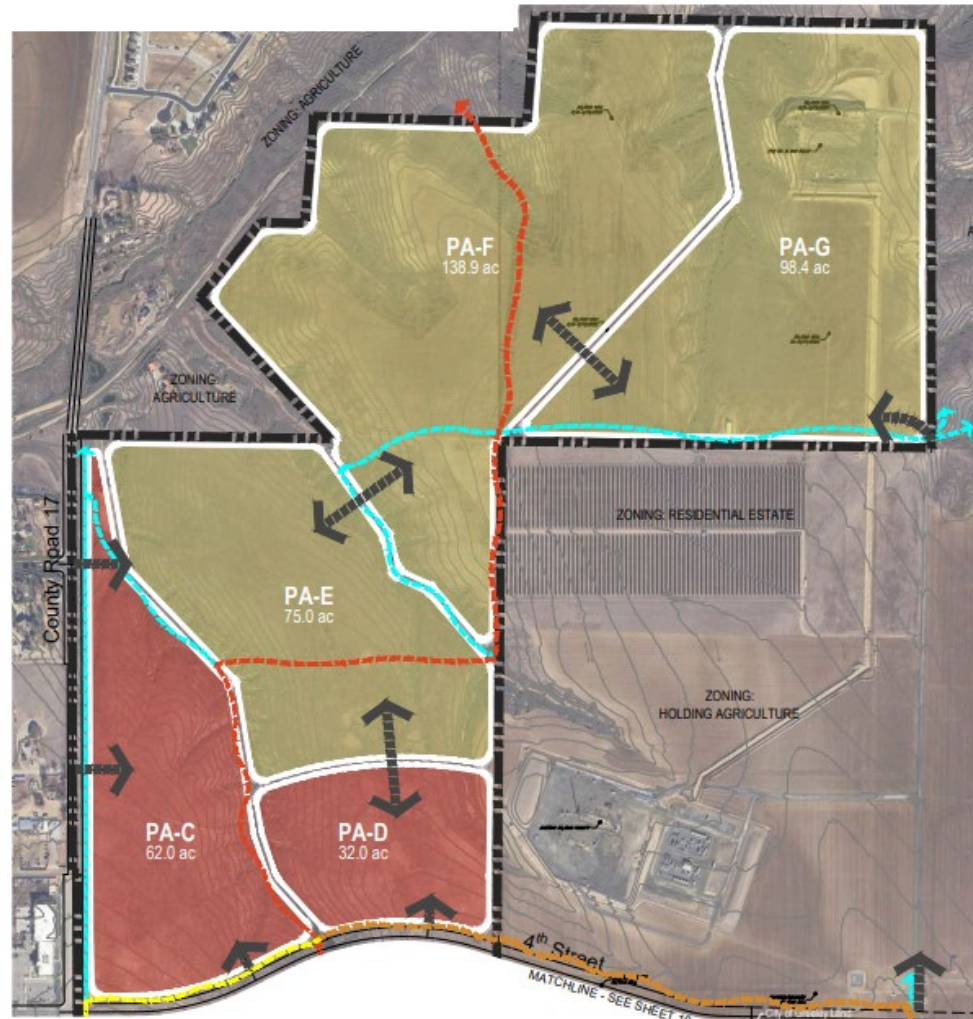
Proposed PUD - Catalyst

Planning Area	Character Description	Acres (approx.)
PA-A	Entertainment District	99.1
PA-B	Entertainment District	94.8
PA-C	Mixed-Use	62.0
PA-D	Mixed-Use	32.0
PA-E	Residential	75.0
PA-F	Residential	138.9
PA-G	Residential	98.4
PA-H	Mixed-Use	73.2
PA-I	Mixed-Use	137.4
Right-of-Way		17.8
Total		828.6



Proposed PUD – Cascadia Ranch

Planning Area	Character Description	Acres (approx.)
PA-A	Entertainment District	99.1
PA-B	Entertainment District	94.8
PA-C	Mixed-Use	62.0
PA-D	Mixed-Use	32.0
PA-E	Residential	75.0
PA-F	Residential	138.9
PA-G	Residential	98.4
PA-H	Mixed-Use	73.2
PA-I	Mixed-Use	137.4
Right-of-Way		17.8
Total		828.6



Proposed PUD – Cascadia East

Planning Area	Character Description	Acres (approx.)
PA-A	Entertainment District	99.1
PA-B	Entertainment District	94.8
PA-C	Mixed-Use	62.0
PA-D	Mixed-Use	32.0
PA-E	Residential	75.0
PA-F	Residential	138.9
PA-G	Residential	98.4
PA-H	Mixed-Use	73.2
PA-I	Mixed-Use	137.4
Right-of-Way		17.8
Total		828.6



Proposed Parks Approach



Comprehensive Plan Alignment



ED

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

ED-4: Facilitate intergovernmental and public/private partnerships that foster successful economic development.



GC

GC-1: Manage growth effectively.

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

GC-3: Ensure new development, infrastructure investments, and public realm improvements enhance the character of the community.



HO

HO-2: Encourage a broad diversity of housing options.



TM

TM-2: Provide residents with a range of transportation choices and options.



PS

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

Review Criteria Overview



PUD Meets Review Criteria Through the Following Themes:

- Benefits from flexibility in a PUD by **providing context-specific design** for each character area, resulting in an **innovative design**.
- **Supports mixed use development** and provides opportunities for **diversity of housing** types
- Promotes **economic diversity** and **master-planned growth**. Providing a strategic gateway location that compliments existing planned developments.
- Enhances **community character, connectivity, and housing diversity** through incorporated **Design Standards**.
- **Transitions intensity** of uses from highways to residential and natural areas.
- Aligns with surrounding undeveloped lands, **sensitive to existing uses** through incorporated **Design Standards**.
- **Infrastructure improvements** are considered
- **Considers compatibility & adequate public services** to serve community.

PUD Conclusion & Recommendation



Approval Criteria

- Nine criteria used to evaluate rezone (for properties zoned H-A)
- Four criteria used to evaluate a PUD establishment (for all areas)
- Proposed PUD meets all criteria (Section 24-204 & 24-205)



Notification Requirements

- 157 notice letters mailed to owners within 1,000 ft. (exceeding requirements)
- Public Hearing signs posted on property
- Notice published on website per Code requirements



Recommendation

- Meets criteria requirements
- Community Development Recommends conditional approval.

Motions

Recommended (Approval)

- Based on the project summary and analysis, the Planning Commission find that the request for an annexation meets approval criteria found in Section 24-214.b.2.(a-e). And, the proposed Schmerge Annexation, File number **ANX2025-0002**, meets State statutory requirements. And, therefore, **recommend approval** of the request to the City Council.
- Based on the project summary and analysis, the Planning Commission find that the request for an annexation meets approval criteria found in Section 24-214.b.2.(a-e). And, the proposed Kinnison Annexation, File number **ANX2025-0003**, meets State statutory requirements. And, therefore, **recommend approval** of the request to the City Council.

Motions

Recommended (Approval)

- A motion that based on the project summary and analysis, the Planning Commission finds that the request for rezoning and establishment of zoning for the Cascadia Planned Unit Development, file number **PUD2025-0003**, meets approval criteria found in Section 24-204(b), and Section 24-205(c) of the Development Code, and therefore **recommends approval** of the request to City Council with the following condition:
 - The Park Land Dedication (PLD) standards as provided on Sheet 24 of the PUD Design Standards shall be revised prior to City Council Public Hearing date to reflect final agreements for Park Land Dedication credit.

Motions

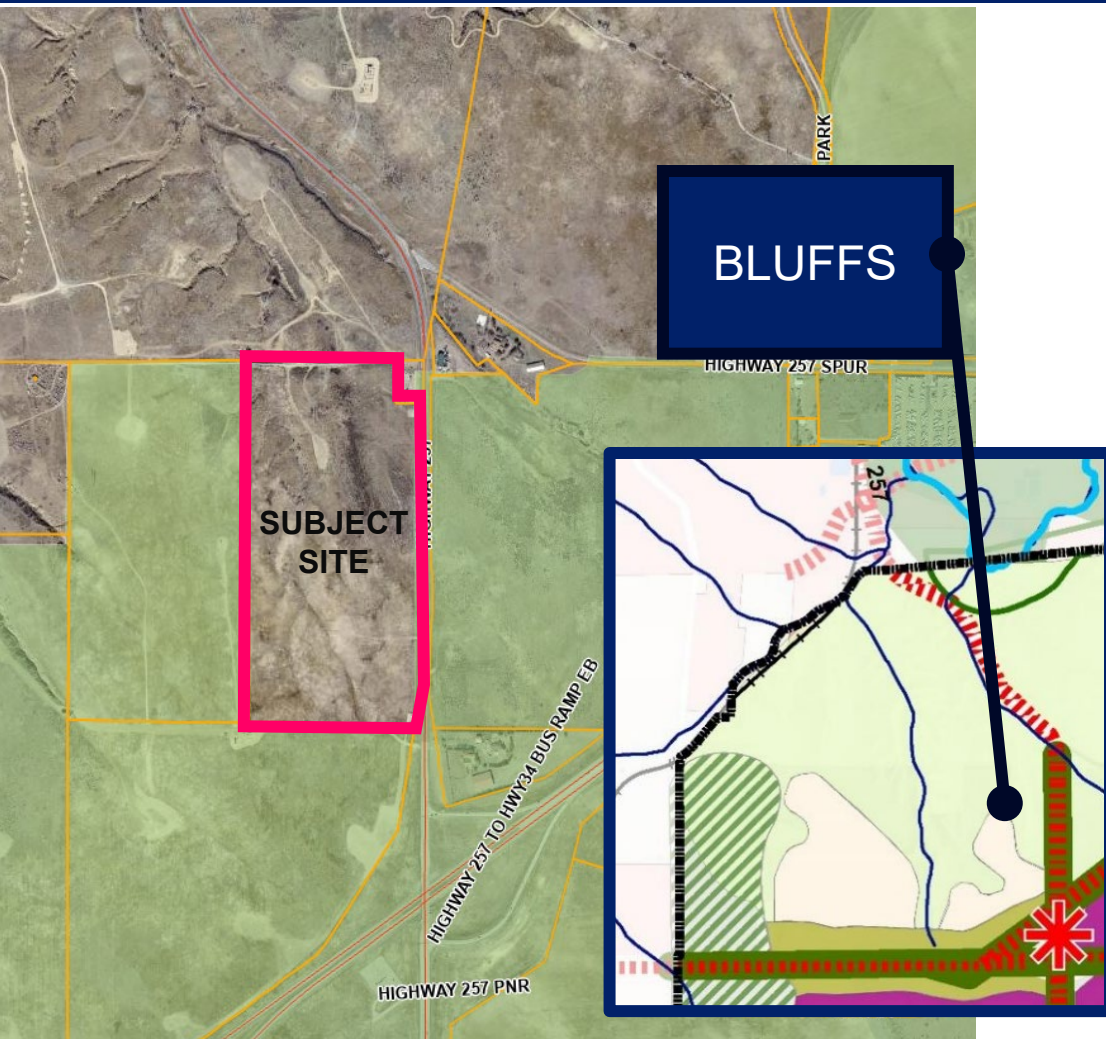
Alternative

- Based on the project summary and analysis, the Planning Commission find that the request for an annexation does not meet approval criteria found in Section 24-214.b.2.(a-e). And, the proposed Schmerge Annexation, File number **ANX2025-0002**, does not meet State statutory requirements. And, therefore, **recommend denial** of the annexation to the City Council.
- Based on the project summary and analysis, the Planning Commission find that the request for an annexation does not meet approval criteria found in Section 24-214.b.2.(a-e). And, the proposed Kinnison Annexation, File number **ANX2025-0003**, does not meet State statutory requirements. And, therefore, **recommend denial** of the annexation to the City Council.
- A motion that, based on the project summary and analysis, the Planning Commission find that the request for a rezoning and establishment of the Cascadia Planned Unit Development, File number **PUD2025-0003**, does not meet approval criteria found in Section 24-204.(b), and Section 24-205(c) of the Development Code and therefore **recommend denial** of the PUD to the City Council.

Thank you



Kinnison Annexation Review



MEETS COMPREHENSIVE PLAN

- Aligns with Imagine Greeley policies
- Supports Growth Management and protection of natural features (Bluffs), enhances SH-257 entryway.

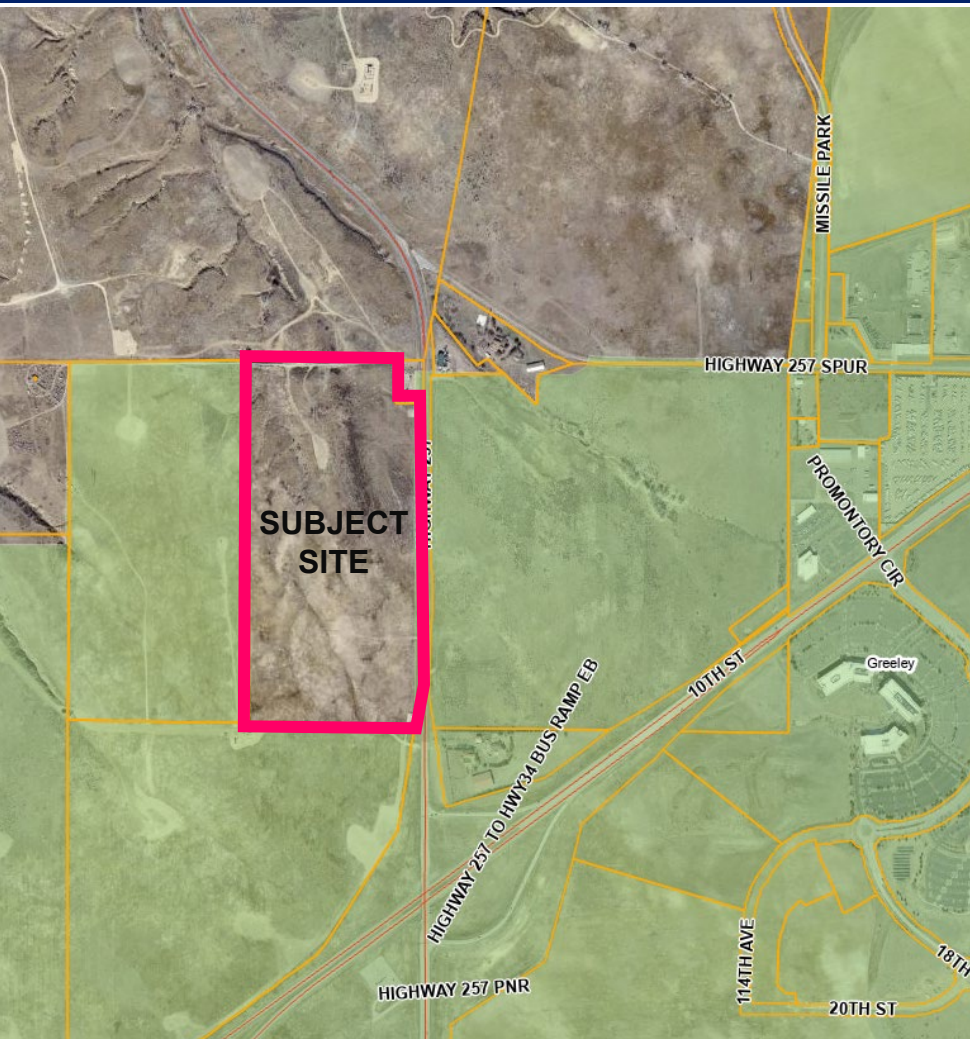
PROMOTES GEOGRAPHIC BALANCE – Fills gap in west Greeley boundary, aligns with Long-Range Expected Growth Area land use patterns.

ADEQUATE SERVICES– Public safety services available; future development will ensure utilities and facilities.

CONTINUOUS BOUNDARY– Exceeds state contiguity requirements (80.2% vs. 16% minimum required)

SUPPORTS FUTURE LAND USE– Anticipates mix of residential & commercial uses in Cascadia PUD; provides a master/subarea plan effort.

Kinnison Annexation Review



FUTURE UTILITIES

City of Greeley to provide water/sewer per PUD & agreements.
Stormwater to be addressed with future development plans.

TRANSPORTION

Annexation area includes a section of Weld County ROW (north) with no County roadways built.

EMERGENCY SERVICES

Fire Station #6 2 miles from site. Police to be provided by City post-annexation.

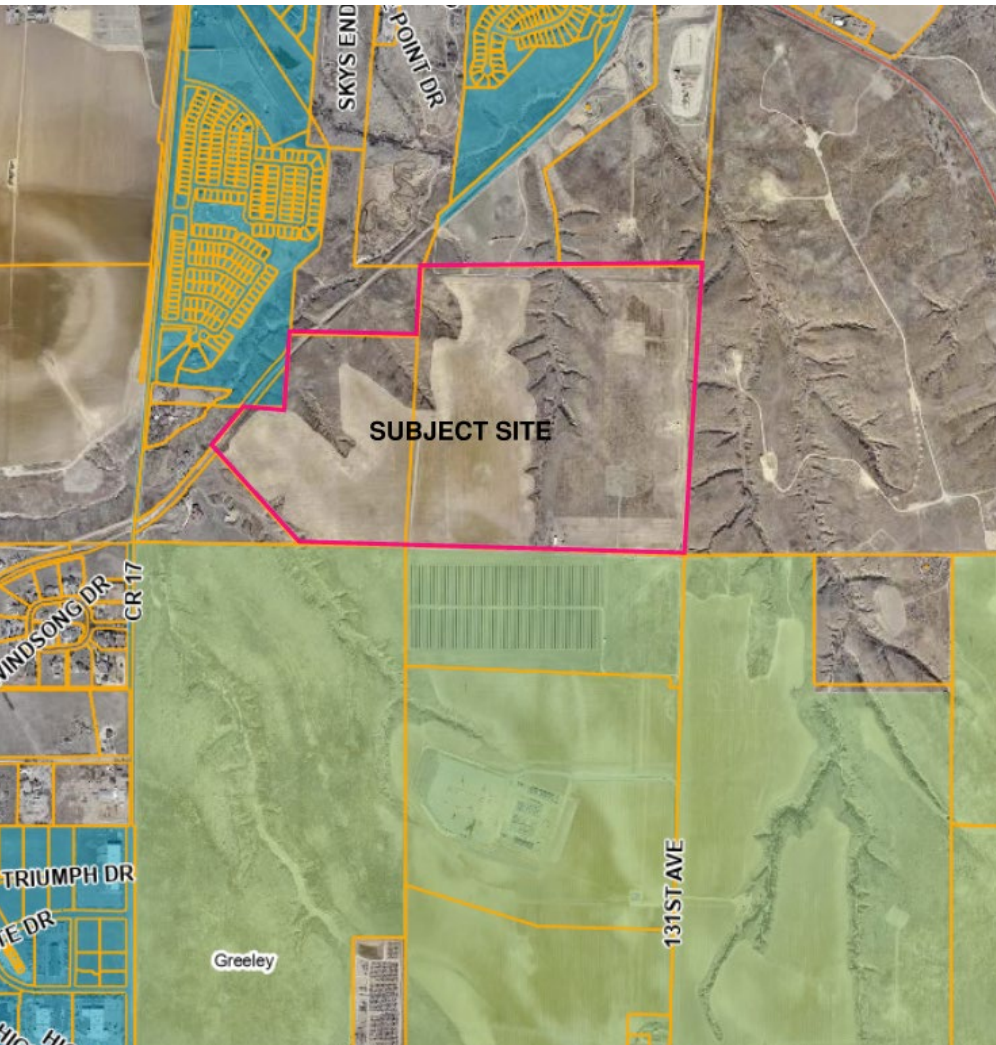
SCHOOLS

Windsor RE-4; land dedication or in-lieu payments evaluated with future Development submittals per IGA with school district.

PARKS/OPEN SPACE

Adjacent to Arroyos Del Sol Natural Area; future parks required per PUD

Schmerge Annexation Review



FUTURE UTILITIES

City of Greeley to provide water/sewer per PUD & agreements. Stormwater to be addressed with future development plans.

TRANSPORTION

Annexation area includes a section of Weld County ROW with no County roadways built.

EMERGENCY SERVICES

Fire Station #6 4 miles from site. Police to be provided by City post-annexation.

SCHOOLS

Windsor RE-4; land dedication or in-lieu payments evaluated with future Development submittals per IGA with school district.

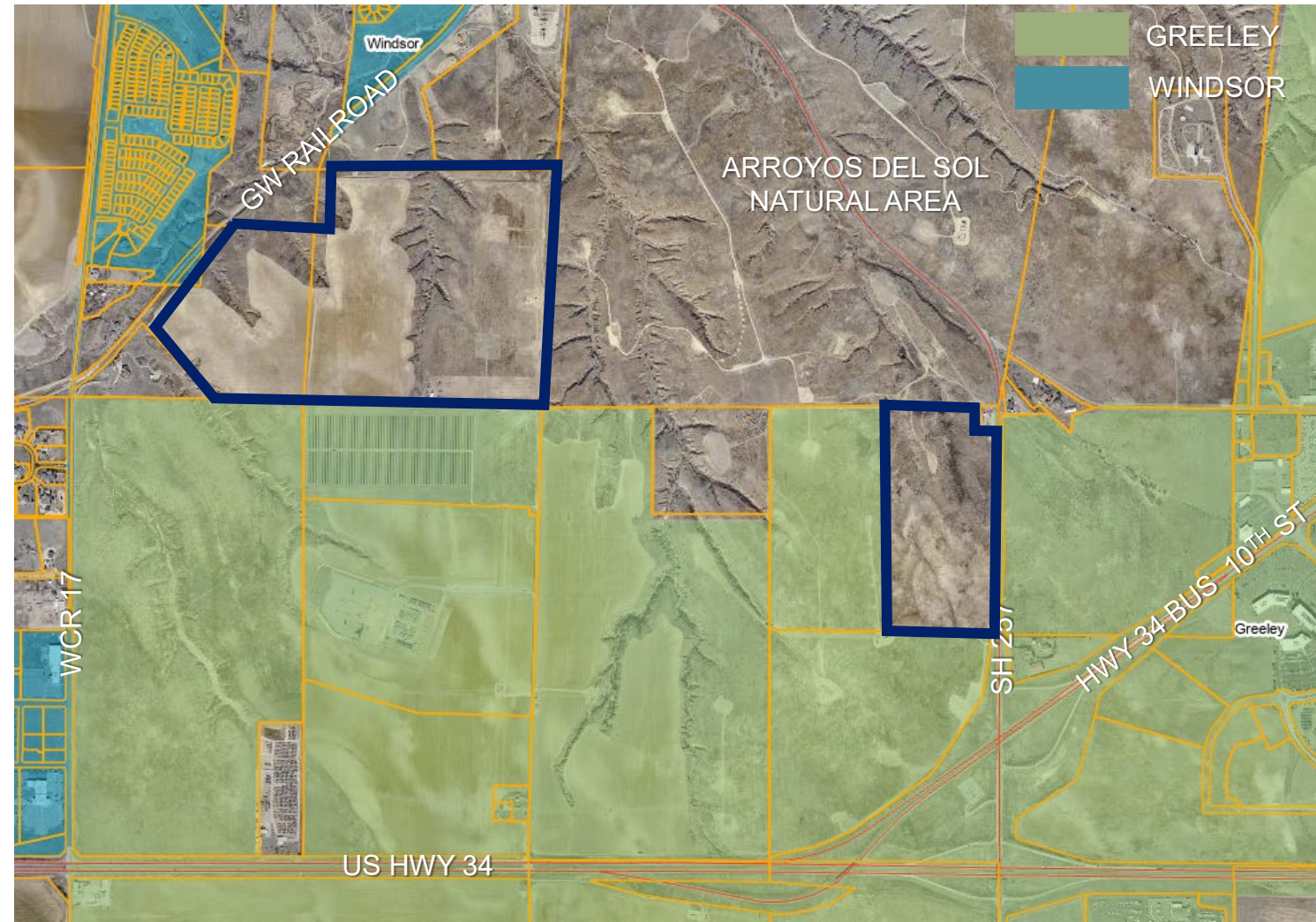
PARKS/OPEN SPACE

Adjacent to Arroyos Del Sol Natural Area; future parks required per PUD

Annexation Context & Overview



- Located in unincorporated Weld County (AG Zoning)
- Sites are currently undeveloped except for P&A oil and gas wells
- Topographic variation, including arroyos



Annexation Review



PUD ZONING

City of Greeley to provide water/sewer per PUD & agreements.
Stormwater to be addressed with future development plans.

FUTURE UTILITIES

- City of Greeley to provide water/sewer per PUD & agreements.
Stormwater to be addressed with future development plans.

TRANSPORTION

- Annexation area includes a section of Weld County ROW with no
County roadways built.

EMERGENCY SERVICES

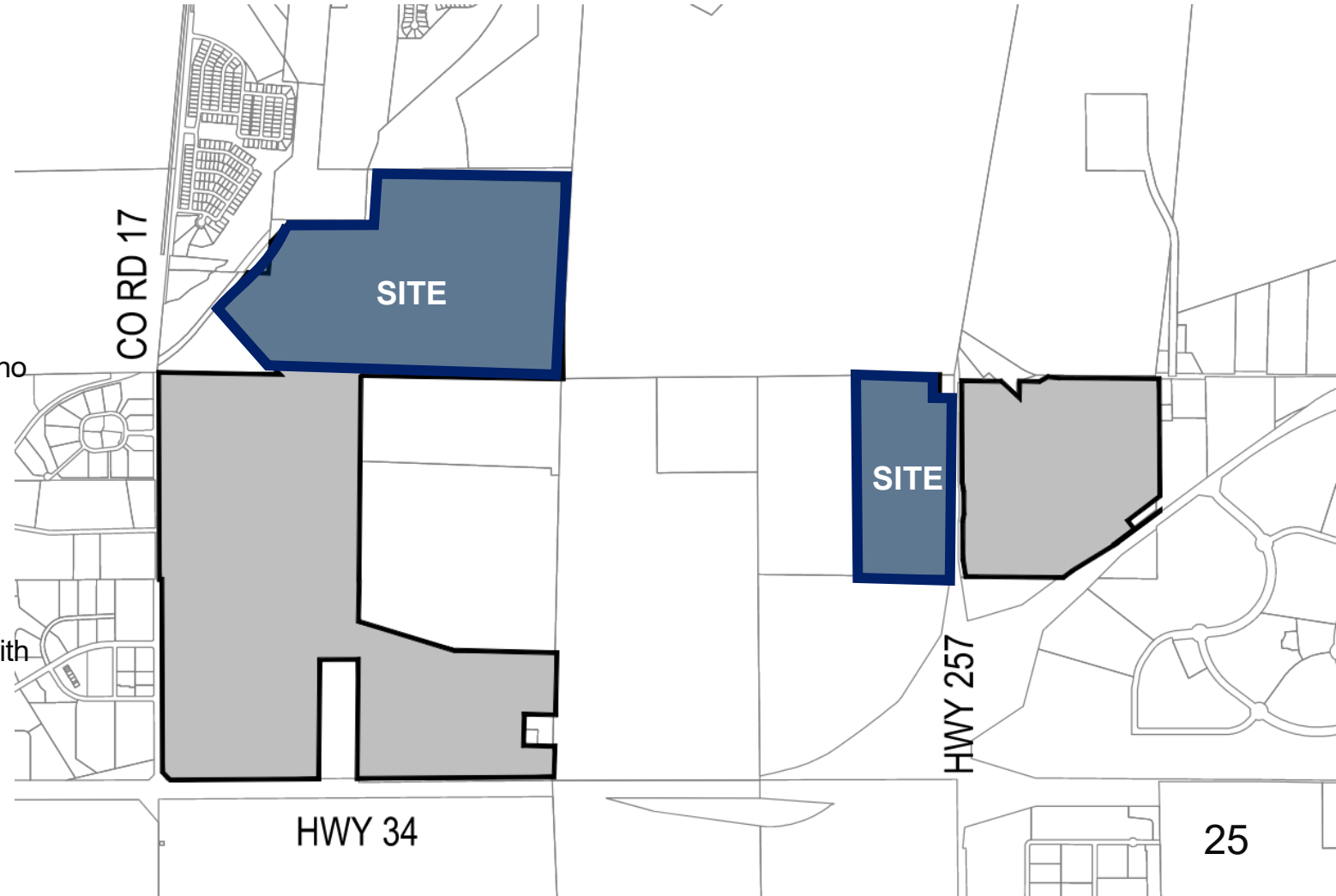
- Fire Station #6 4 miles from site. Police to be provided by City
post-annexation.

SCHOOLS

- Windsor RE-4; land dedication or in-lieu payments evaluated with
future Development submittals per IGA with school district.

PARKS/OPEN SPACE

- Adjacent to Arroyos Del Sol Natural Area; future parks required
per PUD





cascadia

feel the rush

**CASCADIA PUD AND ANNEXATION
PLANNING COMMISSION HEARING
AUGUST 26, 2025**

AGENDA AND PROJECT TEAM

1. Project Team Introductions
2. PUD Timeline
3. Current Zoning
4. Annexation Property
5. Cascadia PUD Character Areas
(Includes Catalyst Property):
 - A. Cascadia Entertainment District
 - B. Cascadia Ranch
 - C. Cascadia East
6. Overall PUD Plan
7. Parks Plan
8. Comprehensive Plan & Criteria
for Approval

**NORRIS
DESIGN**
PEOPLE + PLACEMAKING

MARTIN/MARTIN
CONSULTING ENGINEERS


THE WATER VALLEY COMPANY

City of
Greeley
Colorado

 **BOLTON
& MENK**

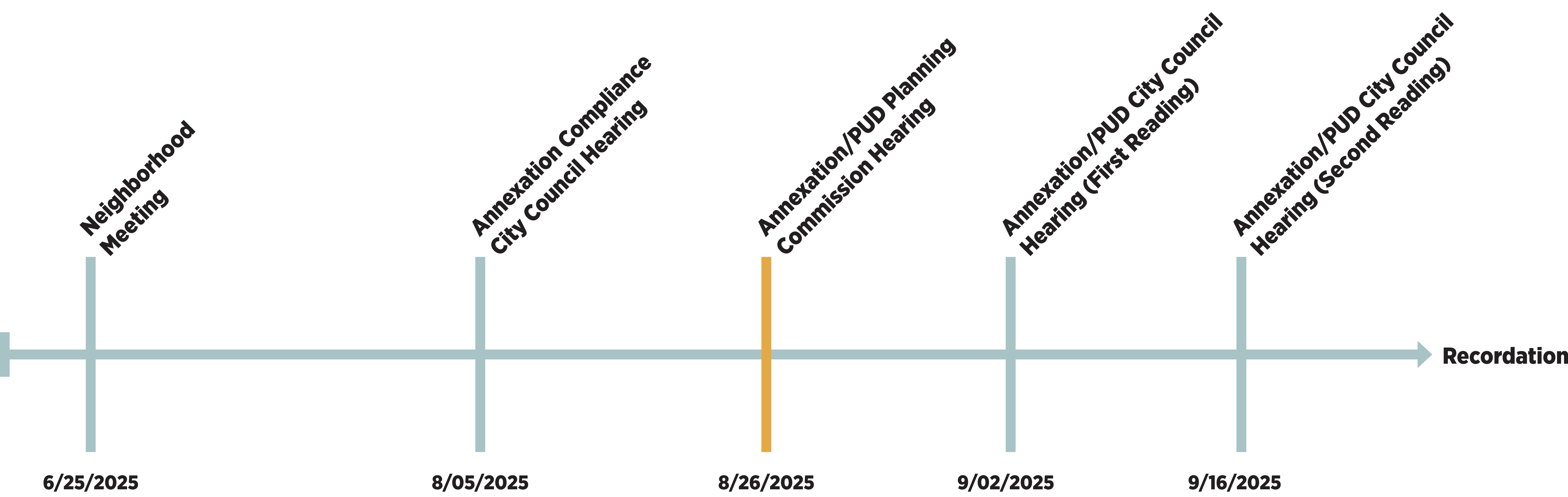
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DAVIS


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TRAFFIC SOLUTIONS

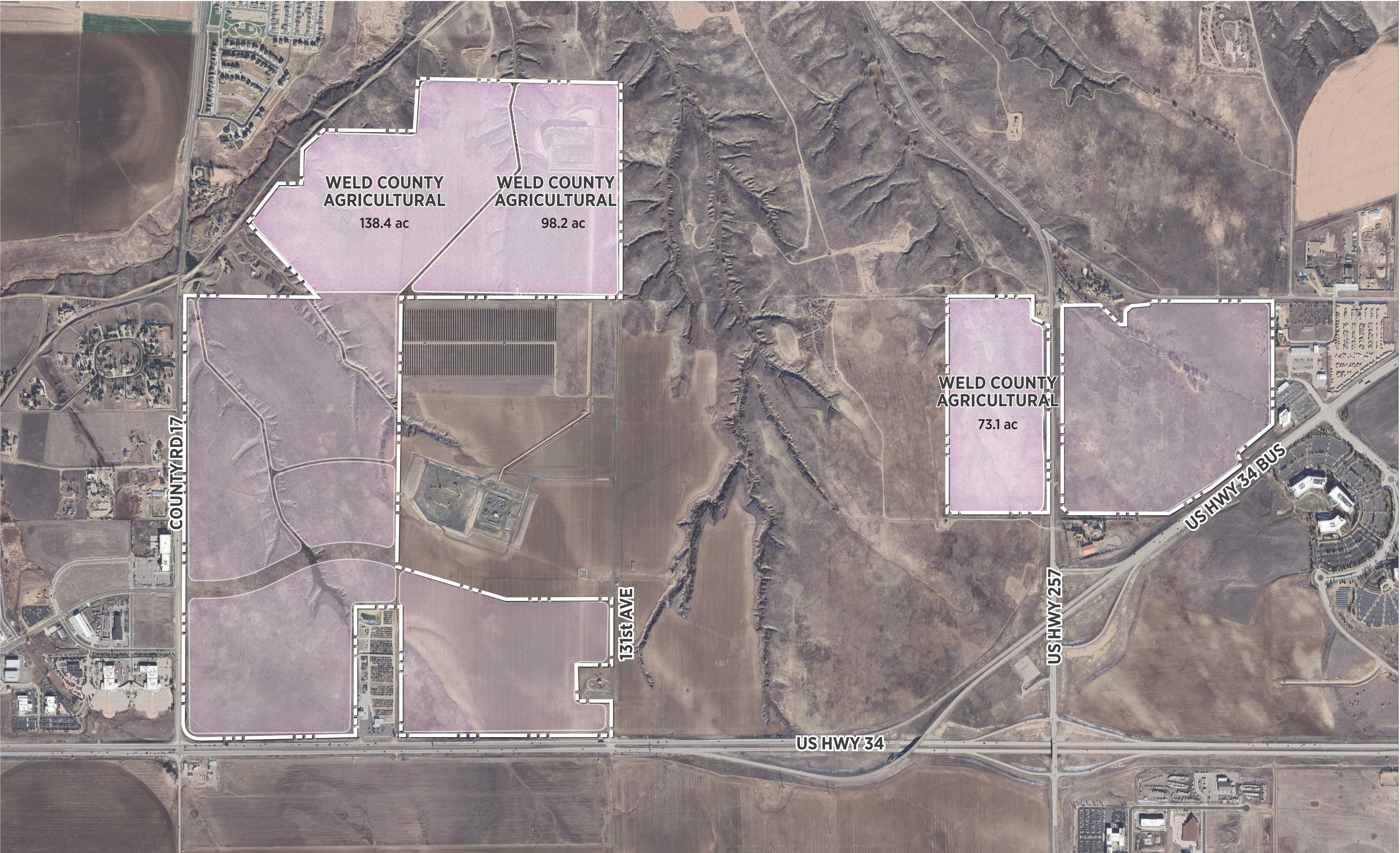

PCL
CONSTRUCTION

PROJECT HISTORY AND TIMELINE

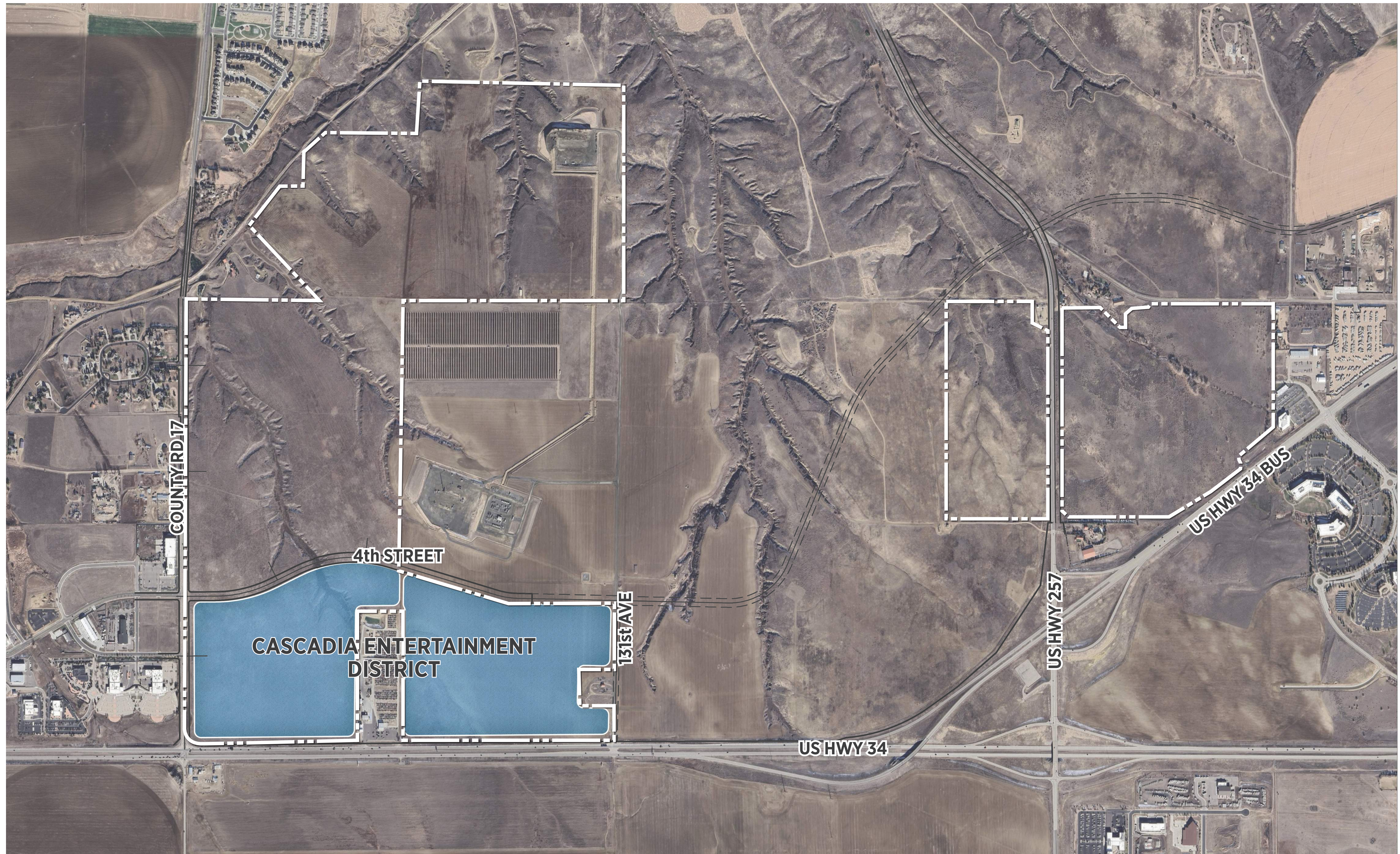




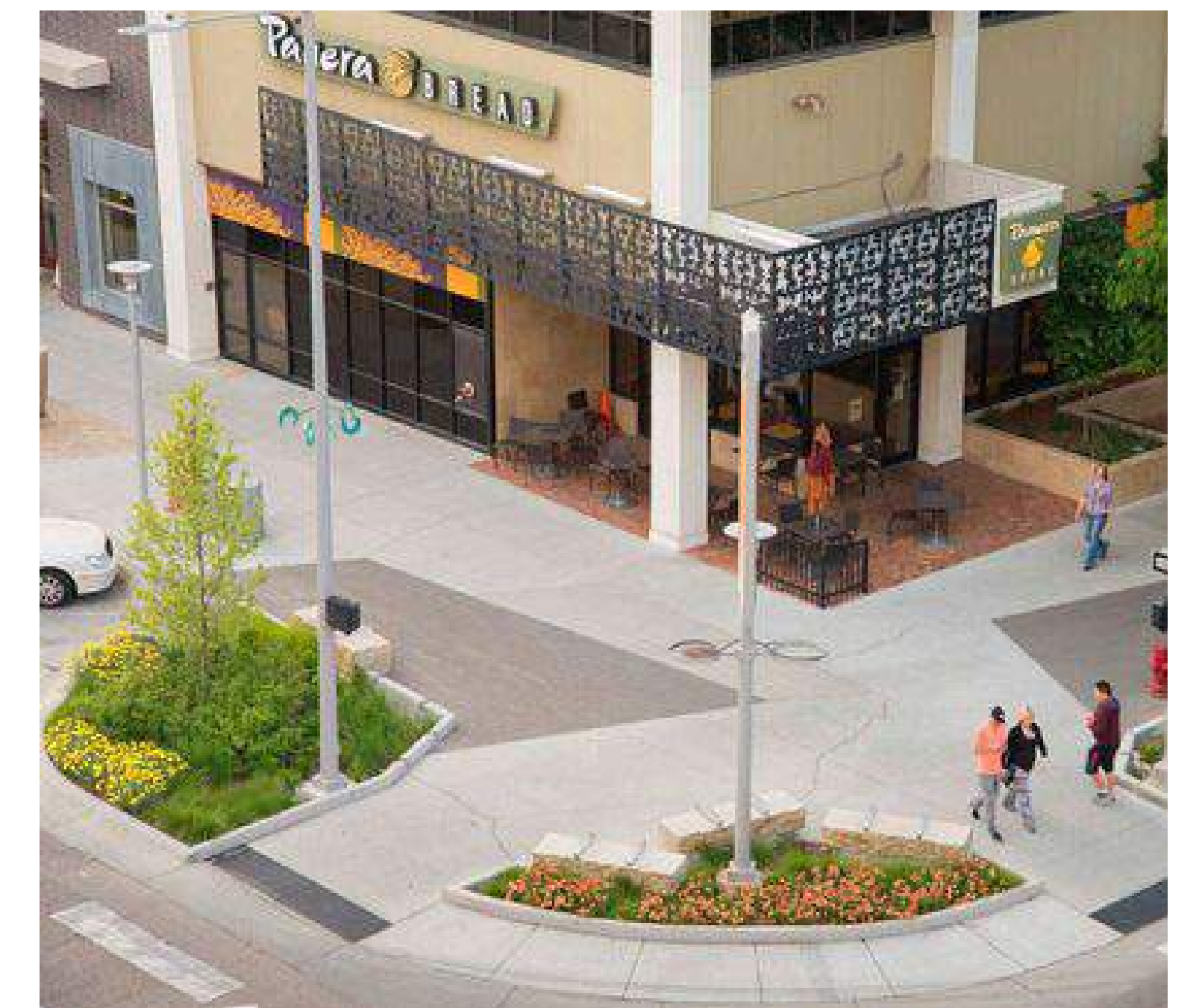
ANNEXATION PROPERTY



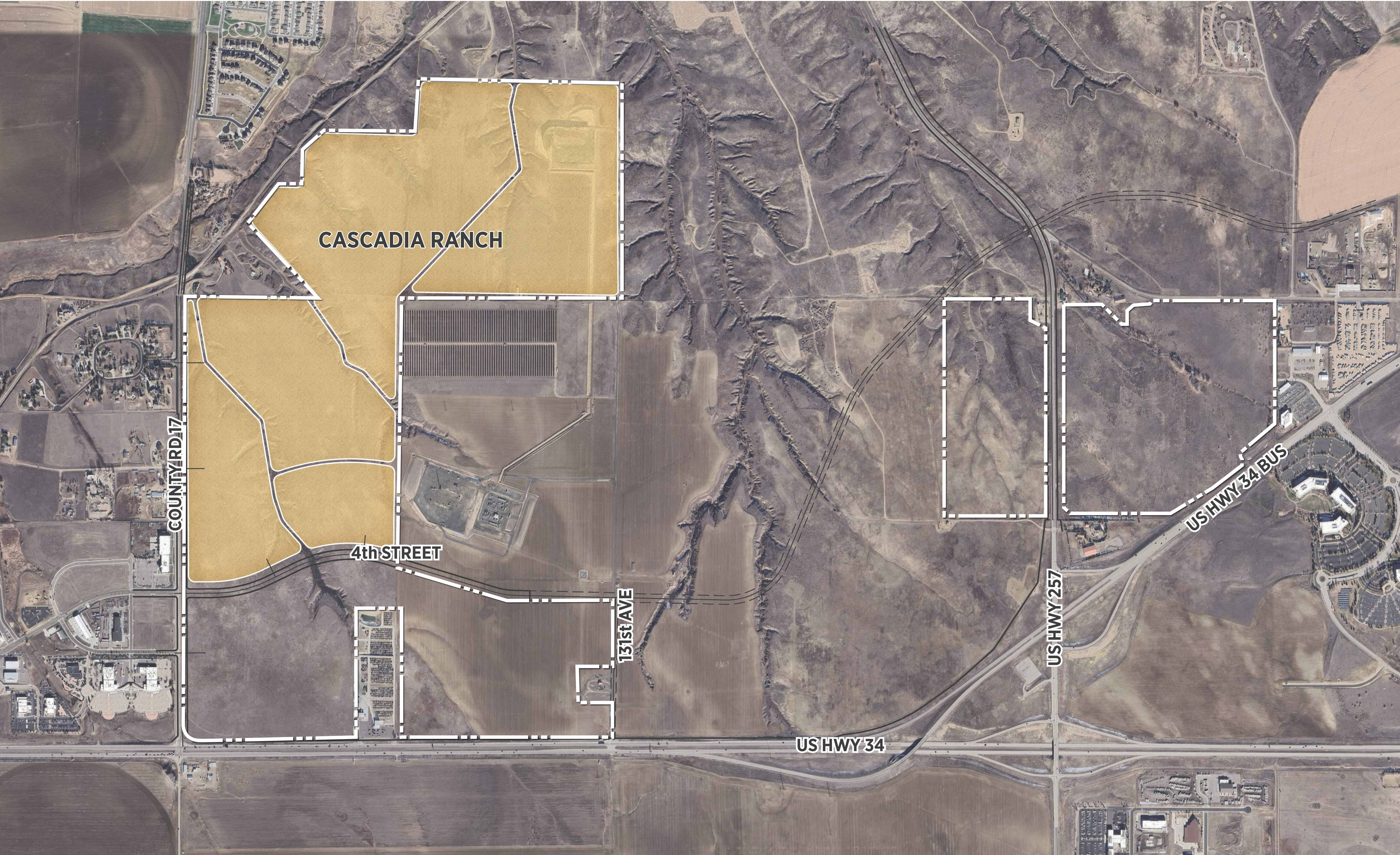
CHARACTER AREAS



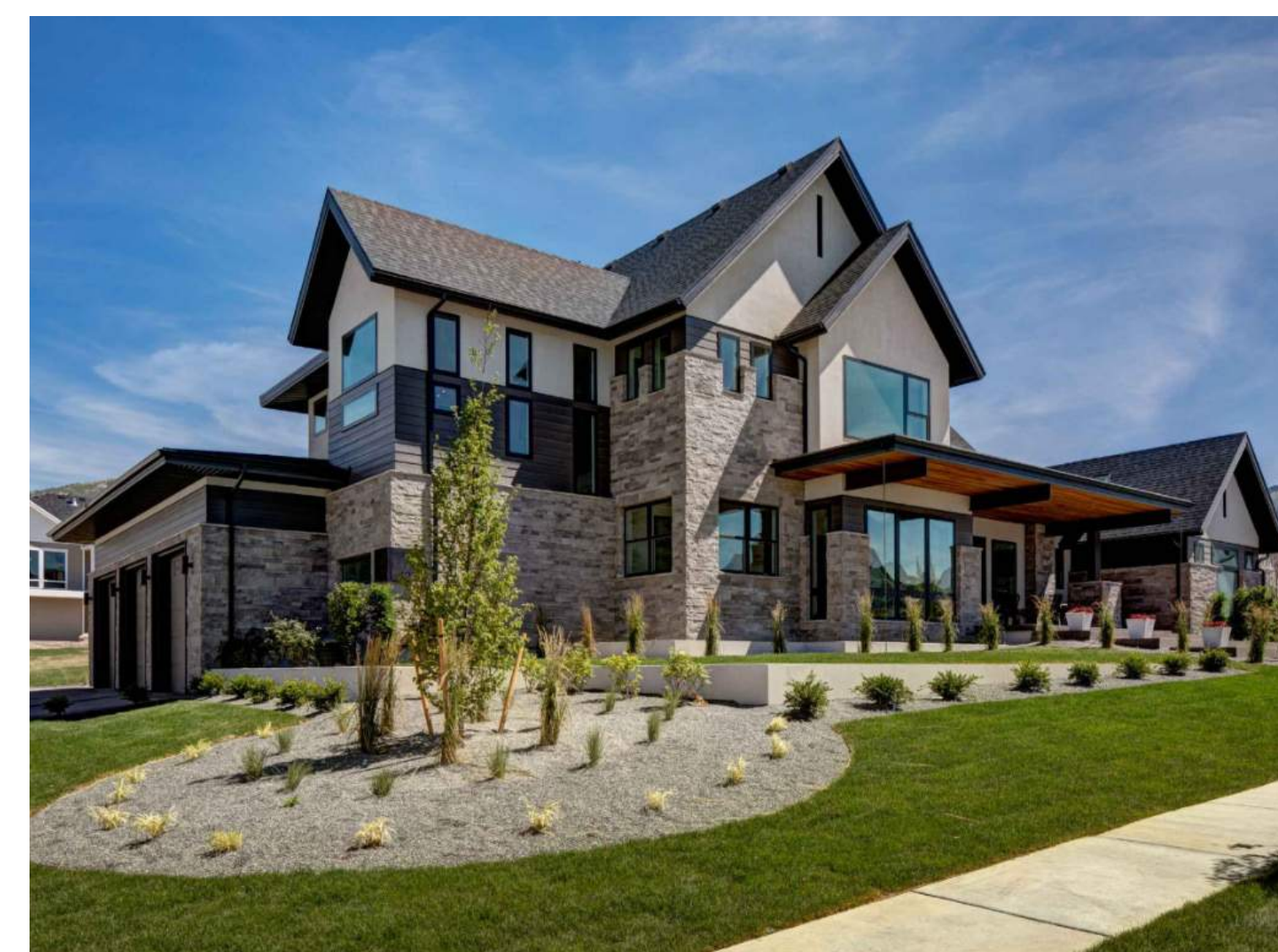
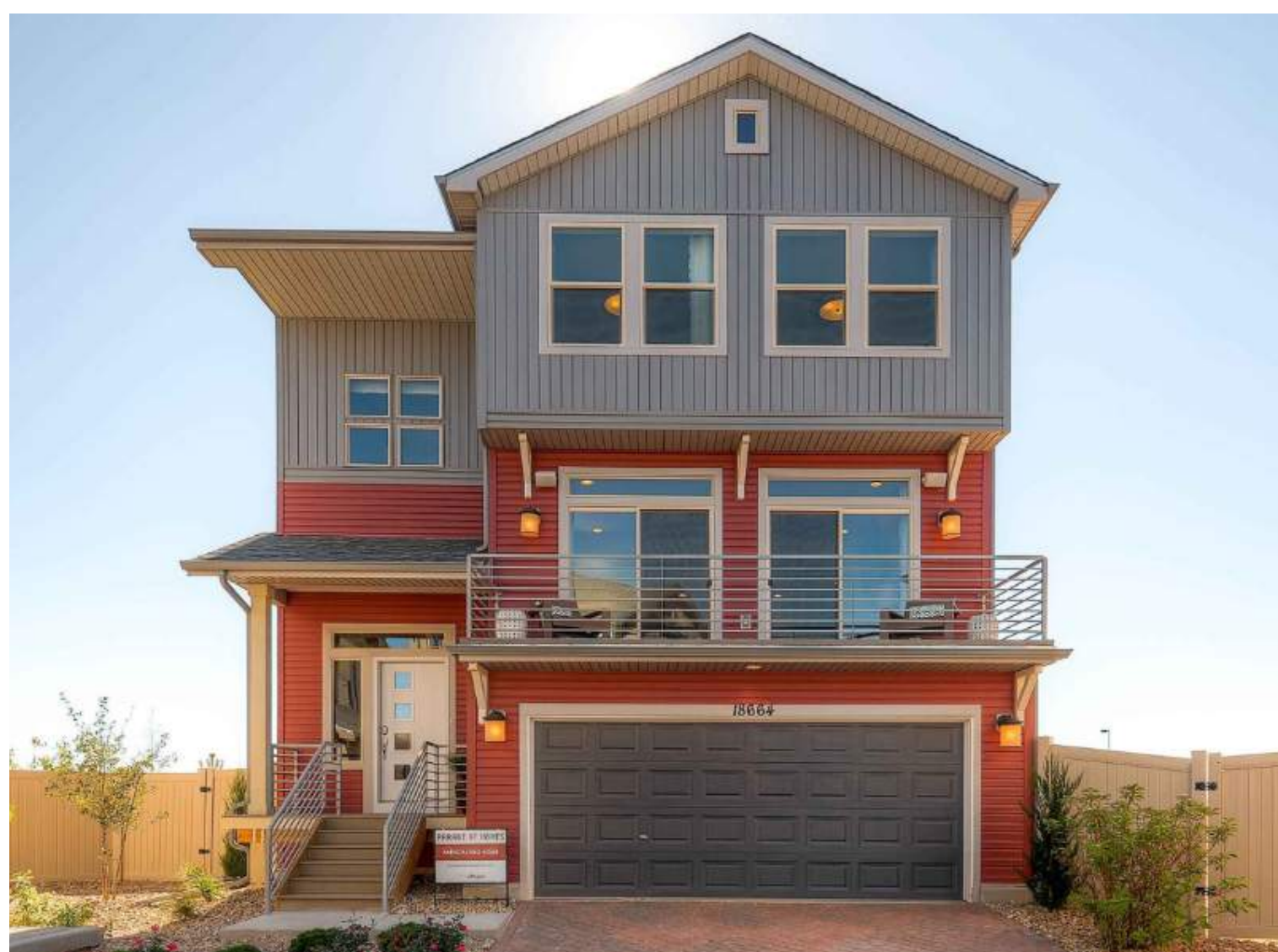
CHARACTER AREAS- CASCADIA ENTERTAINMENT DISTRICT CONCEPTUAL IMAGERY



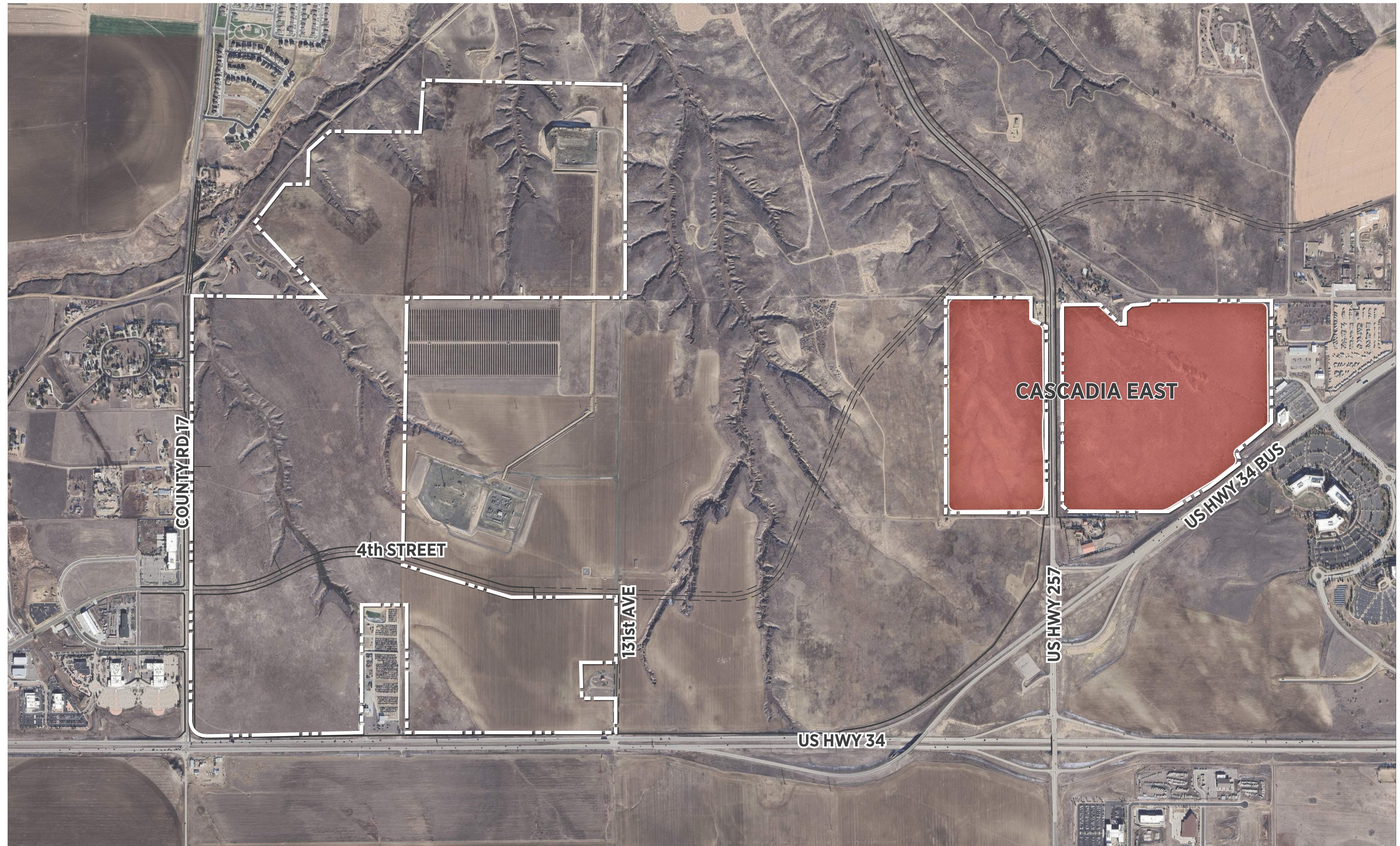
CHARACTER AREAS



CHARACTER AREAS- CASCADIA RANCH CONCEPTUAL IMAGERY



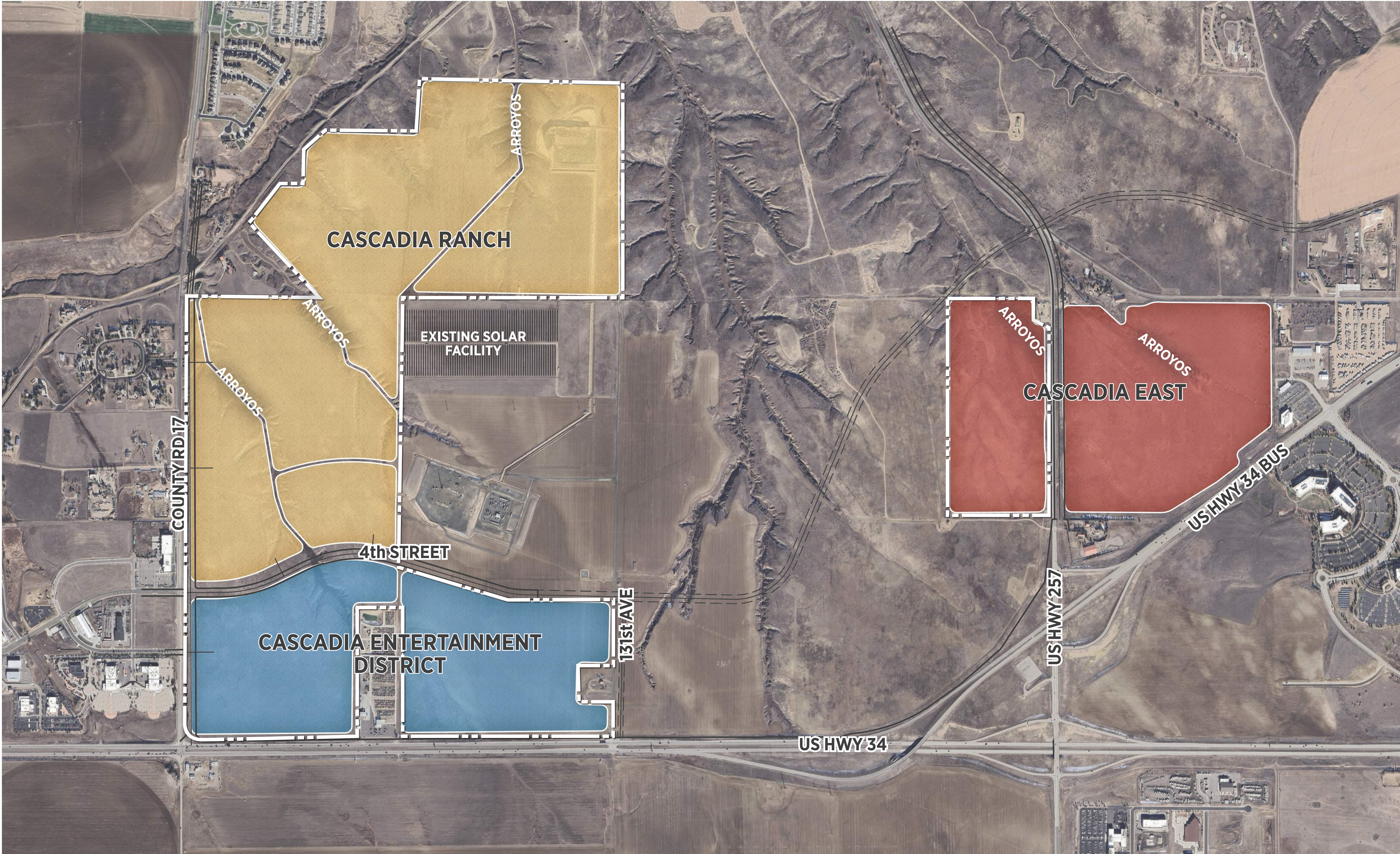
CHARACTER AREAS



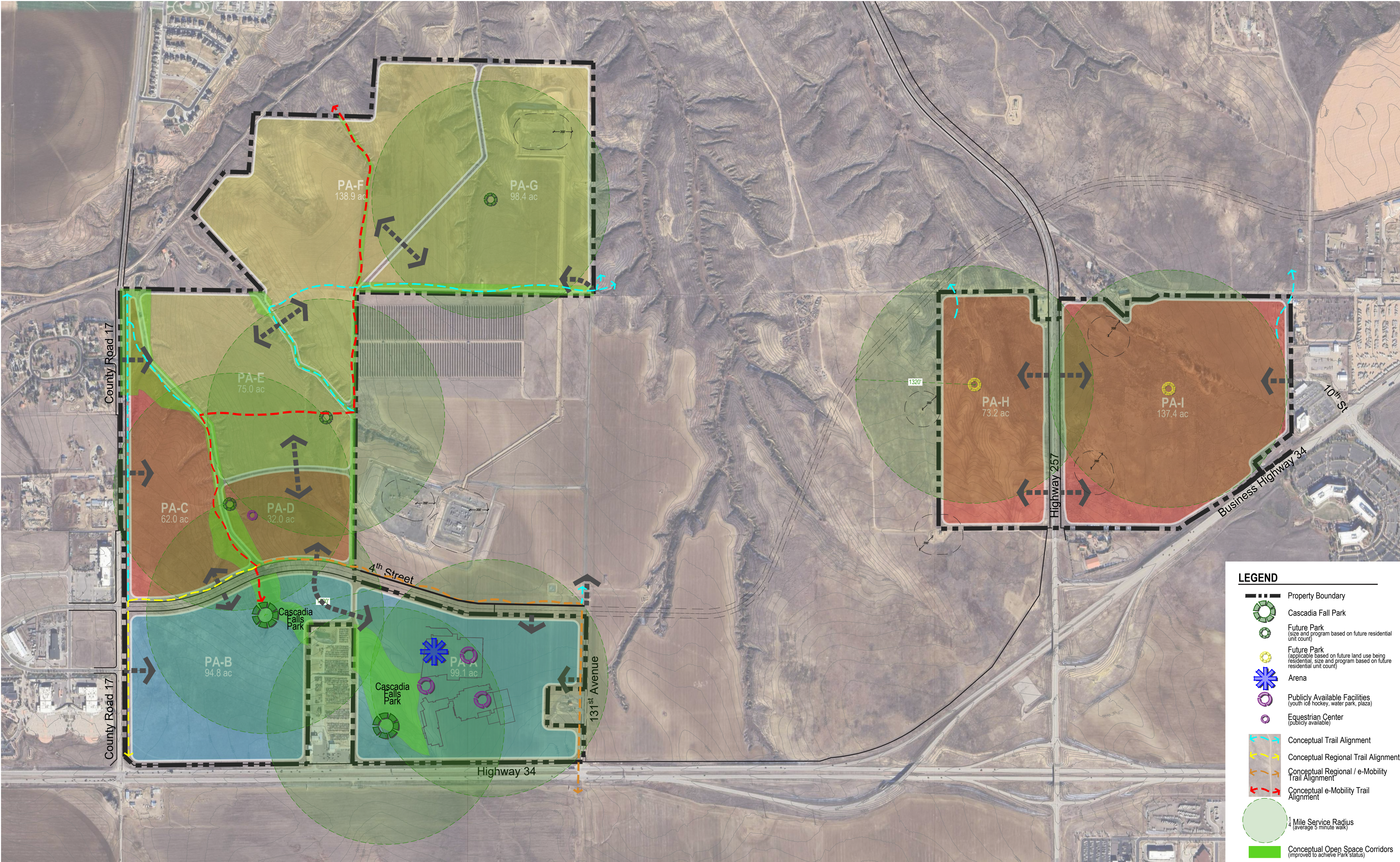
CHARACTER AREAS- CASCADIA EAST CONCEPTUAL IMAGERY



CHARACTER AREAS



PARKS PLAN



CONFORMANCE WITH THE COMPREHENSIVE PLAN

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

The PUD will provide the City of Greeley with significant economic diversification due to development of the entertainment district, including the new arena, youth ice facility, hotel, water park, and plaza. This annexation and subsequent development will bring a diversity of retail, commercial, and residential housing options to the area and will help promote growth and vitality to the community.

✓ Goal ED-4: Facilitate intergovernmental and public/private partnerships that foster successful economic development.

The PUD is part of a larger collaboration between the City of Greeley and The Water Valley Company. CDOT, RTD, and other local intergovernmental agencies are also involved to implement successful infrastructure improvements.

✓ Goal GC-1: Manage growth effectively.

The PUD will act as a guide to thoughtful growth in a coordinated and predictable manner. This will also help align infrastructure, land use, and services with the City's overall planning efforts. As noted, the PUD will provide significant economic development and growth opportunities including entertainment, retail, commercial, and housing.

✓ Goal HO-2: Encourage a broad diversity of housing options.

There will be a large variety of housing options and residential components within the PUD. Housing types will be diverse and will aim to accommodate and meet the needs of those with different income levels, life stages, and size needs.

COMPLIANCE WITH MUNICIPAL CODE CRITERIA

- The PUD is consistent with the Imagine Greeley Comprehensive Plan by creating a coordinated and flexible framework to integrate diverse land uses such as entertainment, commercial, residential, retail, and open space.
- The PUD allows for a more deliberate allocation of uses and infrastructure that align with community goals.
- The Cascadia PUD leverages the flexibility of the PUD process to incorporate numerous public benefits such as the Catalyst Entertainment District with a new arena along with supporting hospitality and recreation uses.
- The new elements and amenities proposed will promote broader health, safety and welfare for the community by enhancing economic opportunities, increasing access to recreation assets, and fostering a sense of place.
- The PUD includes thoughtful design principles such as walkability, mixed-use development, and integrated mobility and land use planning.
- The PUD will support long-term City growth by including a variety of housing opportunities and concentrating development near central corridors. The PUD will preserve open space and recreation while supporting the needs of different demographics. The PUD also directly supports the goals of the Comprehensive Plan through economic development, housing diversity, and regional collaboration.

THANK YOU!



We are happy to answer any questions you may have.

Developer Contact Information:
Mitch Black, Norris Design

PLANNING COMMISSION SUMMARY

ITEM:	A public hearing to consider a request for an annexation of approximately 73.319 acres of land located within unincorporated Weld County generally located west of State Highway 257 approximately one-half mile north of US Highway 34 known as the Kinnison Annexation (ANX2025-0003).
PROJECT:	Kinnison Annexation
FILE NO:	ANX2025-0003
LOCATION:	Generally located west of State Highway 257 approximately one-half mile north of US Highway 34
APPLICANT:	WV Development, LLC on behalf of VIMA Partners, LLC
CASE PLANNER:	Brian McBroom, Community Development Director Katelyn Puga, Planner III

PLANNING COMMISSION HEARING DATE: August 26, 2025

PLANNING COMMISSION FUNCTION: To review the proposed annexations for compliance with Section 24-214 of the Greeley Development Code and make a recommendation to the City Council.

EXECUTIVE SUMMARY

The applicant, WV Development, on behalf of property owner, VIMA Partners LLC, petitions to annex the property known as Kinnison Annexation (ANX2025-0003), Generally located west of State Highway 257 approximately one-half mile north of US Highway 34 into the City of Greeley, the subject site is comprised of approximately 73.319 acres. (Section J – Attachments).

A. REQUEST

The property owner, VIMA Partners LLC, and applicant, WV Development LLC, have petitioned the City to annex approximately 73.319 acres of unincorporated property. The annexations consist of one parcel, 095710000019.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

The 73.319 acres in unincorporated Weld County are generally located west of State Highway 257 approximately one-half mile north of US Highway 34.

- Current Zoning:** AG (Agricultural – County)
- Proposed Zoning:** Planned Unit Development (PUD)
- Abutting Zoning:** North: AG (Agriculture – County)
South: H-A (Holding Agriculture - City)
East: H-A (Holding Agriculture – City)
West: H-A (Holding Agriculture – City)

See Figure 1 for details.

- Site Conditions:** The site is currently undeveloped. State Highway 257 is located on the east boundary of the property. There are two plugged and abandoned oil and gas wells on the site. A portion of the property is characterized by significant topographical variation (arroyos).

Contiguity:

Annexation Application	Required Contiguity	Provided Contiguity
ANX2025-0003	16%	80.2%

- Abutting Land Uses:** North: City-Owned Natural Area, Electrical Substation
South: Undeveloped
East: State Highway 257, Undeveloped
West: Undeveloped Undisturbed/Native landscape, State Highway 257

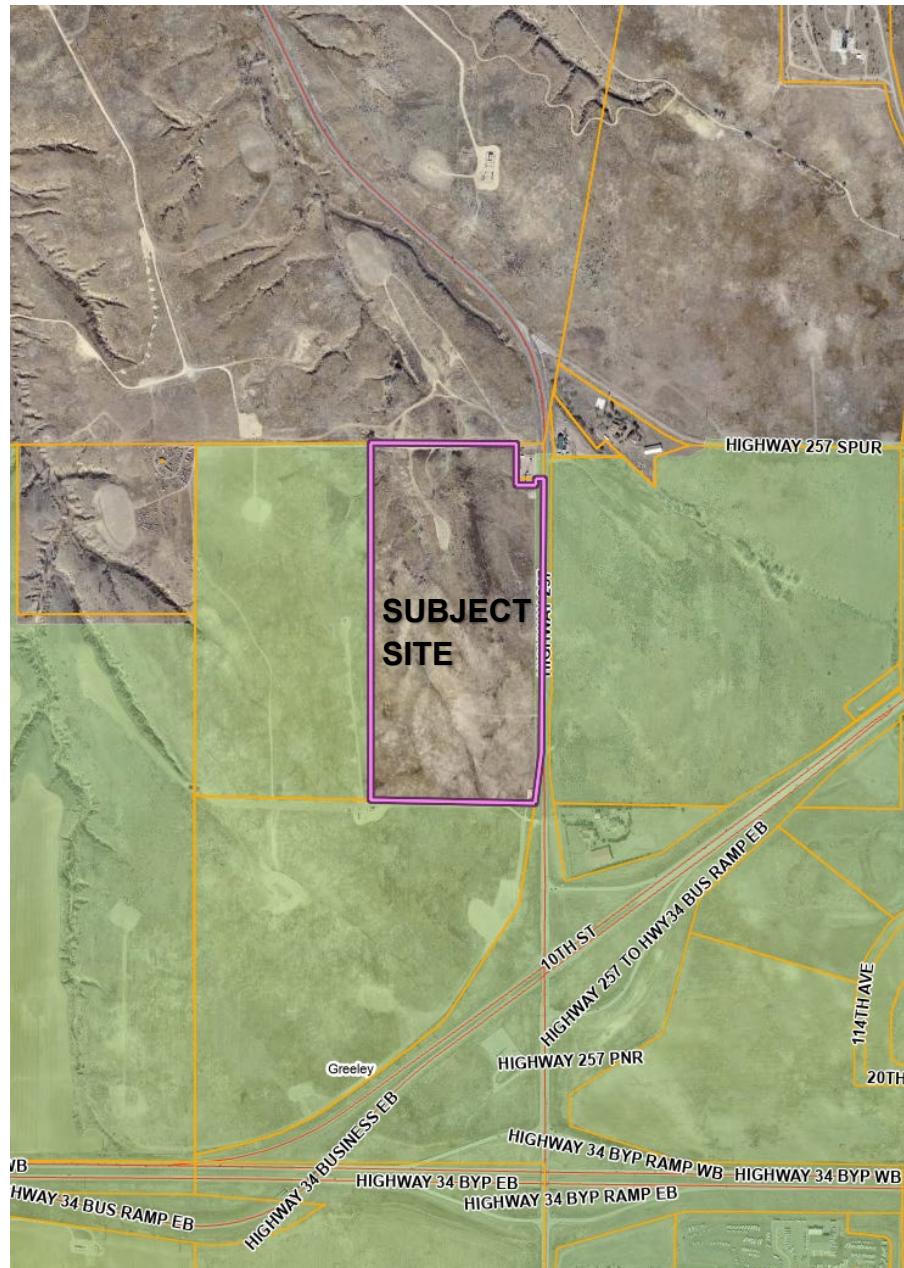


Figure 1: Vicinity Map

D. BACKGROUND

The property owner has petitioned the City to annex approximately 73.319 acres of unincorporated property. The annexation consists of one parcel, Parcel No. 095710000019. The annexation area is largely undeveloped land, except for two plugged and abandoned oil and gas wells, and characterized by variation in topography that consists of the arroyo natural features. The parcel is located within the Long-Range Expected Growth Area, the Three Mile Plan, and is designated as Bluff and Rural areas on Imagine Greeley's Land Use Guidance Map.

The applicant requests the annexation be zoned Planned Unit Development (PUD). Following approval of the annexation, the establishment of zoning will be considered as a separate hearing item and must, per state statutes, take place within 90 days of the annexation.

Colorado Revised Statutes §31-12-104 and §31-12-105 establish the legal requirements for annexation, and include: (1) not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley; (2) a community of interest exists between the territory proposed to be annexed and the City of Greeley; (3) the territory sought to be annexed is urban or will be urbanized in the near future and; (4) the territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley.

The City Attorney's Office has determined the proposal meets the statutory requirements to be considered for annexation, and City Council adopted a resolution on August 5, 2025, making a finding to this effect, scheduling the introduction of the ordinance concerning the annexation for September 2, 2025, and the final reading for September 16, 2025.

E. APPROVAL CRITERIA

The Commission shall consider comments from review agencies and offices, staff recommendation, applicant information, citizen comments, and the following criteria (found in Section 24-214 of the Greeley Development Code) in taking action to recommend approval, denial, or to table the annexation for future consideration:

1. The proposed annexation is in conformance with the Comprehensive Plan.

The following Imagine Greeley Comprehensive Plan policies apply to this request:

Growth Framework – Annexation Consideration

The following will be considered when evaluating annexation proposals:

1. The proposed annexation meets state requirements for annexations.
2. The proposed annexation meets the requirements for annexations set forth in the Greeley Municipal Code.
3. The proposed annexation is in conformance with the Imagine Greeley Comprehensive Plan.
4. The proposed annexation promotes a geographic balance of land uses.
5. The proposed annexation increases the City's supply of developable employment land or other future land use requirements.
6. Adequate services are or will be available to support the development expected to result from the proposed annexation.
7. The proposed annexation provides for a continuous and rational municipal boundary, and at least one-sixth of the annexation's perimeter is contiguous with the city's current boundary.

8. The area is urban or will be urbanized in the near future. However, annexation of undeveloped land is appropriate if another community goal is achieved, such as procurement of open land for a community separator, for open space, or for the conservation of farmland.

GC-1.5 Annexations: When considering a proposed annexation, the City should find persuasive evidence that the inclusion of the property into the City's jurisdiction meets the goals and objectives of the Comprehensive Plan, and that the property can be developed in a manner that will be a positive addition to the City, improve the quality of Greeley's neighborhoods, and can be provided with municipal services.

Staff Comment: The subject property is undeveloped. The proposed PUD zoning of the property anticipates future development as a mix of residential and commercial uses, provided that adequate services can be extended and a master plan is incorporated into any future development.

The site is located within the Long-Range Expected Growth Area (LREGA) and is designated on the Land Use Guidance Map as a combination of Bluffs, Rural, and Entryway Character Corridor. The bluffs and rural designations emphasize preserving a low-density development pattern, particularly in areas identified as having ecological significance. In contrast, State Highway 257 provides opportunity to enhance character at a valuable entryway into the city.

1. GC-1: Manage growth effectively.

Staff Response: Annexation of the property allows the City to proactively manage growth, preserve the unique landscape character, and enhance the public realm along this key entryway.

2. IN-2: Ensure the design, construction, and appearance of City infrastructure and facilities contributes to the character of the community.

Staff Response: Future development will require master planning and sub-area planning to ensure the provision of adequate public facilities. As full urban services are not currently available at the site, any development proposal must demonstrate how the area will be fully and sustainably served.

In addition, the property's adjacency to State Highway 257 presents a valuable opportunity for the City to shape visitors' first impressions through coordinated design and public improvements.

3. *NR-3: Demonstrate stewardship of the environment.*

Staff Response: Annexing this property to the City allows for the management of the unique landscape character (bluffs) in the area using design strategies to protect any identified natural features with future development proposals.

This request complies with this criterion.

2. The proposed annexation promotes geographical balance of the City's land use pattern.

Staff Comment: The proposed annexation provides growth in the west part of Greeley as it is adjacent to Arroyos Del Sol Natural Area and assists in filling an existing gap in city limits in this area. It is identified as part of the city's Long-Range Expected Growth Area and provides opportunity to align with the City's growth and land use patterns for western Greeley.

This request complies with this criterion.

3. Adequate services are, or will be, available to support the development expected to result from the proposed annexation.

Staff Comment: If annexed, the subject site would be served by the Greeley Fire Department and the City of Greeley Police Department. Future dedication of public safety sites within this area is considered with the proposed PUD zoning proposal.

The annexation would continue being served by the Windsor RE-4 School District (See Section H. 5 for more information)

Currently no City-level utilities are needed at the site; however, they could be extended for future development. The extension of services is not required for the annexation but is required to be evaluated as a part of the PUD zoning proposal for future development of the area.

This request complies with this criterion.

4. The proposed annexation provides for a continual and rational boundary.

Staff Comment: As proposed, the annexation would exceed the State's one-sixth contiguity requirements, with contiguity of 80.2% (16% minimum required). These inclusion of this property would also help provide a continual and rational boundary by adding an area of unincorporated land within the Long Range Expected Growth Area and the Three Mile Plan, and it would connect with areas already annexed to the west, east, and south of the proposed annexation area.

This request complies with this criterion.

5. The proposed annexation is needed to accommodate future land use requirements.

Staff Comment: The proposed annexation is needed to accommodate anticipated future development within the City. Since the site is located between existing City of Greeley Boundary on three of its four sides, it will close an existing gap and potential future enclave that would be located within the city boundary. Any future development of the area will require additional development review depending on the proposal. The concurrent establishment of zoning request to PUD (PUD2025-0003) anticipates a mix of residential and commercial uses for future development at this property. The establishment of PUD (Planned Unit Development) zoning as part of the larger Cascadia PUD proposal is being considered. Future development would need to meet the City's Development Code, Imagine Greeley Comprehensive Plan and Adequate Public Facilities requirements.

This request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The parcel included in the annexation application is currently unsubdivided in unincorporated Weld County. A Subdivision Plat will be required for future development proposals.

2. HAZARDS

The property contains two plugged and abandoned oil and gas wells; no active wells or associated operations remain. Fifty-foot setbacks are shown from the wells as part of the application submittal, the presence of these wells does not impact the proposed zoning. Large portions of the property feature notable topographic variation, including arroyos.

3. WILDLIFE

According to the City of Greeley's Areas of Ecological Significance map in the adopted Comprehensive Plan, the property may contain areas that are ecologically significant. All development review proposals will require biologist reports to ensure that any sensitive areas are not negatively compromised.

4. FLOODPLAIN

The site has no mapped floodplains on the subject property.

5. DRAINAGE AND EROSION

The site is largely undeveloped with drainage patterns expected to match existing conditions. However, drainage patterns and required stormwater infrastructure and detention would be examined in greater detail through further development applications and the subsequent permitting processes.

6. TRANSPORTATION

The annexation request includes a section of Weld County Right-of-Way along the north side of the annexation boundary. This Right-of-Way does not contain any County identified roadways.

H. SERVICES

1. WATER

Water service to the proposed annexation will be provided by the City of Greeley in accordance with the PUD and any other Intergovernmental Agreements.

2. SANITATION

Sewer service will be provided by the City of Greeley in accordance with the PUD and any other applicable Intergovernmental Agreements.

3. EMERGENCY SERVICES

The subject site is currently served by the Windsor/Severance Fire Protection District. With the successful annexation, the applicant would withdraw the property from the Windsor/Severance Fire Protection District (request to withdraw was provided with the

annexation application). The City of Greeley Fire Department would take over fire services for the site once annexed. The closest fire station, Fire Station #6 (10603 W. 20th St) is approximately 2 miles away to the east.

The City of Greeley Police Department would also serve this area with the completion of the annexation. The nearest police station is approximately eight (8) miles east located at the northeast corner of 10th Street and 30th Avenue.

Additional requirements for adequate public facilities are evaluated under the establishment of zoning request to PUD.

4. PARKS/OPEN SPACES

The site is located directly south of the 1,000-acre city-owned Arroyos Del Sol natural area. Future parks and open space will be required with the establishment of zoning as a PUD and further with the future subdivision and site plans for the property.

5. SCHOOLS

The annexation is located in the Windsor RE-4 School District. The school district has been notified of the annexation proposal and will be notified as part of the requirements for the Annexation Impact Report.

An Intergovernmental Agreement between the City and Weld RE-4 School District allows for the dedication of sites and land areas for schools, or payments in lieu thereof (“in lieu payments”) for any new residential construction associated with future development in the City. The school district will be consulted during the development review proposals regarding land dedication or in-lieu payments for school sites.

I. NEIGHBORHOOD IMPACTS

1. VISUAL

The annexation would not create any visual impacts on the surrounding neighborhood, which is largely rural. Potential impacts would be reviewed at time of future development.

2. NOISE

Staff does not anticipate that the proposed annexation would create any significant increase in noise. Potential impacts would be reviewed at time of future development.

H. NOTIFICATION:

Mailed notice is not required per the Development Code. However, as a courtesy a mailed notice was sent on August 1, 2025 to surrounding properties within 1,000 feet of the subject property.

The applicant posted signs in one location on the property on August 8, 2025, and a notice was published as required by the noticing requirements in the Development Code. To date, staff has not received any written or verbal public comment regarding the Planned Unit Development case. Any comment received after this report is published will be provided as an exhibit to the commission at the public hearing.

I. PLANNING COMMISSION RECOMMENDED MOTION:

A motion that, based on the project summary and analysis, the Planning Commission finds that the request for an annexation meets approval criteria found in Section 24-214. b.2.(a-e). And, the proposed annexation Schmerge Annexation, File number ANX2025-0003, meets State statutory requirements and; And, therefore, recommends approval of the annexation to the City Council.

I. ATTACHMENTS:

1. Resolution No. 41, 2025 with Exhibit A
2. Vicinity & Zoning Map
3. Annexation Site Analysis Map
4. Adjacent Property Owner Notice Boundary Map
5. Project Narrative
6. Staff Presentation

CITY OF GREELEY, COLORADO

RESOLUTION NO. 41, 2025

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH STATE ANNEXATION LAWS FOR PROPERTY KNOWN AS “KINNISON” LOCATED GENERALLY EAST OF 131st AVE AND NORTH OF US HIGHWAY 34 AND WEST OF STATE HIGHWAY 257, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 73.319 ACRES.

WHEREAS, Vima Partners, LLC has submitted an annexation petition to the City of Greeley for annexation of property located generally East of 131st Ave and North of US Highway 34 and West of State Highway 257, more particularly described in the attached Exhibit A;

WHEREAS, the City of Greeley staff has found the annexation petition to be in substantial compliance with C.R.S. §§ 31-12-101, *et seq.*; and

WHEREAS, City staff desires that the City Council establish a date, time, and place to hold a hearing to determine if the proposed annexation complies with C.R.S. § 31-12-107(1), or such parts thereof, to establish eligibility for annexation to the City of Greeley; and

WHEREAS, the City Clerk shall deliver notice and publish the date, time, and place for said hearing;

NOW THEREFORE, BE IT RESOLVED BY THE GREELEY CITY COUNCIL OF THE CITY OF GREELEY, COLORADO:

1. The annexation petition is found to substantially comply with C.R.S. § 31-12-107(1).
2. The public hearing for consideration of the proposed annexation petition is hereby set for September 16, 2025, at the City Council Chambers, City Center - South, 1001 11th Avenue, Greeley, Colorado, during a regular City Council meeting beginning at 6:00 p.m.
3. The City Clerk is hereby authorized to publish and notify required parties pursuant to the procedures set forth in C.R.S. §31-12-108(2).
4. This resolution shall become effective immediately upon its passage.

PASSED, AND ADOPTED, SIGNED AND APPROVED THIS 5TH DAY OF AUGUST, 2025.

ATTEST:



THE CITY OF GREELEY, COLORADO

By: _____

City Clerk

By: _____

Mayor

EXHIBIT A PROPERTY DESCRIPTION

A parcel of land, being a portion of the East Half of the Northeast Quarter of the Northeast Quarter (E1/2NE1/4NE1/4) of Section Ten (10), Township Five North (T.5N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 10 and assuming the East line of said NE1/4NE1/4 as bearing South 00°25'48" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2637.44 feet with all other bearings contained herein relative thereto;

THENCE South 89°21'03" West along the North line of said E1/2NE1/4NE1/4 a distance of 205.00 feet to the **POINT OF BEGINNING**;

THENCE South 00°25'48" East a distance of 314.00 feet;

THENCE North 89°21'03" East a distance of 145.00 feet to the West line of Bader Farm Annexation recorded October 15, 2002 as Reception No. 2996049 of the Records of Weld County;

THENCE South 00°25'48" East along said West line a distance of 2323.18 feet to the Northerly line of Centennial Ridge II Annexation recorded February 22, 2002 as Reception No. 2927124 of the Records of Weld County;

The following Two (2) courses and distances are along the Northerly and Easterly lines of said Centennial Ridge II Annexation;

THENCE South 89°35'41" West a distance of 1239.38 feet;

THENCE North 00°00'05" West a distance of 2632.06 feet to the North line of said E1/2NE1/4NE1/4;

THENCE North 89°21'03" East along said North line a distance of 1074.70 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 73.319 Acres, more or less ($\pm$), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

SURVEYORS STATEMENT

I, Roy Moesser, a Colorado Licensed Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.

Roy Moesser - on behalf of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

KING SURVEYORS
650 East Garden Drive
Windsor, Colorado 80550
(970) 686-5011

PETITION FOR ANNEXATION

Kinnison Annexation

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF GREELEY,
COLORADO:

The undersigned, in accordance with Title 31, Article 12, Chapters 101 et. seq., Colorado Revised Statutes, 1973, as amended, hereby petition the City Council of the City of Greeley for annexation to the City of Greeley of the territory described herein and described and shown on the map designated, "Kinnison Annexation." The applicable number of said map (at least four) are submitted herewith and by this reference are incorporated herein. The description of the territory hereby petitioned for annexation to the City of Greeley is set forth in Exhibit A attached hereto and incorporated herein by reference.

In support of this petition, the Petitioner(s) allege(s) that:

1. It is desirable and necessary that the above-described territory be annexed to the City of Greeley.

2. The requirements of Section 31-12-104 and 31-12-105 of the Colorado Revised Statutes exist or have been met in that:

A. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley.

B. A community of interest exists between the territory proposed to be annexed and The City of Greeley.

C. The territory sought to be annexed is urban or will be urbanized in the near future.

D. The territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley.

3. In establishing the boundaries of the territory proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has/have been divided into separate parts or parcels of real estate without the written consent of the land owner or land owners thereof, except and unless where such tracts or parcels are already separated by a dedicated street, road, or other public way.

4. In establishing the boundaries of the territory proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate comprising twenty (20) acres or more which, together with the buildings and improvements situated thereon have an assessed valuation in excess of \$200,000 for ad valorem tax purposes for the year next preceding the filing of the written petition for annexation, has/have been included within the

territory proposed to be annexed without the written consent of the land owner or land owners.

5. The territory proposed to be annexed does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Greeley was held within the twelve months preceding the filing of this petition.

6. The territory proposed to be annexed does not include any area included in another annexation proceeding involving a city other than the City of Greeley.

7. The territory proposed to be annexed is not presently a part of any incorporated city, city and county, or town.

8. The property owned by each petitioner is described on each separate signature sheet and, when needed, described more fully in the exhibits attached hereto and incorporated herein by reference.

9. The signer(s) of this petition comprise(s) more than fifty percent (50%) of the land owners and owning more than fifty percent (50%) of the property, excluding public streets and alleys, and any land owned by the annexing municipality, and are, in fact, owners of one hundred percent (100%) of the property set forth in Exhibit A attached hereto and incorporated herein by reference.

Accompanying this petition are **the original and four copies of an annexation plat map** containing the following information:

A. A written legal description of the boundaries of the area proposed to be annexed.

B. A map showing the boundary of the area proposed to be annexed.

C. Within the annexation boundary map, an identification of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks. Also within the boundary map, identification of any special districts the area proposed to be annexed may be part of.

D. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the annexing municipality and the contiguous boundary of any other municipality abutting the area proposed to be annexed. E. A surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies at least one-sixth (1/6) contiguity to the City of Greeley.

F. Acceptance block describing the acceptance action of the City of Greeley in form and substance as provided in Appendix A of the Subdivision Regulations of the City of Greeley and providing for the effective date and City Clerk and Mayor attest signatures.

10. Except as otherwise provided, no part of the territory sought to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will become effective.

11. As an expressed condition of annexation, land owner(s) consent(s) to inclusion into the Northern Colorado Water Conservancy District and the municipal subdistrict pursuant to Section 37-45-136 (3.6) C.R.S. Land owner(s) acknowledge(s) that, upon inclusion into the district and subdistrict, land owner's (s') property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the district and subdistrict at the time of inclusion of land owner's(s') lands. Land owner(s) agree(s) to waive any right to an election which may exist to require an election pursuant to Article X, Section 20, of the Colorado Constitution before the district and subdistrict can impose such mill levies and special assessments as it has the authority to impose. Land owner(s) also agree(s) to waive, upon inclusion, any right which may exist to a refund pursuant to Article X, Section 20, of the Colorado Constitution.

THEREFORE, the undersigned respectfully petition(s) and requests the City Council of the City of Greeley, to approve annexation of the territory described and referred to in Exhibit A to the City of Greeley in accordance with and pursuant to the statutes of the State of Colorado.

Land Owner(s) Name(s) and Signature(s) Mailing Address Date of Signing

VIMA PARTNERS, LLC

1625 PELICAN LAKES PT STE 201
WINDSOR, CO 80550-6236

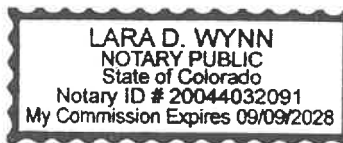
Date of Signing

Subscribed and sworn to before me this 17th day of June, 2025, by Martin Lind, Manager.

Witness my hand and official seal.

My commission expires: 9/9/2028

Notary Public



Land Owned

Parcel: 095710000019

Please reference attached Exhibit A for full legal description

If necessary, attach separate sheet.

EXHIBIT "A"

Legal Description

The East 1/2 of the Northeast 1/4 Section 10, Township 5 North, Range 67 West of the 6th P.M., except the following parcel:

Beginning at the Northeast corner of said Section 10, thence South along the East line of said Section 10 a distance of 264 feet; thence West parallel with the North line of said Section 10, 205 feet; thence North 264 feet to the North line of said Section 10; thence East 205 feet to the point of beginning, and EXCEPT that part conveyed to the Department of Highways by instruments recorded August 27, 1976 in Book 775 as Reception Nos. [1697285](#) and [1697286](#) and EXCEPT a parcel of land situated in the Northeast 1/4 of Section 10, Township 5 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado, described as follows: All bearings contained herein are relative to Grid North calculated from State Plane Grid, North Zone. Commencing at the Northeast corner of Section 10; thence South 89°22'04" West, along the Northerly line of said Section, 205.00 feet; thence South 0°24'48" East, along the Westerly line of that certain parcel excepted in Book 1089 at Reception No. [2030102](#), 264.00 feet to the Southwest corner of said parcel, to the True Point of Beginning; thence North 89°22'04" East, along the Southerly line of said excepted parcel, 145.00 feet to a point on the Westerly right of way line of State Highway 257; thence South 02°24'48" East, along said line, 50.00 feet; thence South 89°22'04" West, 145.00 feet; thence North 0°24'48" West, 50.00 feet to the True Point of Beginning, and ALSO EXCEPT that portion conveyed to the Department of Highways, State of Colorado by deed recorded November 21, 1962 in [Book 1630 at Page 616](#), County of Weld, State of Colorado.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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KINNISON ANNEXATION
TO THE CITY OF GREELEY

Situate in the East Half of the Northeast Quarter of the Northeast Quarter of Section 10,
Township 5 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado
73.319 Acres
Project Number: ANX2025-0003

OWNER DEDICATION

I, VIMA Partners LLC, being the sole owner(s) in fee of:

The East 1/2 of the Northeast 1/4 Section 10, Township 5 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.

EXCEPT the following parcel:
Beginning at the Northeast corner of said Section 10,
thence South along the East line of said Section 10 a distance of 264 feet;
thence West parallel with the North line of said Section 10, 205 feet;
thence North 264 feet to the North line of said Section 10;
thence East 205 feet to the point of beginning.

and EXCEPT that part conveyed to the Department of Highways by instruments recorded August 27, 1976 in Book 775 as Reception Nos. 1697265 and 1697286,

and EXCEPT a parcel of land situated in the Northeast 1/4 of Section 10, Township 5 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado, described as follows:
All bearings contained herein are relative to Grid North calculated from State Plane Grid, North Zone. Commencing at the Northeast corner of Section 10;
thence South 89°22'04" West, along the Northerly line of said Section, 205.00 feet;
thence South 0°24'48" East, along the Westerly line of that certain parcel excepted in Book 1089 at Reception No. 2030102, 264.00 feet to the Southwest corner of said parcel, to the True Point of Beginning;
thence North 89°22'04" East, along the Southerly line of said excepted parcel, 145.00 feet to a point on the Westerly right of way line of State Highway 257;
thence South 02°24'48" East, along said line, 50.00 feet;
thence South 89°22'04" West, 145.00 feet;
thence North 0°24'48" West, 50.00 feet to the True Point of Beginning.

and ALSO EXCEPT that portion conveyed to the Department of Highways, State of Colorado by Deed recorded November 21, 1962 in Book 1630 at Page 616 as Reception No. 1394382,

Said described parcel of land contains 73.319 Acres, more or less (±).

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

Signature of Owner _____

Witness my hand and seal this _____ day of _____, A.D. _____.

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____ ss)

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

Witness my hand and official seal. (SEAL)

My commission expires _____

Notary Public

PROPERTY DESCRIPTION by Surveyor

A parcel of land, being a portion of the East Half of the Northeast Quarter (E1/2NE1/4) of Section Ten (10), Township Five North (T.5N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 10 and assuming the East line of said NE1/4NE1/4 as bearing South 00°25'48" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2637.44 feet with all other bearings contained herein relative thereto;

THENCE South 89°21'03" West along the North line of said E1/2NE1/4NE1/4 a distance of 205.00 feet to the POINT OF BEGINNING;

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THENCE South 89°35'41" West a distance of 1239.38 feet;
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THENCE North 89°21'03" East along said North line a distance of 1074.70 feet to the POINT OF BEGINNING.

Said described parcel of land contains 73.319 Acres, more or less (±), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the East line of the NE1/4NE1/4 of Section 10, T.5N., R.67W., as bearing South 00°25'48" East as monumented as shown on this plat, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2637.44 feet with all other bearings contained herein relative thereto.

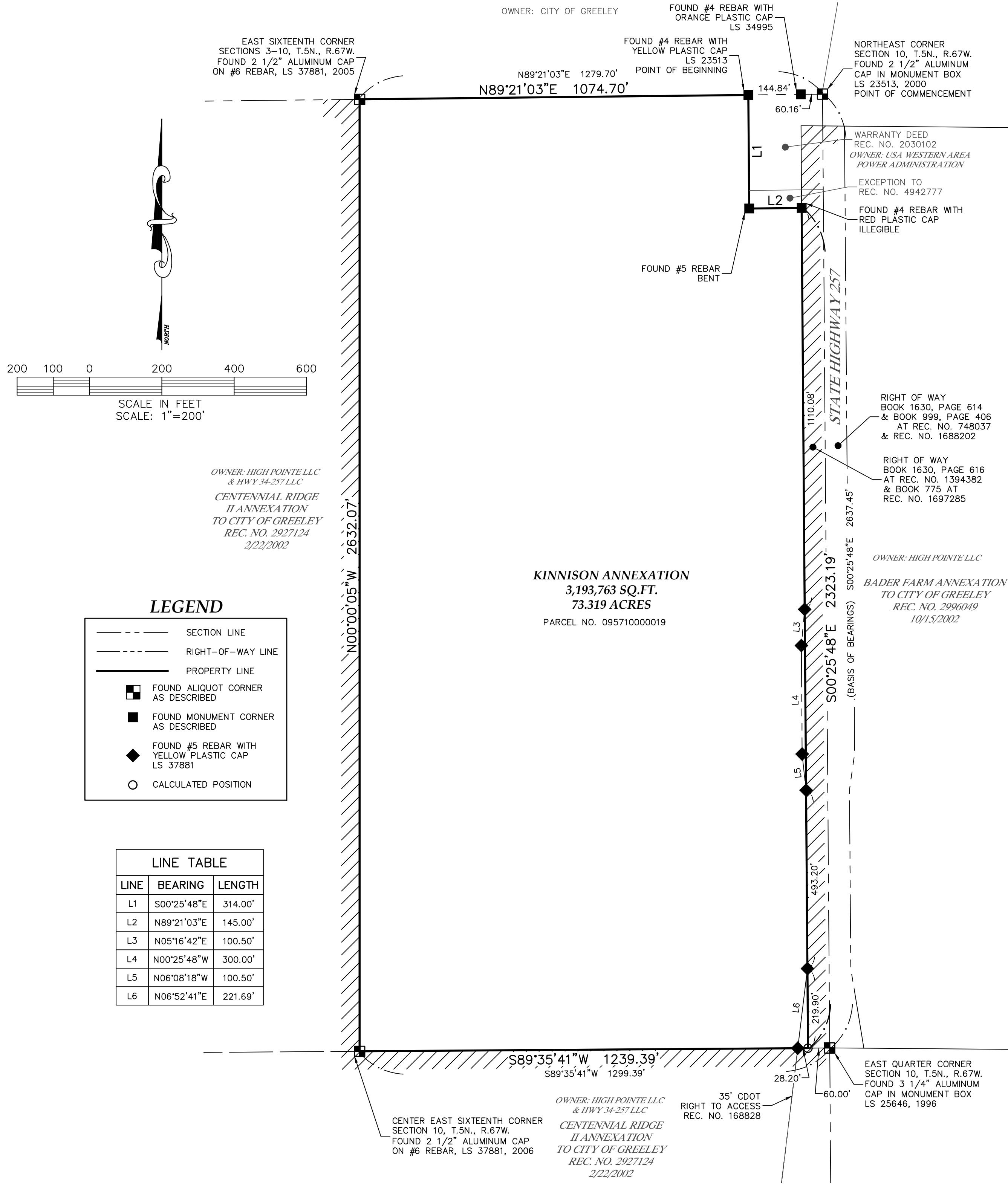
The lined dimensions as contained herein are based upon the "U.S. Survey Foot."

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. (13-80-105 C.R.S. 2012)

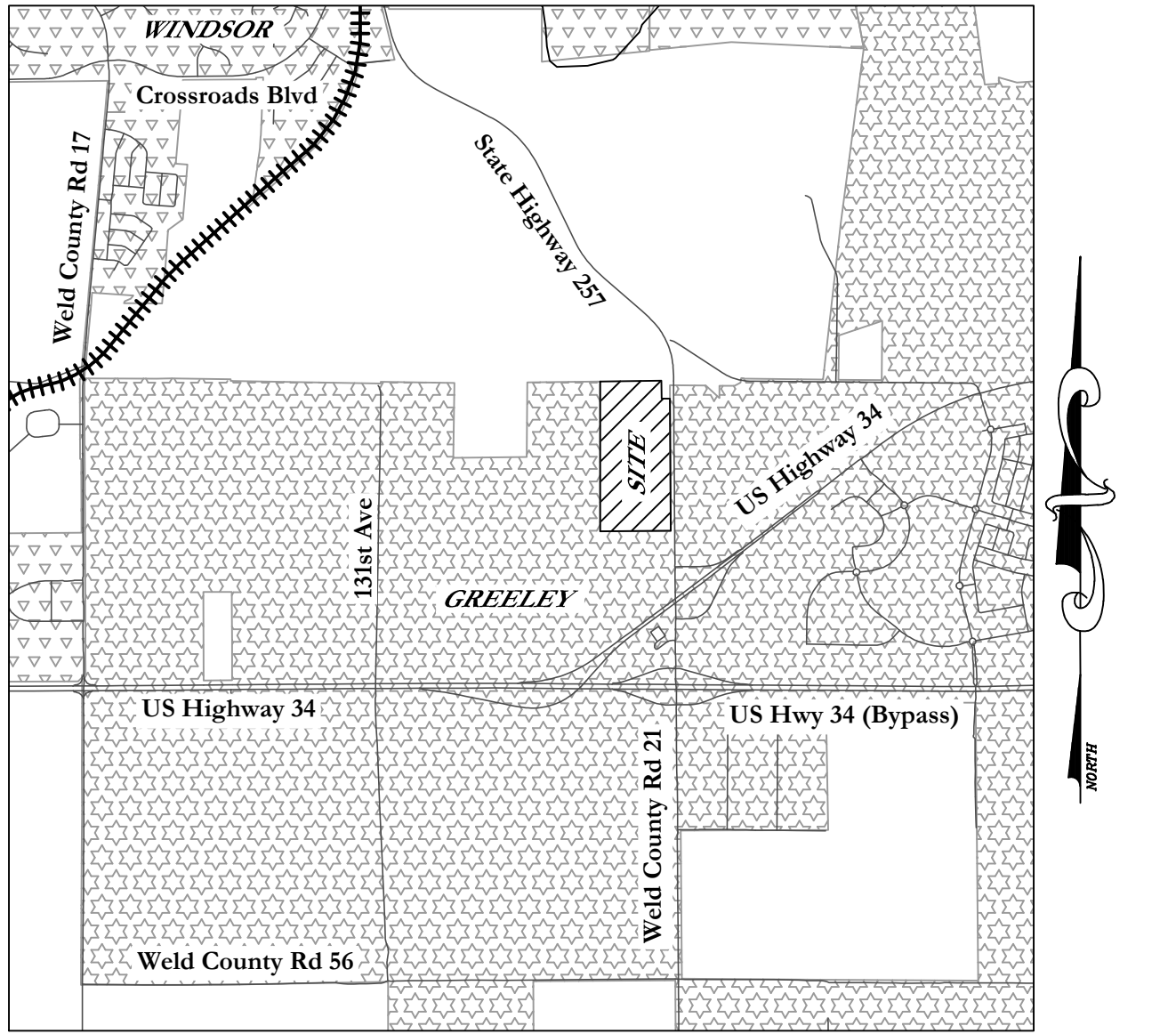
TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number 459-HS0827900-414, dated June 26, 2025, as prepared by Heritage Title Company to delineate the aforesaid information.



CONTIGUOUS BOUNDARY = 6,194.62 L.F.
TOTAL BOUNDARY = 7,728.32 L.F.
PERCENTAGE OF CITY BOUNDARY CONTIGUITY = 80.2%
RATIO = 1 : 1.248
AREA = 73.319 ACRES

////// DENOTES CONTIGUOUS BOUNDARY



PLANNING COMMISSION RECOMMENDATION

Recommended / not recommended by the City of Greeley Planning Commission,

this _____ day of _____, 20____

CERTIFICATE OF APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR

Approved by the Community Development Director

on _____ day of _____, 20____

Director of Community Development

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

Approved by the Development Review Manager

on _____ day of _____, 20____

Development Review Manager

ACCEPTANCE

This annexation map was accepted by the City of Greeley, Weld County, Colorado and the territory therein designated and made a part of the City of Greeley, and included within the limits and jurisdiction thereon _____ day of _____, 20____.

Attest: _____ Mayor

Ordinance No. _____

SURVEYOR'S STATEMENT

I, Roy Moesser, a Colorado Registered Professional Land Surveyor do hereby state that this map of land proposed to be Annexed to the City of Greeley, County of Weld, State of Colorado was prepared under my direct supervision from existing documents of record, and that the same is true and correct to the best of my knowledge, information and belief.

I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the City of Greeley, County of Weld, State of Colorado.

PRELIMINARY

Roy Moesser — On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #30110

DATE: 6/6/2025
FILE NAME: 20250254ANX
SCALE: 1"=200'
DRAWN BY: CSK
CHECKED BY: RM

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



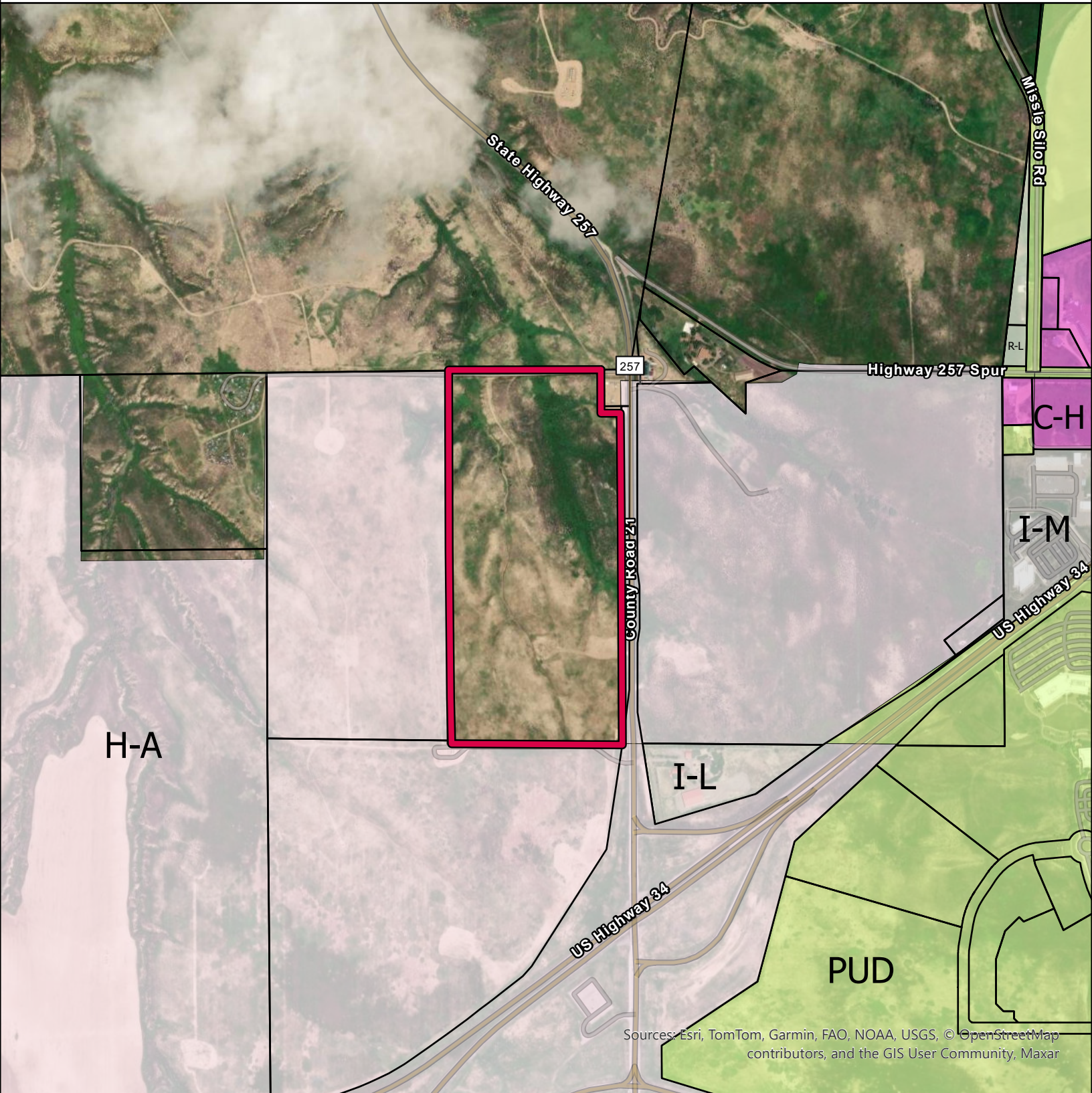
DATE: 7/11/25
REVISED PER COMMENTS: CSK
REVISED PER COMMENTS: CSK

KINNISON ANNEXATION
FOR
PATRIOT ENERGY, LLC
1625 PELICAN LAKES POINT #201
WINDSOR, CO 80550

PROJECT #: 20240306

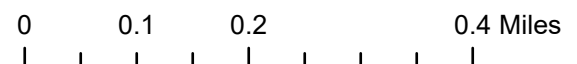
Vicinity & Zoning Map - Kinnison Annexation

ANX2025-0003

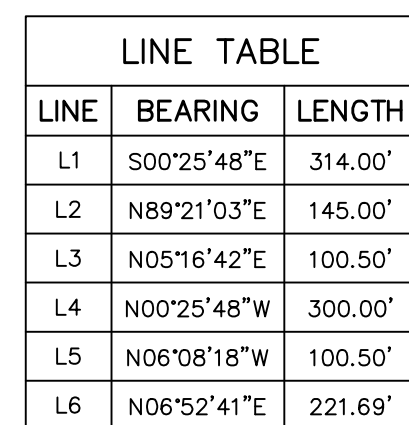


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

Legend	
Zoning Holding Agriculture (H-A)	Industrial Low Intensity (I-L)
Planned Unit Development (PUD)	Industrial Medium Intensity (I-M)
Residential Low Density (R-L)	Kinnison Annexation
Commercial High Intensity (C-H)	Greeley Parcels



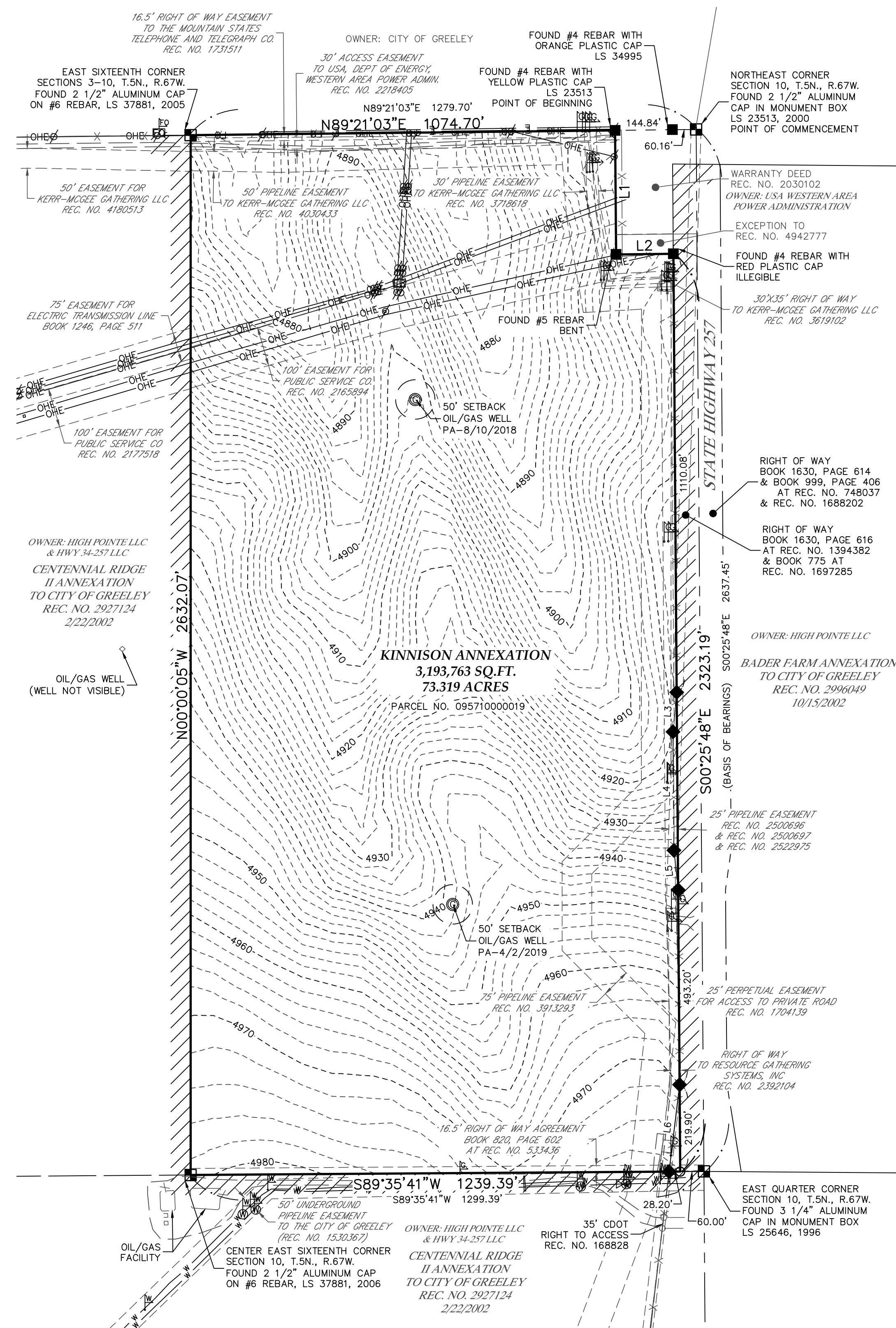
Situate in the East Half of the Northeast Quarter of the Northeast Quarter of Section 10,
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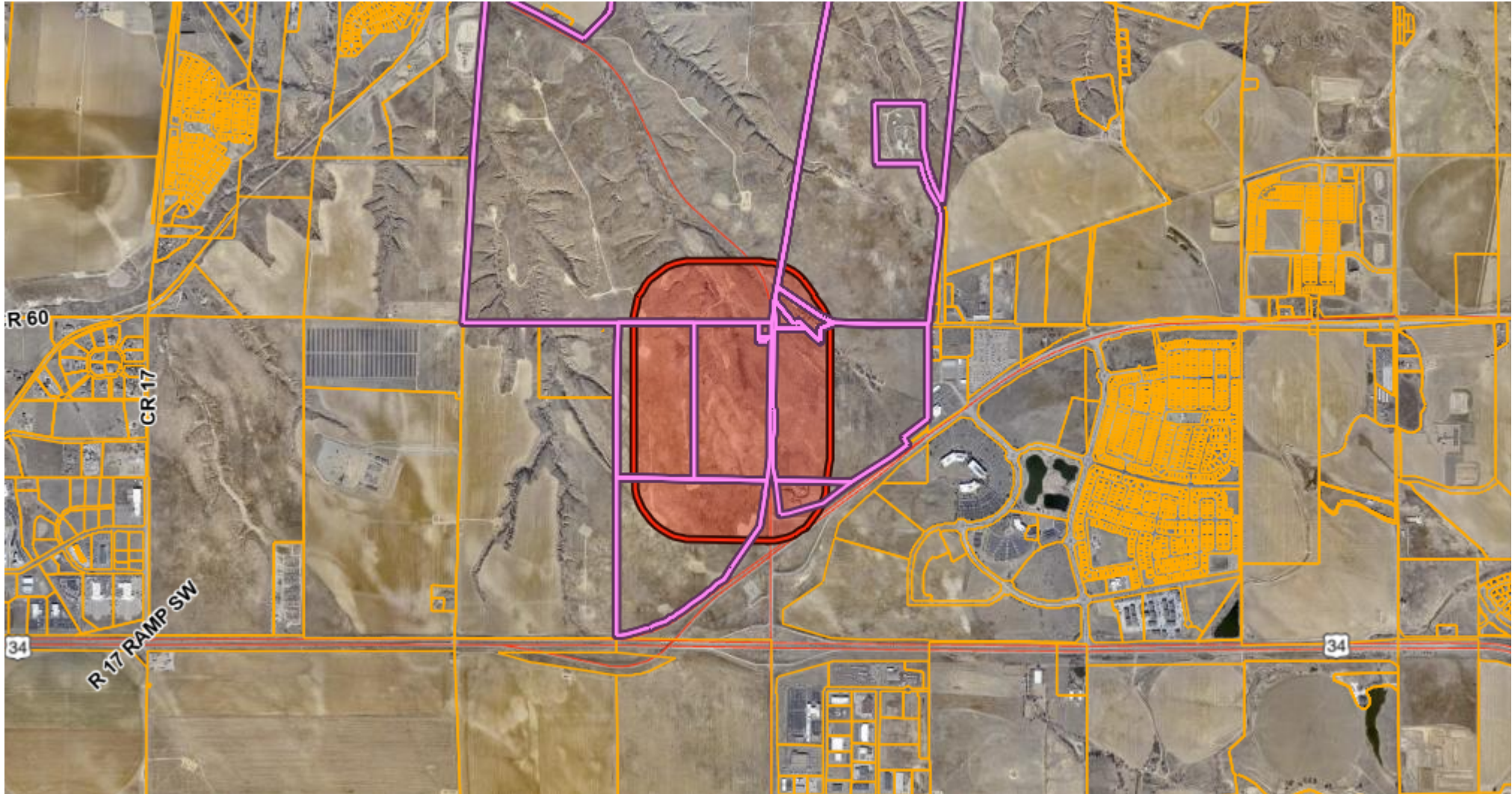
LEGEND					
—— ———	EDGE OF GRAVEL ROAD	EB	ELECTRIC BOX	- - - - -	EASEMENT LINE
—X———X—	FENCE LINE	⌀	POWER POLE	—— — — —	SECTION LINE
—— ———	PIPE	←	GUY WIRE	—— — — — —	RIGHT-OF-WAY LINE
—— — — — —	OVERHEAD POWER LINE	FO	FIBER OPTIC VAULT	—————	PROPERTY LINE
—— — — — —	FIBER OPTIC LINE	⌚	GAS MARKER	■	FOUND ALIQUOT CORNER AS DESCRIBED
—— — — — —	GAS LINE	⌚	FIBER OPTIC MARKER	■	FOUND MONUMENT CORNER AS DESCRIBED
—— — — — —	WATER LINE	⌚	WATER MARKER	◆	FOUND #5 REBAR WITH YELLOW PLASTIC CAP LS 37881
-----4876--	2 FOOT CONTOUR	⊕	GAS WELL	○	CALCULATED POSITION
-----4835--	10 FOOT CONTOUR	⌚	WATER VALVE		
○ ———	FENCE GATE	⊕	WATER MANHOLE		

SURVEYORS NOTES

1. The subject property is in flood zone "X", "areas of minimal flood hazard" per FEMA flood map 08123C1511F revised November 29, 2023.
2. Location of wetland area should be delineated by appropriate authorities.
3. Elevation contours were provided by TST, Inc. and are based on Colorado State Plane North Zone and the North American Vertical Datum 1988.



KINNISON ANNEXATION APO BOUNDARY



Scale: 1:28635

Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



Notes:

DISCLAIMER: This product has been developed solely for internal use only by Weld County. The GIS database, applications, and data in the product is subject to constant change and the accuracy and completeness cannot be and is not guaranteed. The designation of lots or parcels or land uses in the database does not imply that the lots or parcels were legally created or that the land uses comply with applicable State or Local law. UNDER NO CIRCUMSTANCE SHALL ANY PART THE PRODUCT BE USED FOR FINAL DESIGN PURPOSES. WELD COUNTY MAKES NO WARRANTIES OR GUARANTEES, EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS, ACCURACY, OR CORRECTNESS OF SUCH PRODUCT, NOR ACCEPTS ANY LIABILITY, ARISING FROM ANY INCORRECT, INCOMPLETE OR MISLEADING INFORMATION CONTAINED THEREIN.



June 12, 2025

City of Greeley - Community Development & Planning
Attn: Ms. Katelyn Puga
1100 10th Street
Greeley, CO 80631

CASCADIA EAST ANNEXATION | PROJECT NARRATIVE

Dear Ms. Puga,

On behalf of the applicant, WV Development, LLC, and the owner, VIMA Partners, LLC, we are pleased to petition for the Annexation of approximately 73.156 acres of property generally located west of the proposed extended Highway 257 and north of Highway 34.

The property proposed for this Annexation is part of a larger proposed master planned development, to be known as the Cascadia Planned Unit Development (PUD). The overall Cascadia PUD is envisioned to include a mix of uses: retail, entertainment, commercial, and residential, with this specific property proposed for annexation to permit a variety of land uses to include both residential and non-residential uses. Open space, parks, and amenities will also be included within the overall PUD and are still being determined.

PROPERTY CONTEXT AND BACKGROUND

The subject property consists of approximately 73.156 acres of vacant/undeveloped land that is located within unincorporated Weld County. The existing zoning is Weld County Agriculture (AG) and proposed zoning is Planned Unit Development (PUD). Existing surrounding land uses include:

- North: City owned natural area, limited to no future development planned.
- East: HWY 257, with a mixed-use property, as part of the Cascadia PUD.
- South: Undeveloped, vacant agricultural land.
- West: Undeveloped, vacant agricultural land.

Anticipated access to the property shall be provided via the adjacent HWY 257, with final access(s) points to be determined and potentially accessed via the properties to the south and/or west, depending on future development of those properties, if any.

The PUD is currently being written and details about the overall Cascadia development are still in progress. Exact details regarding the size of commercial/industrial facilities, estimated number of dwellings, and anticipated school students will be determined as part of the PUD. The project site falls within the School District RE4 – Windsor.

COMPLIANCE WITH THE GREELEY MUNICIPAL CODE

The Greeley Municipal Code outlines the general and the specific review criteria for Annexations in Section 24-214(b). Below are the justifications for each of the criteria:

1. General eligibility. The city council may consider an annexation petition for land that satisfies the eligibility requirements of the statutes of the state as follows:
 - a. The area proposed for annexation has not less than one-sixth of its perimeter contiguous with the municipal boundaries; and
Response: The area proposed for annexation shares a perimeter of approximately 6,108 feet out of an approximately 7,742-foot total perimeter (about 78%), which exceeds the 1/6th requirement.



- b. A community of interest exists between the area proposed for annexation and the city; the area is urban or will be urbanized in the near future; and the area is integrated with or is capable of being integrated with the annexing municipality.

Response: This property is within the growth area of the City and will be part of a larger development pattern being developed for this part of the City. The overall Cascadia PUD is proposed to include a City-owned entertainment district, which was approved by City Council in April 2025. The land being annexed will provide housing and related services in support of the overall PUD area, proposed entertainment district, and the overall City of Greeley.

- c. The full width of all public rights-of-way adjacent to a proposed annexation shall be included in the annexation.

Response: All public rights-of-way adjacent to the proposed annexation are included in this application for annexation.

- d. The responsibility to apply for exclusion from any applicable special districts shall be upon the applicant of the annexation.

Response: This is understood, and the Applicant acknowledges the responsibility to apply for exclusion from all applicable exclusions from special districts.

- e. Annexations of enclaves may be initiated by the city council when such enclaves have been completely surrounded by property within the municipal limits for a period of at least three years.

Response: The proposed Annexation is not part of an enclave.

2. Specific criteria. The planning commission and city council shall evaluate annexations according to the following criteria:

- a. The proposed annexation is in conformance with the city's comprehensive plan;

Response: Please see the section below, which outlines the proposed annexation's conformance with the Imagine Greeley Comprehensive Plan.

- b. The proposed annexation promotes geographical balance of the city's land use pattern;

Response: The proposed annexation promotes geographical balance of the City's land use pattern, and the associated PUD further promotes smart planning and growth for the City.

- c. Adequate services are or will be available to support the development expected to result from the proposed annexation, in accordance with section 24-305.

Response: The annexation application is proposed in conjunction with the Cascadia PUD, which will develop adequate services to support the development and its users.

- d. The proposed annexation provides for a continual and rational boundary; and

Response: The proposed annexation does provide for a continual and rational boundary, as depicted in the Annexation Map included with this application.

- e. The proposed annexation is needed to accommodate future land use requirements.

Response: The area proposed for annexation is proposed for non-residential and residential development in support of the entertainment district and overall area within this part of the City of Greeley.

CONFORMANCE WITH THE IMAGINE GREELEY COMPREHENSIVE PLAN

The development of Cascadia will provide the City of Greeley and surrounding communities with significant economic diversification, growth, services, housing, infrastructure, and recreation. The Imagine Greeley Comprehensive Plan lays out many goals and objectives that are meant to provide guidance for how the City and community can work toward achieving the vision set forth in the plan. We believe that the Cascadia development will strongly support the following goals:

- Goal ED-2: Promote desired economic sectors and a diverse local economy.
 - The development of the Cascadia PUD will provide the City of Greeley with significant economic diversification due to the development of the entertainment district. Within this area, there are planned to be youth sports, a hotel, water park, outdoor plaza, and other highly energized and diverse land uses. This annexation and subsequent development will bring a diversity of land



uses to the area and will help promote the growth and vitality of the overall City of Greeley community.

- Goal ED-4: Facilitate intergovernmental and public/private partnerships that foster successful economic development.
 - The proposed annexation is part of a larger collaboration between the City of Greeley and The Water Valley Company through the PUD. CDOT and other local intergovernmental agencies are also involved in order to implement successful infrastructure improvements, as appropriate.
- Goal GC-1: Manage growth effectively.
 - The annexation of this site will help support the subsequent development of the overall Cascadia PUD. The PUD zoning will act as a guide to thoughtful growth in a coordinated and predictable manner. This will also help align infrastructure, land use, and services with the City's overall planning efforts. As noted, the Cascadia PUD will provide significant economic development and growth opportunities including entertainment, retail, commercial, and housing. Including this property in the City of Greeley will ensure that Greeley can help shape and direct the future growth of this area.
- Goal HO-2: Encourage a broad diversity of housing options.
 - This annexed land will allow for the development of a variety of housing options, the ultimate development of the types that are included will be determined by market conditions. The housing types allowed for within the Cascadia PUD will be diverse and will aim to accommodate and meet the needs of those in different income levels, life stages, and sizes.

CONCLUSION

The annexation of the Cascadia East property into the City of Greeley represents a thoughtful and strategic extension of the city's boundaries that aligns with the goals and vision of the Imagine Greeley Comprehensive Plan. By facilitating a mixed-use community that integrates housing, commerce, recreation, and open space, this project will enhance economic opportunity, support regional partnerships, promote healthy and inclusive living environments, and contribute to the city's long-term growth and vitality. We are confident that this annexation will provide lasting benefits to both current and future residents of Greeley and respectfully request your support for this application.

Sincerely,
Norris Design

Mitch Black, PLA
Principal



Cascadia Annexations & PUD Establishment ANX2025-0002, ANX2025-0003, & PUD2025-0003

**Brian McBroom, Community Development Director
Katelyn Puga, Planner III, Thomas Gilbert, Engineer IV
Planning Commission – August 26, 2025**



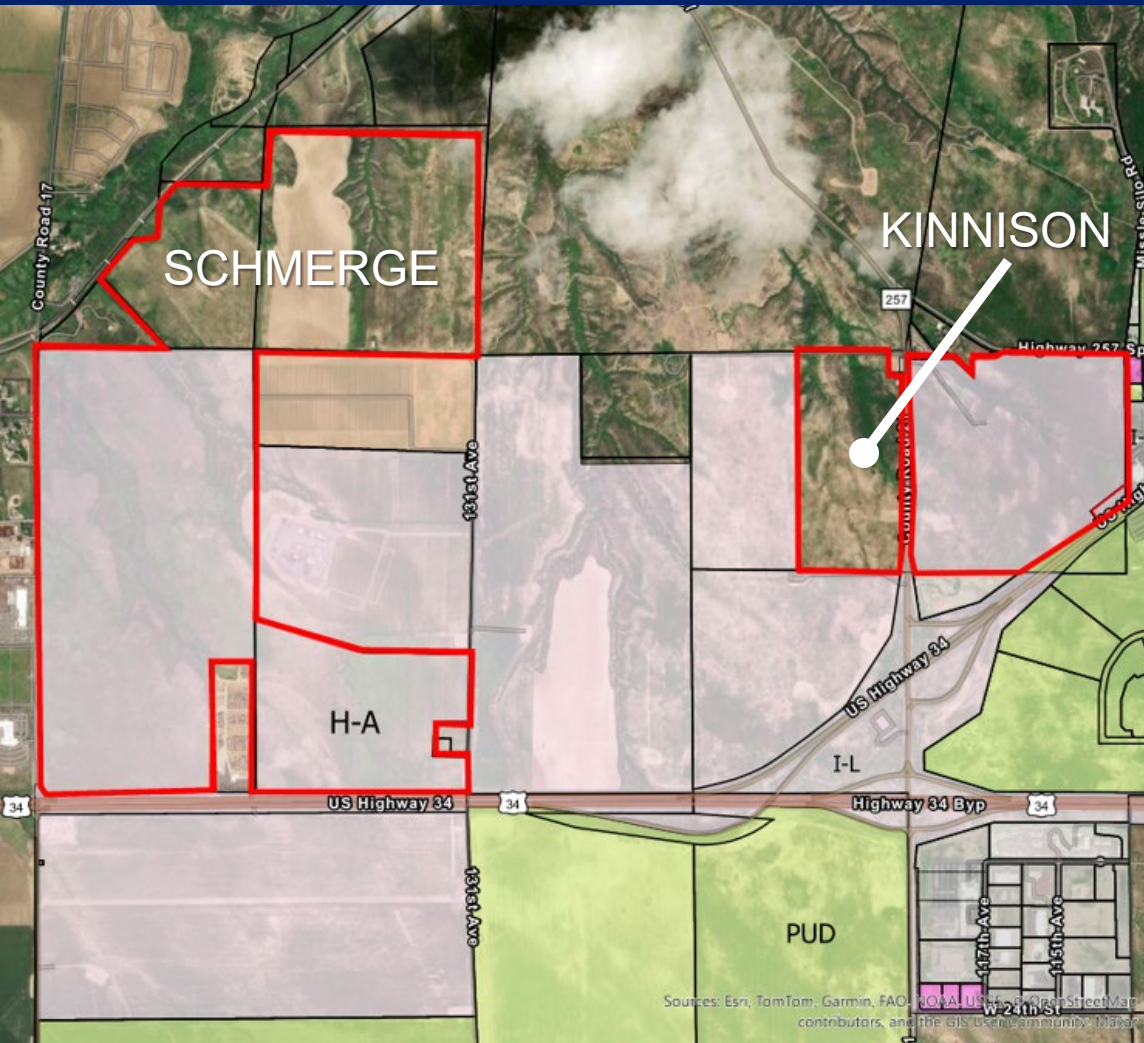
Community Vitality

Agenda



- **Request:**
 - ANX2025-0002 (Schmerge) – Request to annex a total of 219.221 acres
 - ANX2025-0003 (Kinnison) – Request to annex a total of 73.319 acres
 - PUD2025-0003 - Request to establish zoning as PUD (Planned Unit Development) for 833.786 acres.
- **Background:**
 - Parcels are largely undeveloped & zoned in unincorporated Weld County as R-1 and Ag. Parcels within City are zoned H-A
- **Planning Commission Recommendation(s)**
- **Request to Approve Annexations (2) and Approve PUD with one condition.**

Cascadia PUD Existing Conditions



EXISTING CONDITIONS OVERVIEW

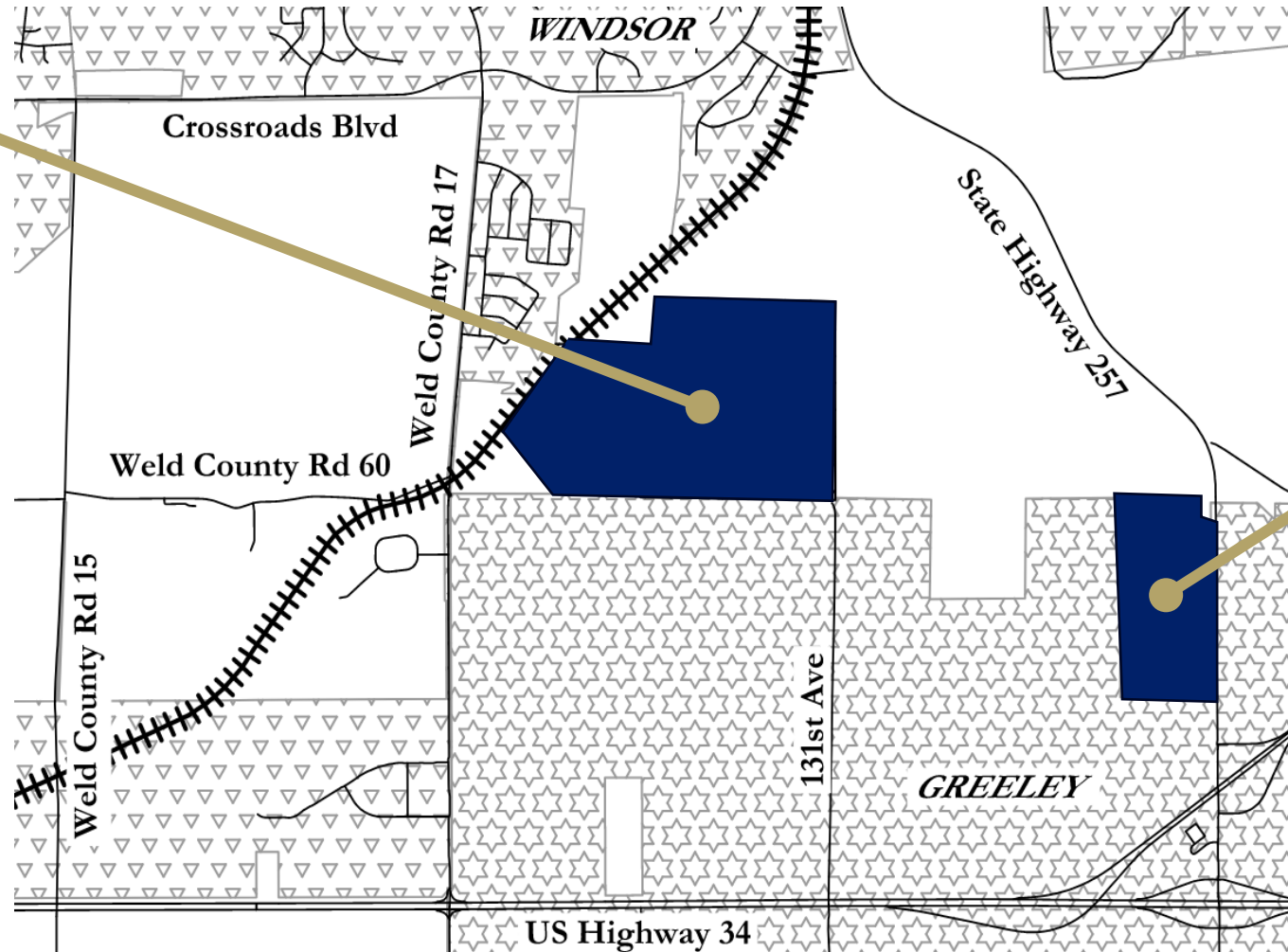
- 833.786 Acres Proposed in PUD
- 292.54 Total Acres Proposed To Annex Into City
- Predominantly undeveloped land.
- Bordered by **State Highway 257, US Highway 34, & WCR 17.**
- **Oil & Gas** – 14 active wells; 17 plugged/abandoned wells.
- **Topography** – Significant variation with arroyos.
- Property within City is **zoned H-A** (Holding Agriculture)
- **Surrounding Uses** primarily include other undeveloped, native landscapes, Town of Windsor residential neighborhoods (NE), Arroyos Del Sol Natural Area (North), US HWY 34 & Delentaro (South), oil and gas facility, salvage yard among the uses directly adjacent.

Annexation Applications



SCHMERGE
ANX2025-0002
219.221 Acres

KINNISON
ANX2025-0003
73.319 Acres



Comprehensive Plan Alignment

BLUFFS



GC

GC-1: Manage growth effectively
Supports Growth Management and protection of natural features (Bluffs)



IN

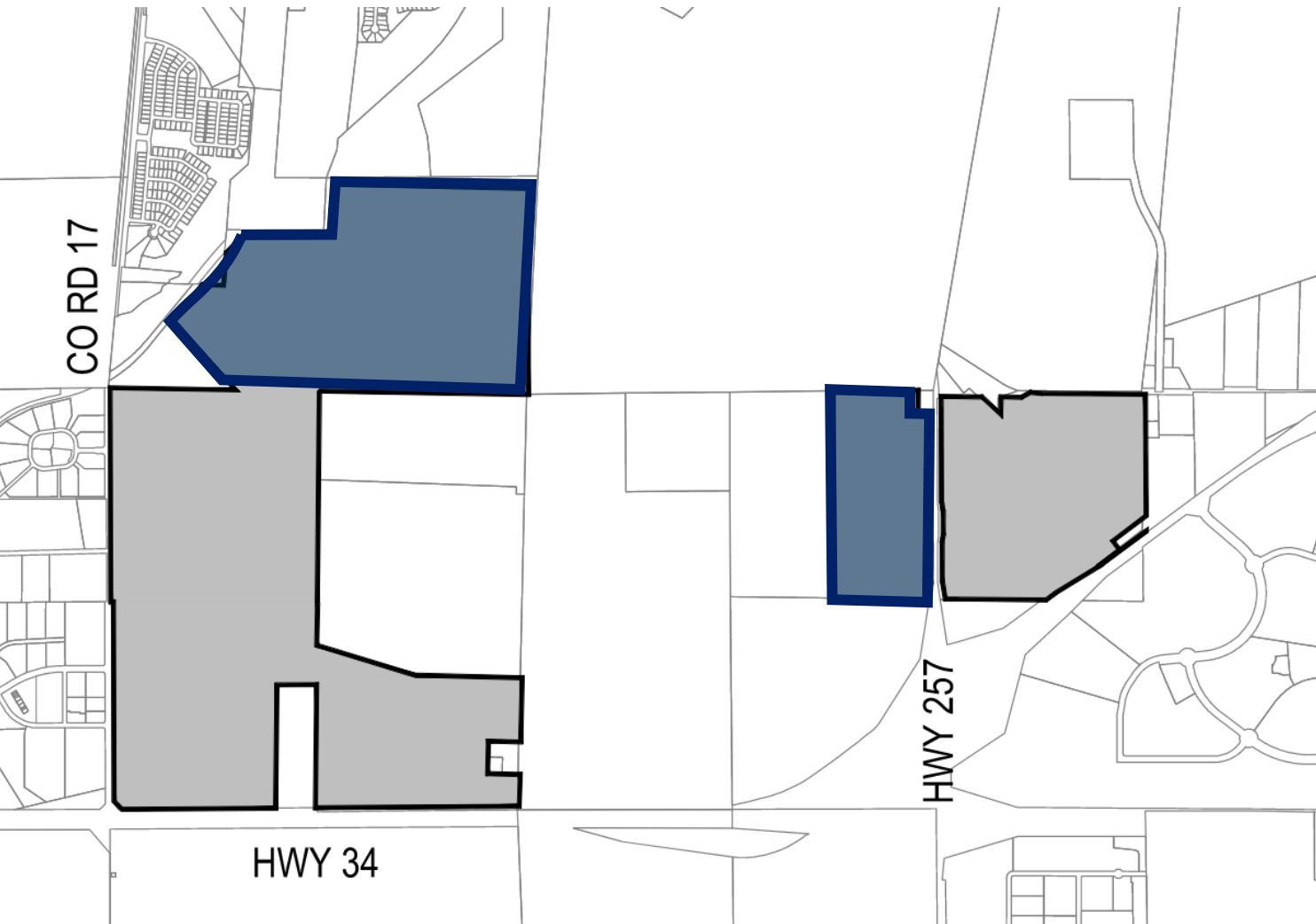
IN-2: Ensure the design, construction, and appearance of City infrastructure and facilities contributes to the character of the community.
Provides opportunity for future infrastructure to meet City standards by annexation. Future development will require master planning and sub-area planning to ensure adequate public facilities can be provided



NR

NR-3: Demonstrate stewardship of the environment.
Allows the City to manage the unique landscape character (bluffs) in the area using design strategies to protect any identified natural features with future development proposals.

Annexation Criteria Review



PROMOTES GEOGRAPHIC BALANCE

Supports west Greeley growth and fills gaps in city boundaries

ADEQUATE SERVICES

Public safety services available; future development will ensure utilities and facilities.

CONTINUOUS BOUNDARY

Exceeds state contiguity requirements (28.6% vs. 16% minimum required)

SUPPORTS FUTURE LAND USE

Anticipates mix of residential uses via Cascadia PUD; provides a master/subarea plan effort.

Annexation Conclusion & Recommendation



Approval Criteria

- Five criteria used to evaluate annexations (Code Sections 24-214.b)
- Proposed annexation meets all criteria



Notification Requirements

- 68 notice letters mailed to owners within 1,000 ft. (exceeding requirements)
- Public Hearing signs posted on property
- Notice published per Code.



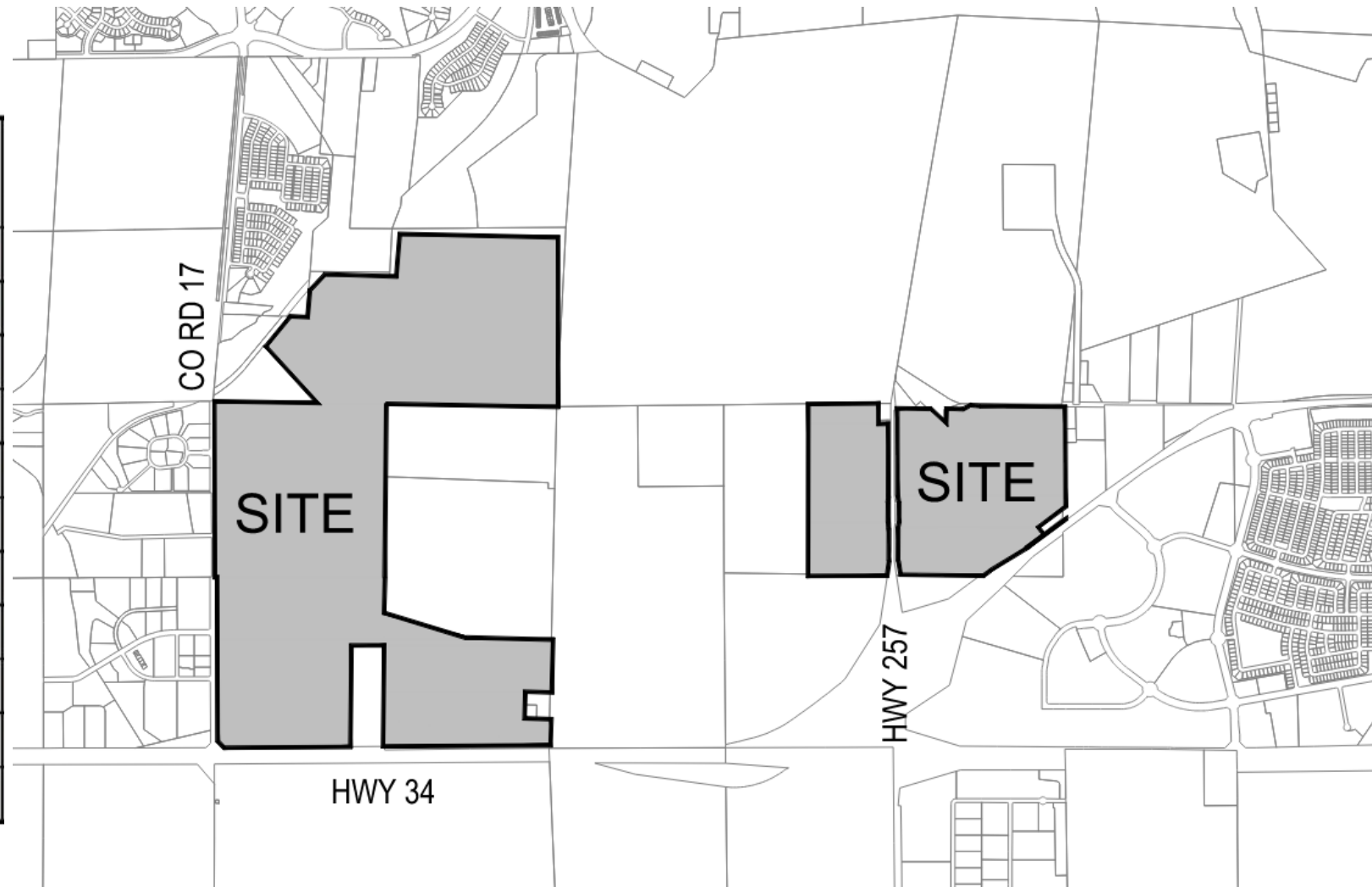
Recommendation

- Meets criteria requirements.
- Community Development Recommends approval

Cascadia PUD Establishment

PUD2025-0003 – 833.786 ACRES

Planning Area	Character Description	Acres (approx.)
PA-A	Entertainment District	99.1
PA-B	Entertainment District	94.8
PA-C	Mixed-Use	62.0
PA-D	Mixed-Use	32.0
PA-E	Residential	75.0
PA-F	Residential	138.9
PA-G	Residential	98.4
PA-H	Mixed-Use	73.2
PA-I	Mixed-Use	137.4
Right-of-Way		22.9
Total		833.7



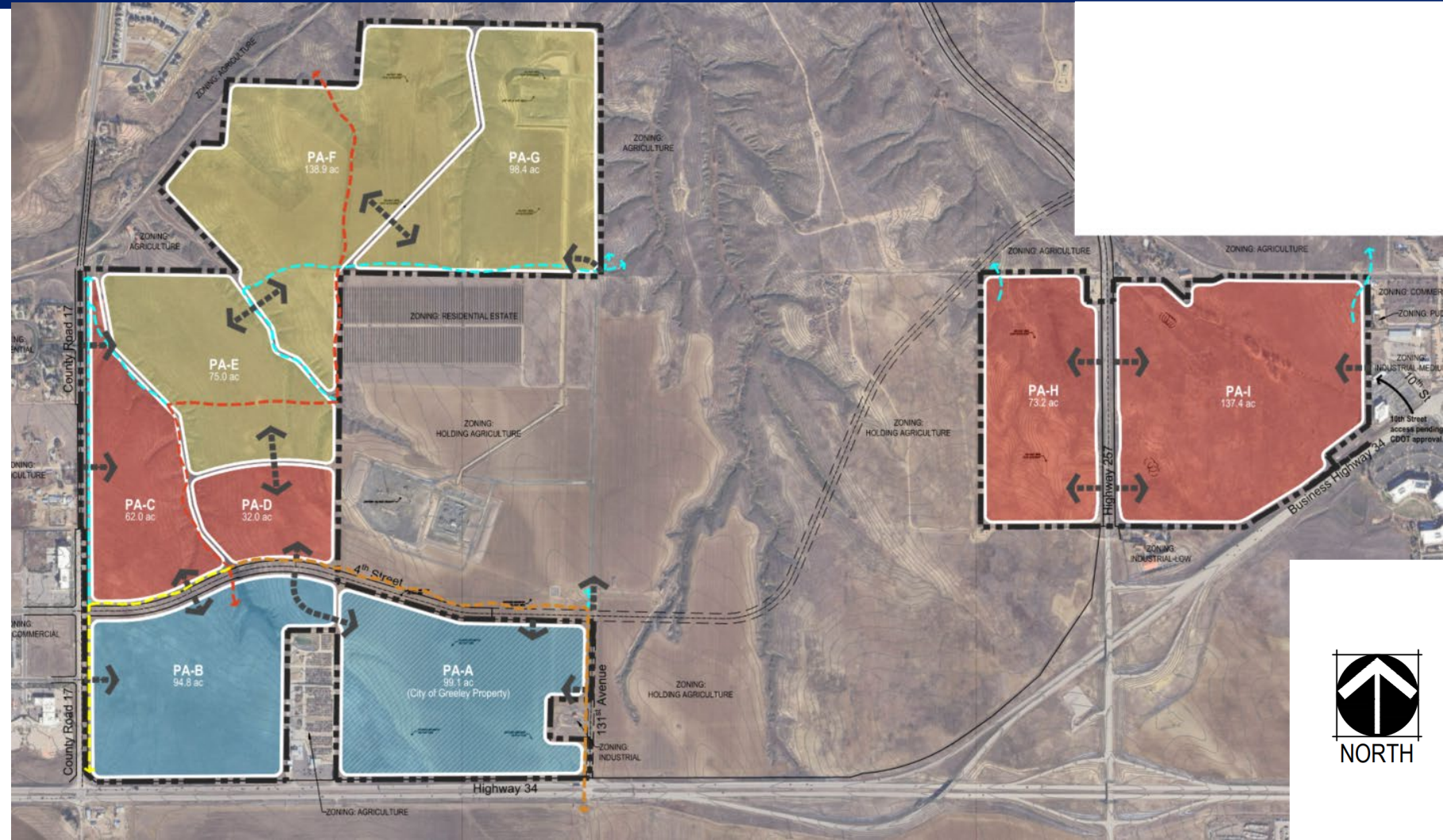
Proposed Cascadia PUD

PLANNING AREAS

- ENTERTAINMENT DISTRICT:
 - PA-A & PA-B
- MIXED USE:
 - PA-C & PA-D, PA-H & PA-I
- RESIDENTIAL:
 - PA-E, PA-F, & PA-G

CHARACTER AREAS

- CATALYST
- CASCADIA RANCH
- CASCADIA EAST



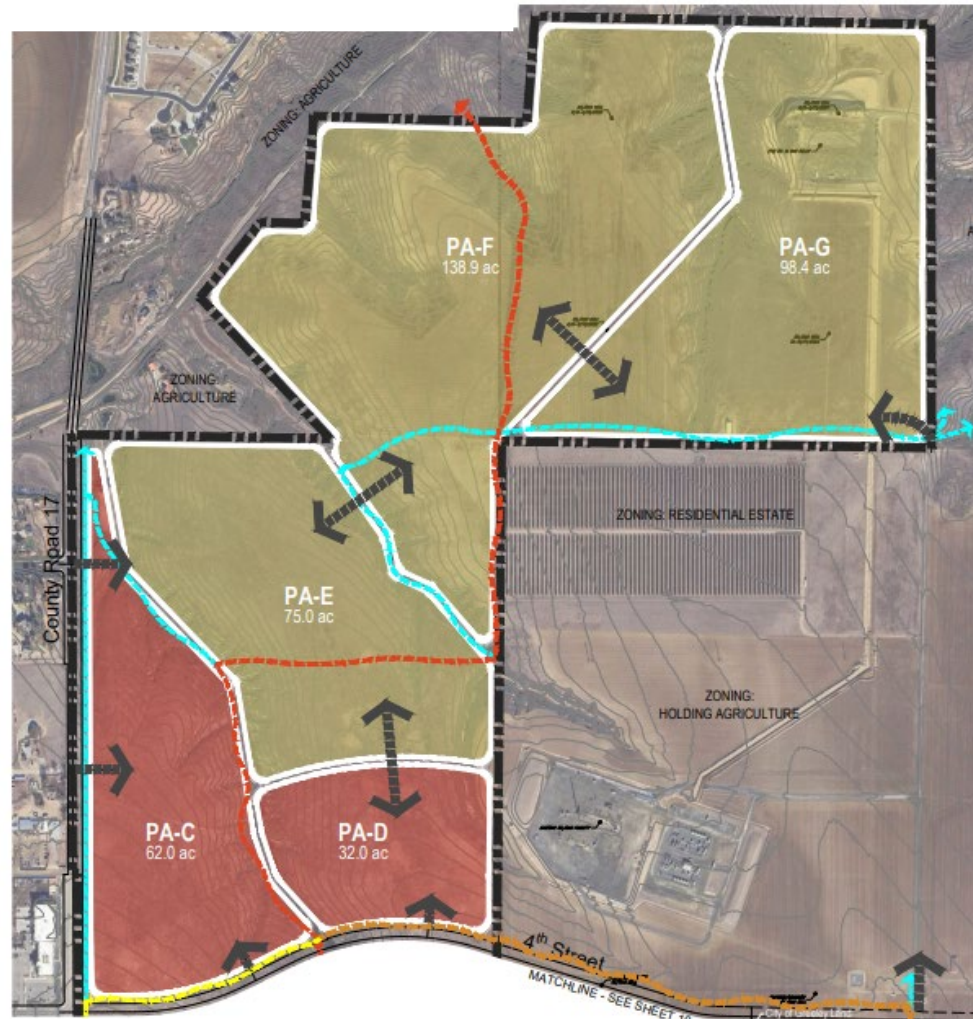
Proposed PUD - Catalyst

Planning Area	Character Description	Acres (approx.)
PA-A	Entertainment District	99.1
PA-B	Entertainment District	94.8
PA-C	Mixed-Use	62.0
PA-D	Mixed-Use	32.0
PA-E	Residential	75.0
PA-F	Residential	138.9
PA-G	Residential	98.4
PA-H	Mixed-Use	73.2
PA-I	Mixed-Use	137.4
Right-of-Way		17.8
Total		828.6



Proposed PUD – Cascadia Ranch

Planning Area	Character Description	Acres (approx.)
PA-A	Entertainment District	99.1
PA-B	Entertainment District	94.8
PA-C	Mixed-Use	62.0
PA-D	Mixed-Use	32.0
PA-E	Residential	75.0
PA-F	Residential	138.9
PA-G	Residential	98.4
PA-H	Mixed-Use	73.2
PA-I	Mixed-Use	137.4
Right-of-Way		17.8
Total		828.6

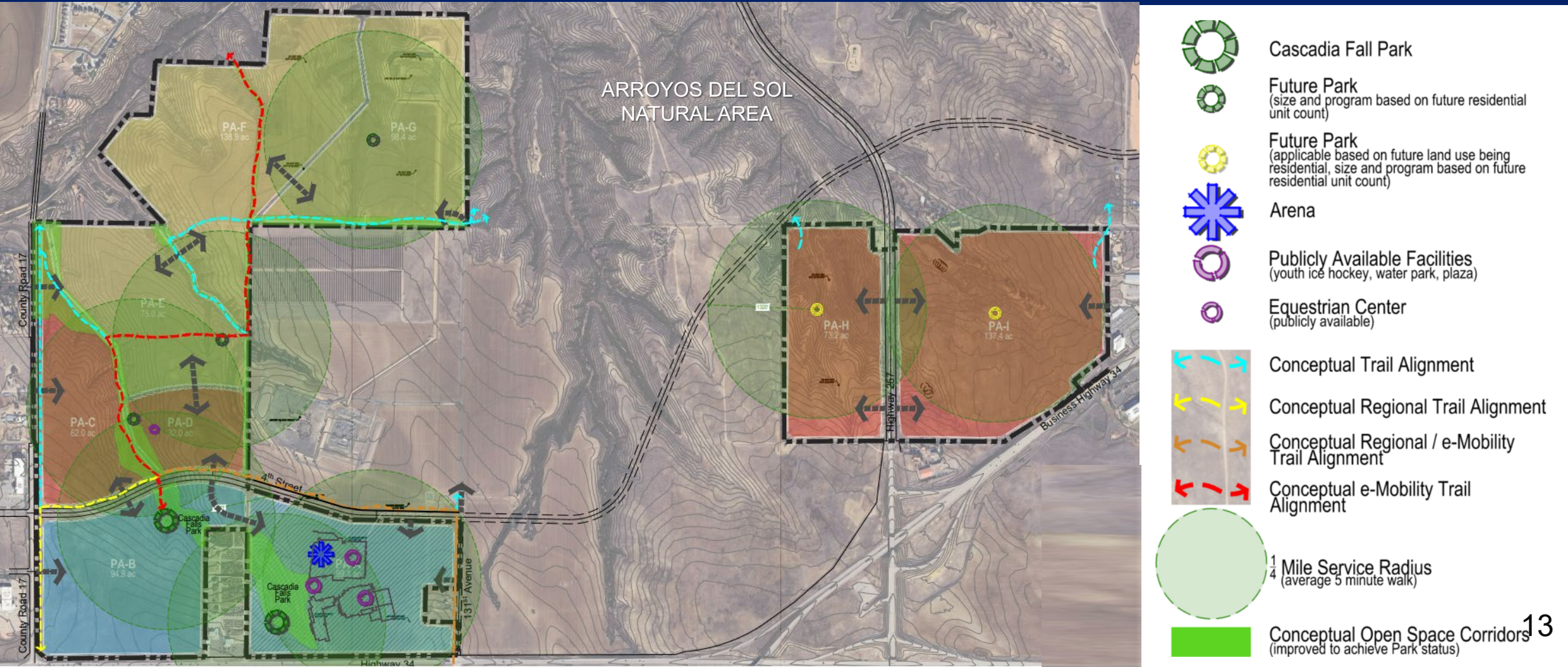


Proposed PUD – Cascadia East

Planning Area	Character Description	Acres (approx.)
PA-A	Entertainment District	99.1
PA-B	Entertainment District	94.8
PA-C	Mixed-Use	62.0
PA-D	Mixed-Use	32.0
PA-E	Residential	75.0
PA-F	Residential	138.9
PA-G	Residential	98.4
PA-H	Mixed-Use	73.2
PA-I	Mixed-Use	137.4
Right-of-Way		17.8
Total		828.6



Proposed Parks Approach



Comprehensive Plan Alignment



ED

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

ED-4: Facilitate intergovernmental and public/private partnerships that foster successful economic development.



GC

GC-1: Manage growth effectively.

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

GC-3: Ensure new development, infrastructure investments, and public realm improvements enhance the character of the community.



HO

HO-2: Encourage a broad diversity of housing options.



TM

TM-2: Provide residents with a range of transportation choices and options.



PS

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

Review Criteria Overview



PUD Meets Review Criteria Through the Following Themes:

- Benefits from flexibility in a PUD by **providing context-specific design** for each character area, resulting in an **innovative design**.
- **Supports mixed use development** and provides opportunities for **diversity of housing** types
- Promotes **economic diversity** and **master-planned growth**. Providing a strategic gateway location that compliments existing planned developments.
- Enhances **community character, connectivity, and housing diversity** through incorporated **Design Standards**.
- **Transitions intensity** of uses from highways to residential and natural areas.
- Aligns with surrounding undeveloped lands, **sensitive to existing uses** through incorporated **Design Standards**.
- **Infrastructure improvements** are considered
- **Considers compatibility & adequate public services** to serve community.

PUD Conclusion & Recommendation



Approval Criteria

- Nine criteria used to evaluate rezone (for properties zoned H-A)
- Four criteria used to evaluate a PUD establishment (for all areas)
- Proposed PUD meets all criteria (Section 24-204 & 24-205)



Notification Requirements

- 157 notice letters mailed to owners within 1,000 ft. (exceeding requirements)
- Public Hearing signs posted on property
- Notice published on website per Code requirements



Recommendation

- Meets criteria requirements
- Community Development Recommends conditional approval.

Motions

Recommended (Approval)

- Based on the project summary and analysis, the Planning Commission find that the request for an annexation meets approval criteria found in Section 24-214.b.2.(a-e). And, the proposed Schmerge Annexation, File number **ANX2025-0002**, meets State statutory requirements. And, therefore, **recommend approval** of the request to the City Council.
- Based on the project summary and analysis, the Planning Commission find that the request for an annexation meets approval criteria found in Section 24-214.b.2.(a-e). And, the proposed Kinnison Annexation, File number **ANX2025-0003**, meets State statutory requirements. And, therefore, **recommend approval** of the request to the City Council.

Motions

Recommended (Approval)

- A motion that based on the project summary and analysis, the Planning Commission finds that the request for rezoning and establishment of zoning for the Cascadia Planned Unit Development, file number **PUD2025-0003**, meets approval criteria found in Section 24-204(b), and Section 24-205(c) of the Development Code, and therefore **recommends approval** of the request to City Council with the following condition:
 - The Park Land Dedication (PLD) standards as provided on Sheet 24 of the PUD Design Standards shall be revised prior to City Council Public Hearing date to reflect final agreements for Park Land Dedication credit.

Motions

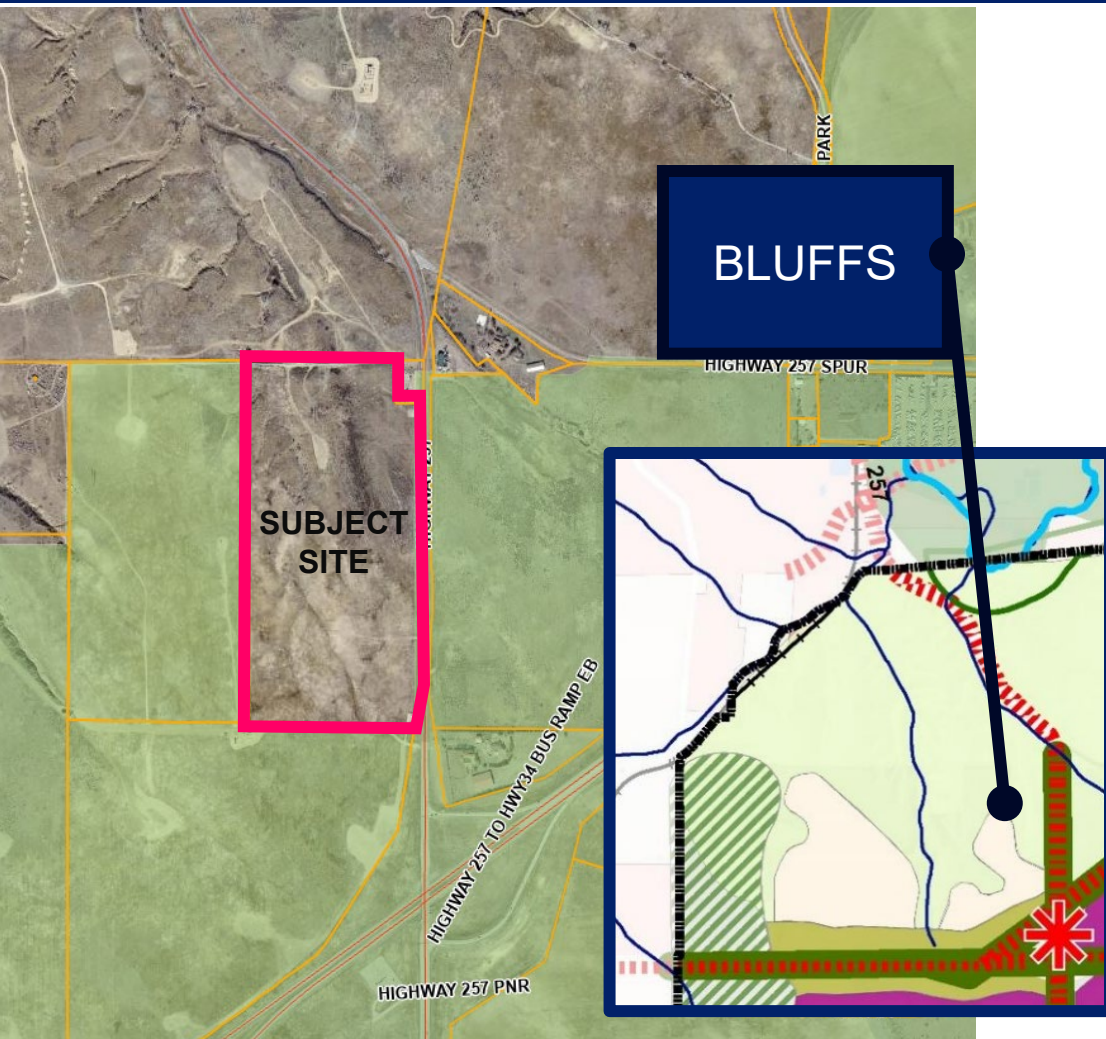
Alternative

- Based on the project summary and analysis, the Planning Commission find that the request for an annexation does not meet approval criteria found in Section 24-214.b.2.(a-e). And, the proposed Schmerge Annexation, File number **ANX2025-0002**, does not meet State statutory requirements. And, therefore, **recommend denial** of the annexation to the City Council.
- Based on the project summary and analysis, the Planning Commission find that the request for an annexation does not meet approval criteria found in Section 24-214.b.2.(a-e). And, the proposed Kinnison Annexation, File number **ANX2025-0003**, does not meet State statutory requirements. And, therefore, **recommend denial** of the annexation to the City Council.
- A motion that, based on the project summary and analysis, the Planning Commission find that the request for a rezoning and establishment of the Cascadia Planned Unit Development, File number **PUD2025-0003**, does not meet approval criteria found in Section 24-204.(b), and Section 24-205(c) of the Development Code and therefore **recommend denial** of the PUD to the City Council.

Thank you



Kinnison Annexation Review



MEETS COMPREHENSIVE PLAN

- Aligns with Imagine Greeley policies
- Supports Growth Management and protection of natural features (Bluffs), enhances SH-257 entryway.

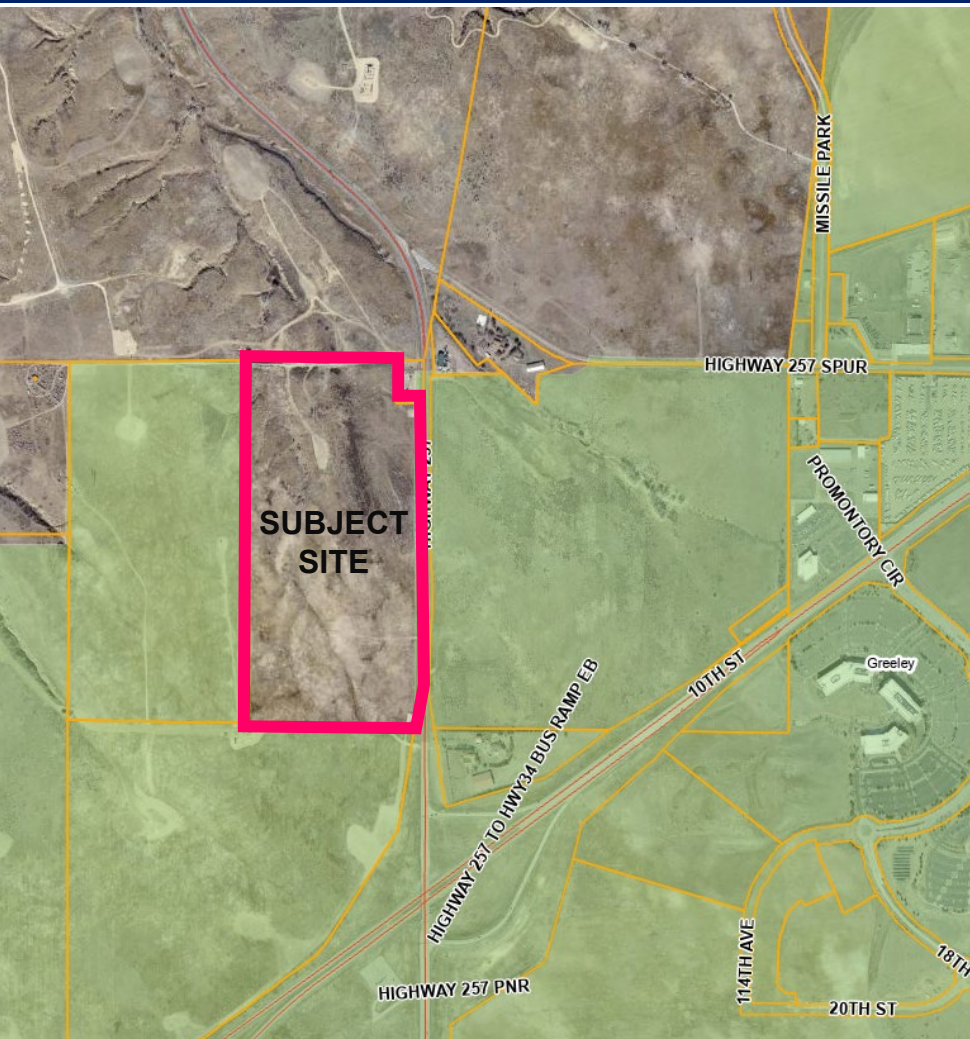
PROMOTES GEOGRAPHIC BALANCE – Fills gap in west Greeley boundary, aligns with Long-Range Expected Growth Area land use patterns.

ADEQUATE SERVICES– Public safety services available; future development will ensure utilities and facilities.

CONTINUOUS BOUNDARY– Exceeds state contiguity requirements (80.2% vs. 16% minimum required)

SUPPORTS FUTURE LAND USE– Anticipates mix of residential & commercial uses in Cascadia PUD; provides a master/subarea plan effort.

Kinnison Annexation Review



FUTURE UTILITIES

City of Greeley to provide water/sewer per PUD & agreements.
Stormwater to be addressed with future development plans.

TRANSPORTION

Annexation area includes a section of Weld County ROW (north) with no County roadways built.

EMERGENCY SERVICES

Fire Station #6 2 miles from site. Police to be provided by City post-annexation.

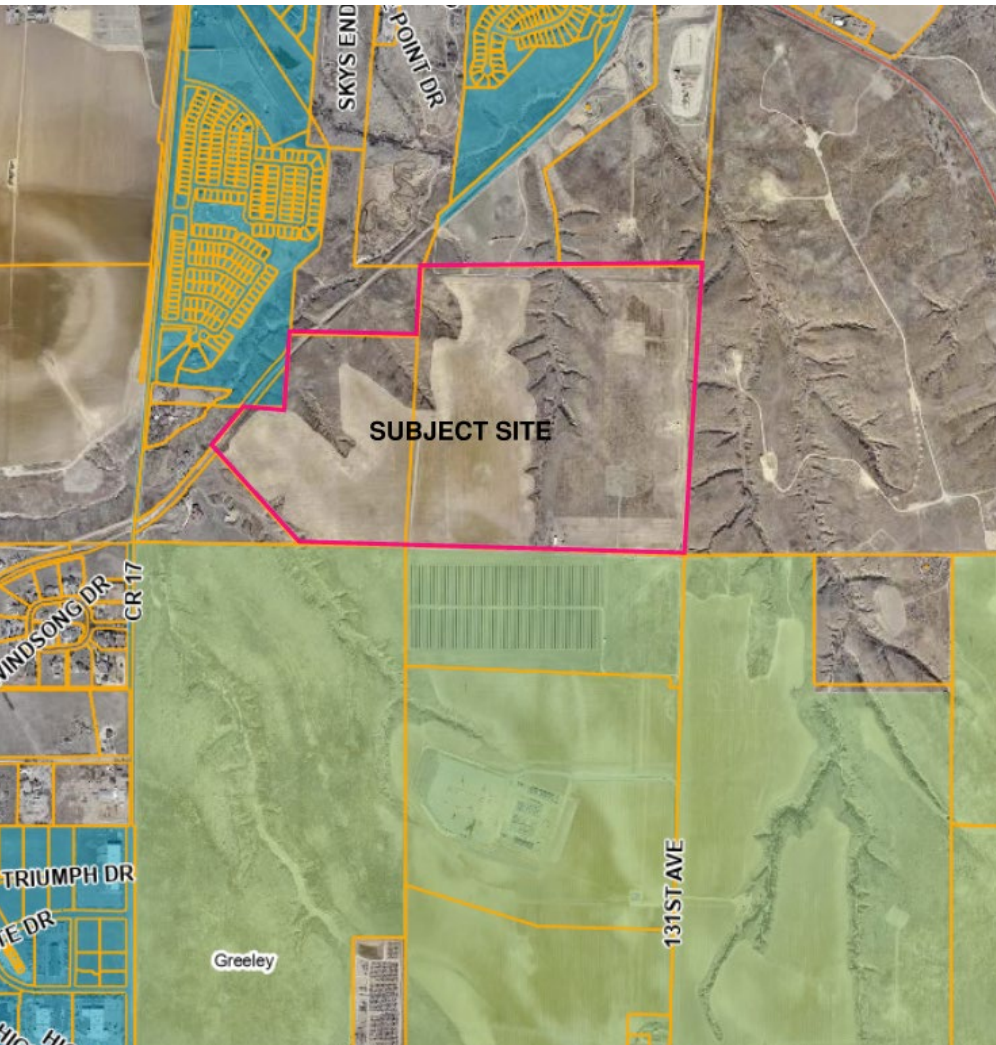
SCHOOLS

Windsor RE-4; land dedication or in-lieu payments evaluated with future Development submittals per IGA with school district.

PARKS/OPEN SPACE

Adjacent to Arroyos Del Sol Natural Area; future parks required per PUD

Schmerge Annexation Review



FUTURE UTILITIES

City of Greeley to provide water/sewer per PUD & agreements. Stormwater to be addressed with future development plans.

TRANSPORTION

Annexation area includes a section of Weld County ROW with no County roadways built.

EMERGENCY SERVICES

Fire Station #6 4 miles from site. Police to be provided by City post-annexation.

SCHOOLS

Windsor RE-4; land dedication or in-lieu payments evaluated with future Development submittals per IGA with school district.

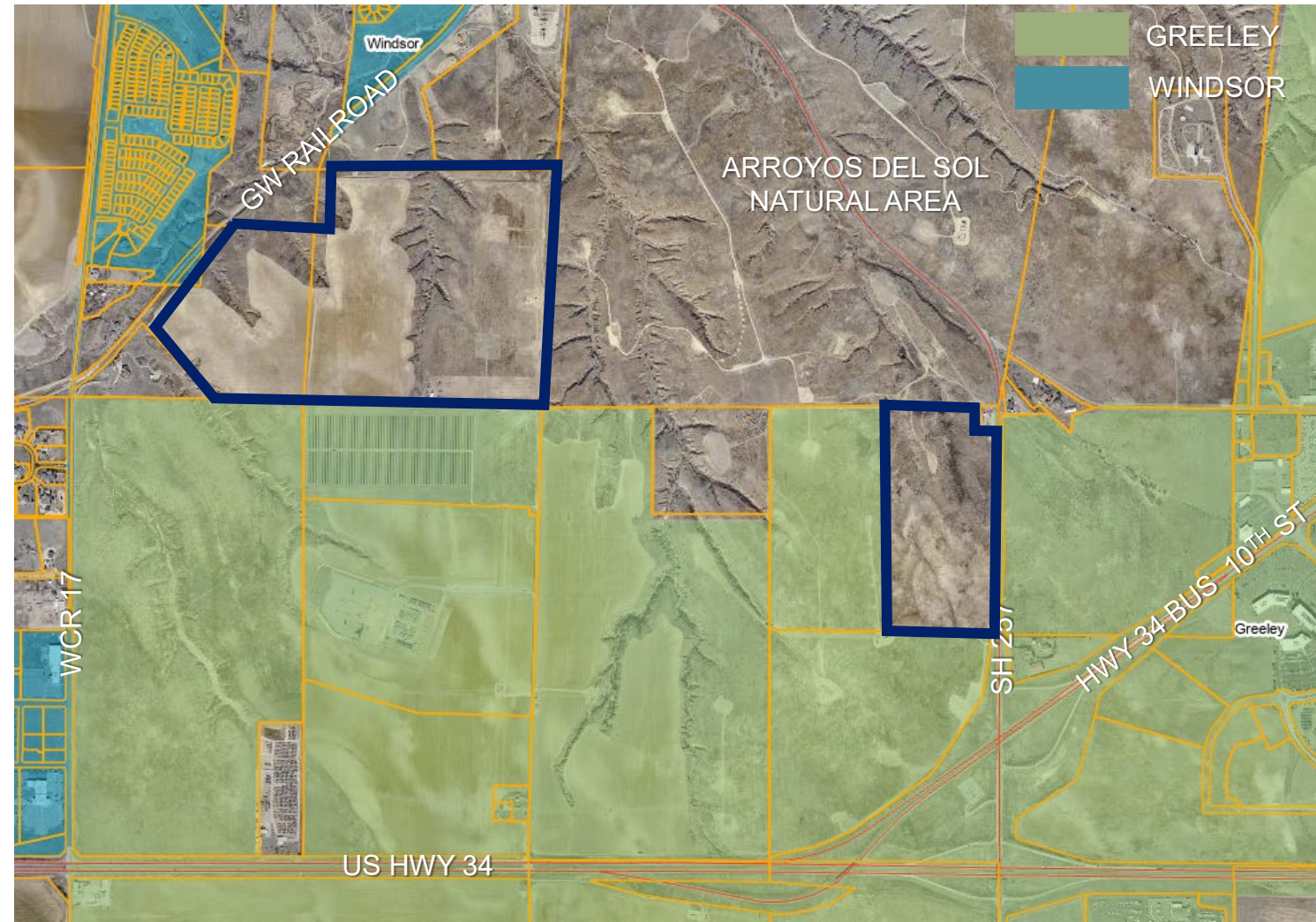
PARKS/OPEN SPACE

Adjacent to Arroyos Del Sol Natural Area; future parks required per PUD

Annexation Context & Overview



- Located in unincorporated Weld County (AG Zoning)
- Sites are currently undeveloped except for P&A oil and gas wells
- Topographic variation, including arroyos



Annexation Review



PUD ZONING

City of Greeley to provide water/sewer per PUD & agreements.
Stormwater to be addressed with future development plans.

FUTURE UTILITIES

- City of Greeley to provide water/sewer per PUD & agreements.
Stormwater to be addressed with future development plans.

TRANSPORTION

- Annexation area includes a section of Weld County ROW with no
County roadways built.

EMERGENCY SERVICES

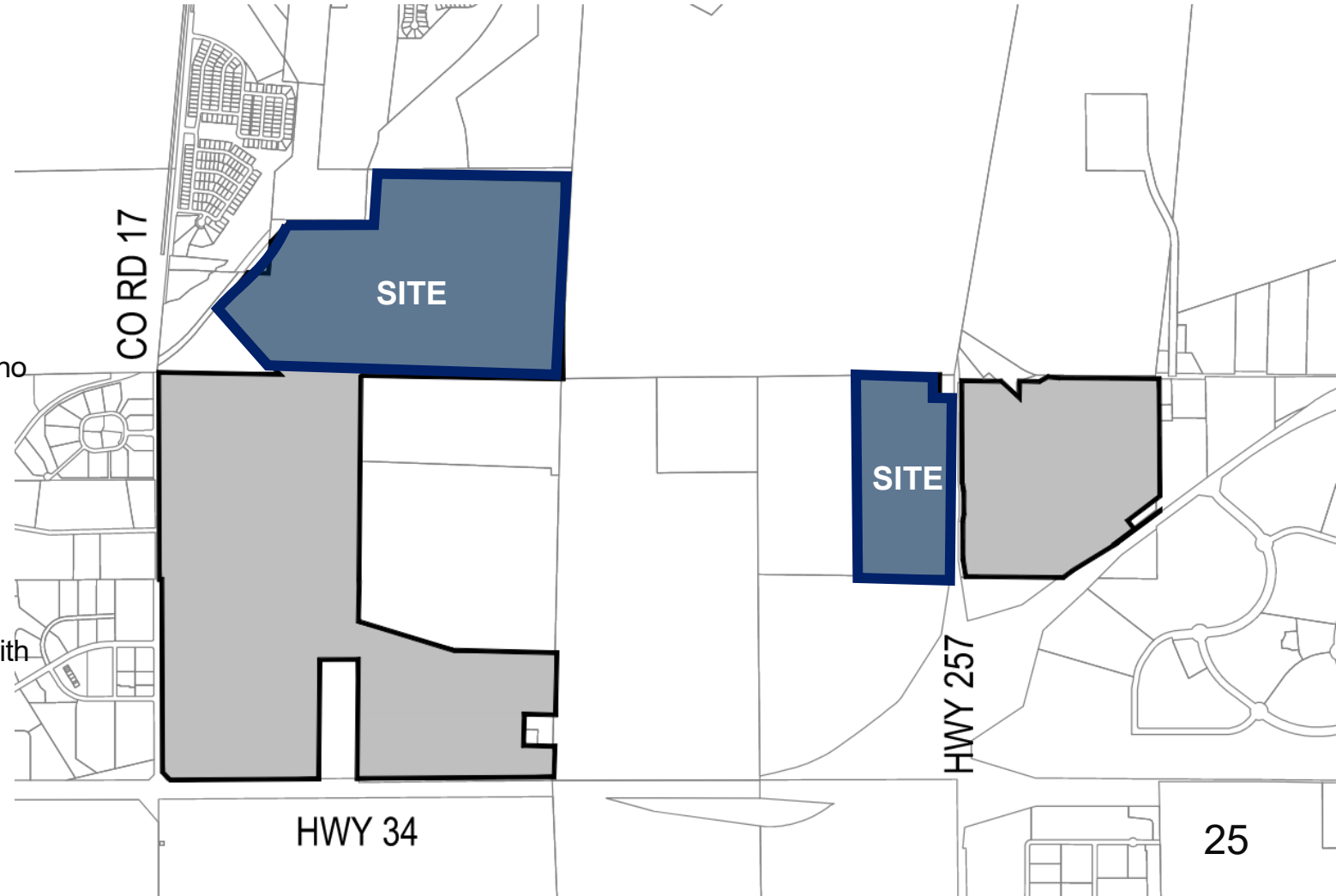
- Fire Station #6 4 miles from site. Police to be provided by City
post-annexation.

SCHOOLS

- Windsor RE-4; land dedication or in-lieu payments evaluated with
future Development submittals per IGA with school district.

PARKS/OPEN SPACE

- Adjacent to Arroyos Del Sol Natural Area; future parks required
per PUD





cascadia

feel the rush

**CASCADIA PUD AND ANNEXATION
PLANNING COMMISSION HEARING
AUGUST 26, 2025**

AGENDA AND PROJECT TEAM

1. Project Team Introductions
2. PUD Timeline
3. Current Zoning
4. Annexation Property
5. Cascadia PUD Character Areas
(Includes Catalyst Property):
 - A. Cascadia Entertainment District
 - B. Cascadia Ranch
 - C. Cascadia East
6. Overall PUD Plan
7. Parks Plan
8. Comprehensive Plan & Criteria
for Approval

**NORRIS
DESIGN**
PEOPLE + PLACEMAKING

MARTIN/MARTIN
CONSULTING ENGINEERS


THE WATER VALLEY COMPANY

City of
Greeley
Colorado

 **BOLTON
& MENK**

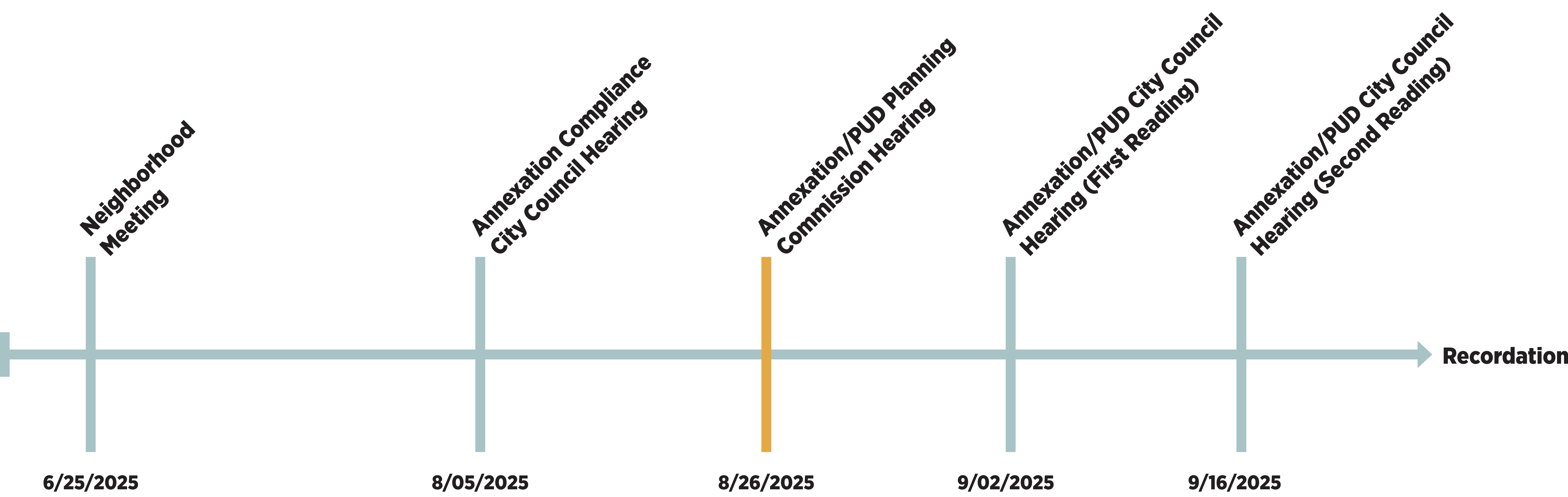
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DAVIS


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TRAFFIC SOLUTIONS

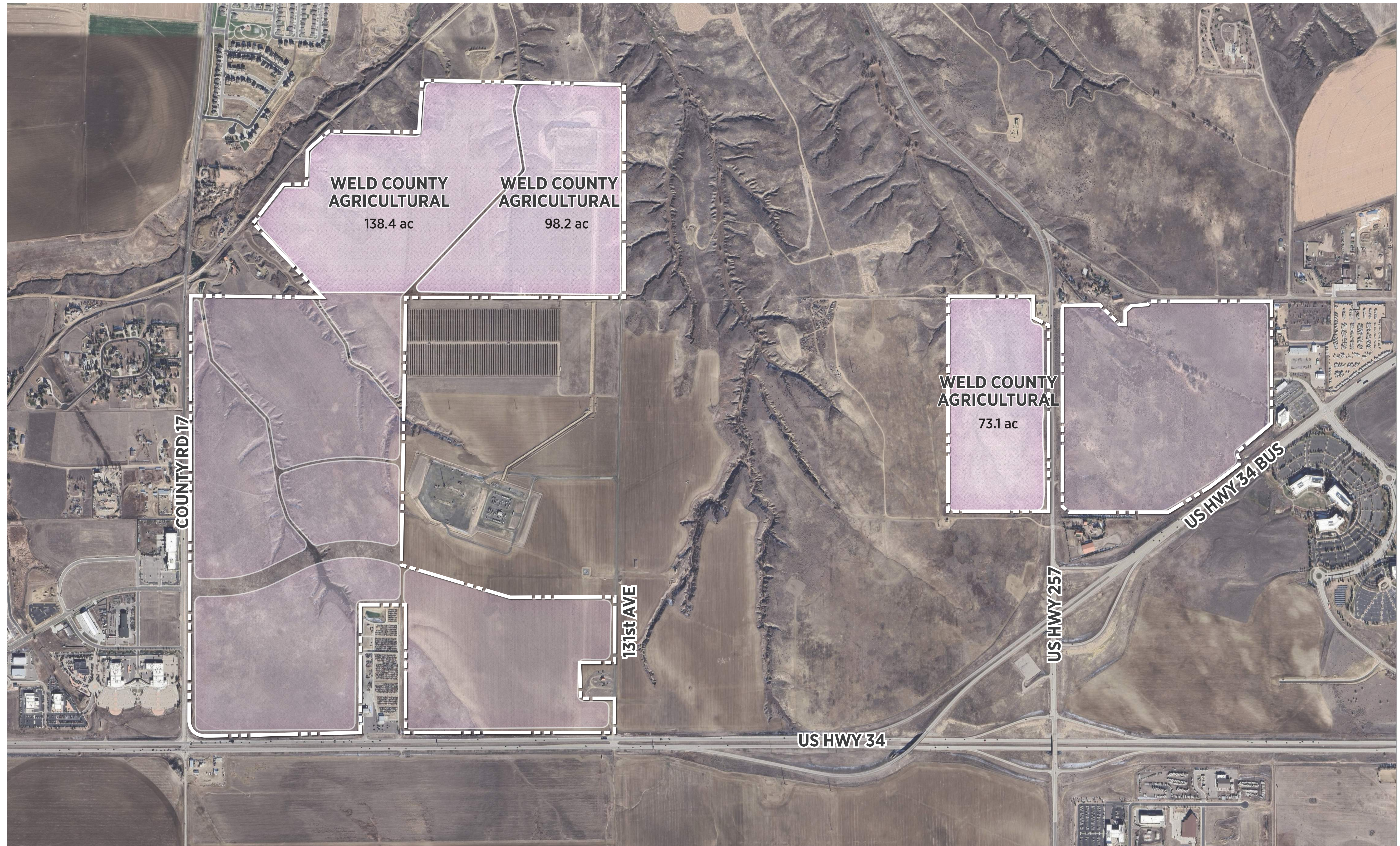

CONSTRUCTION

PROJECT HISTORY AND TIMELINE

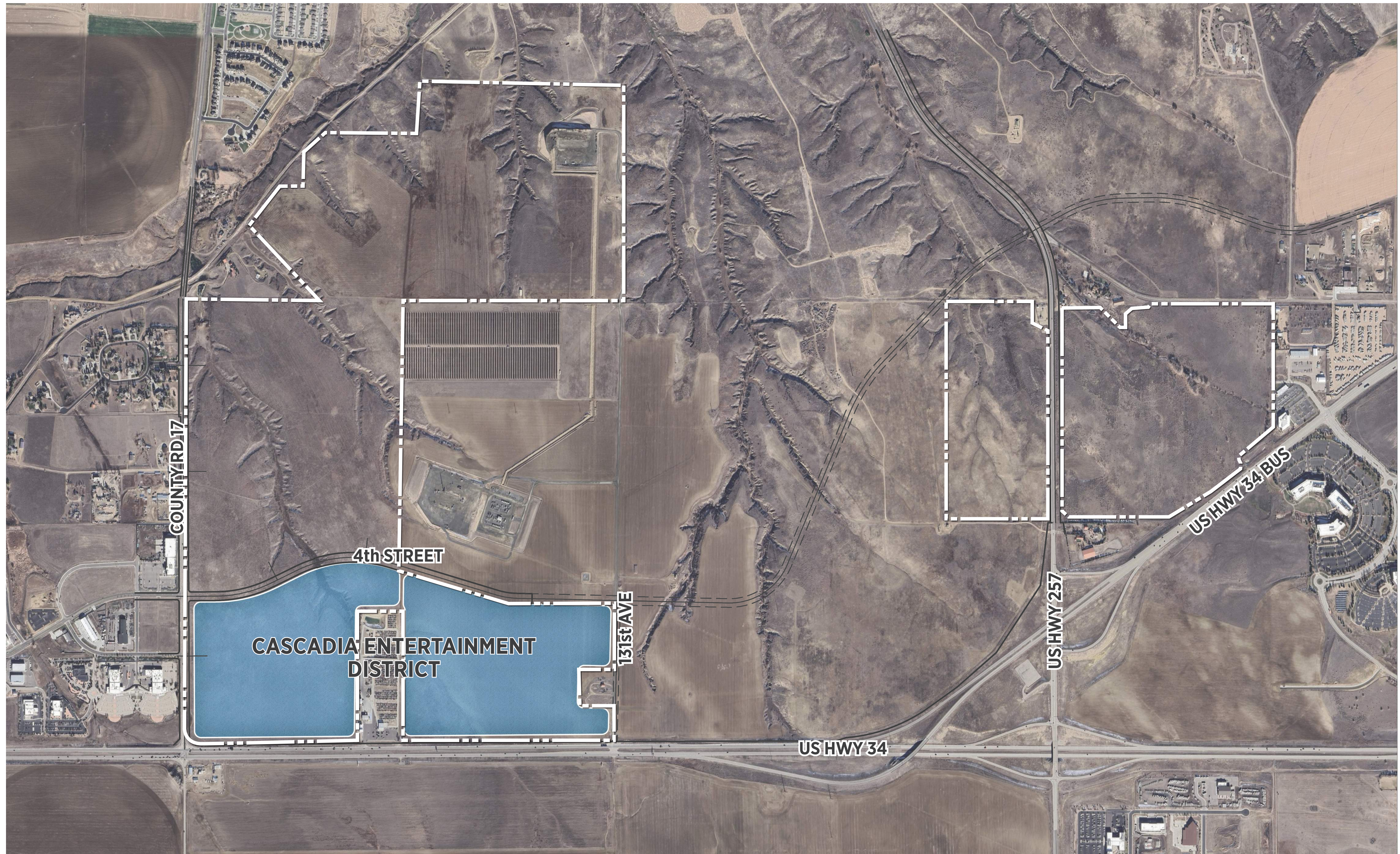




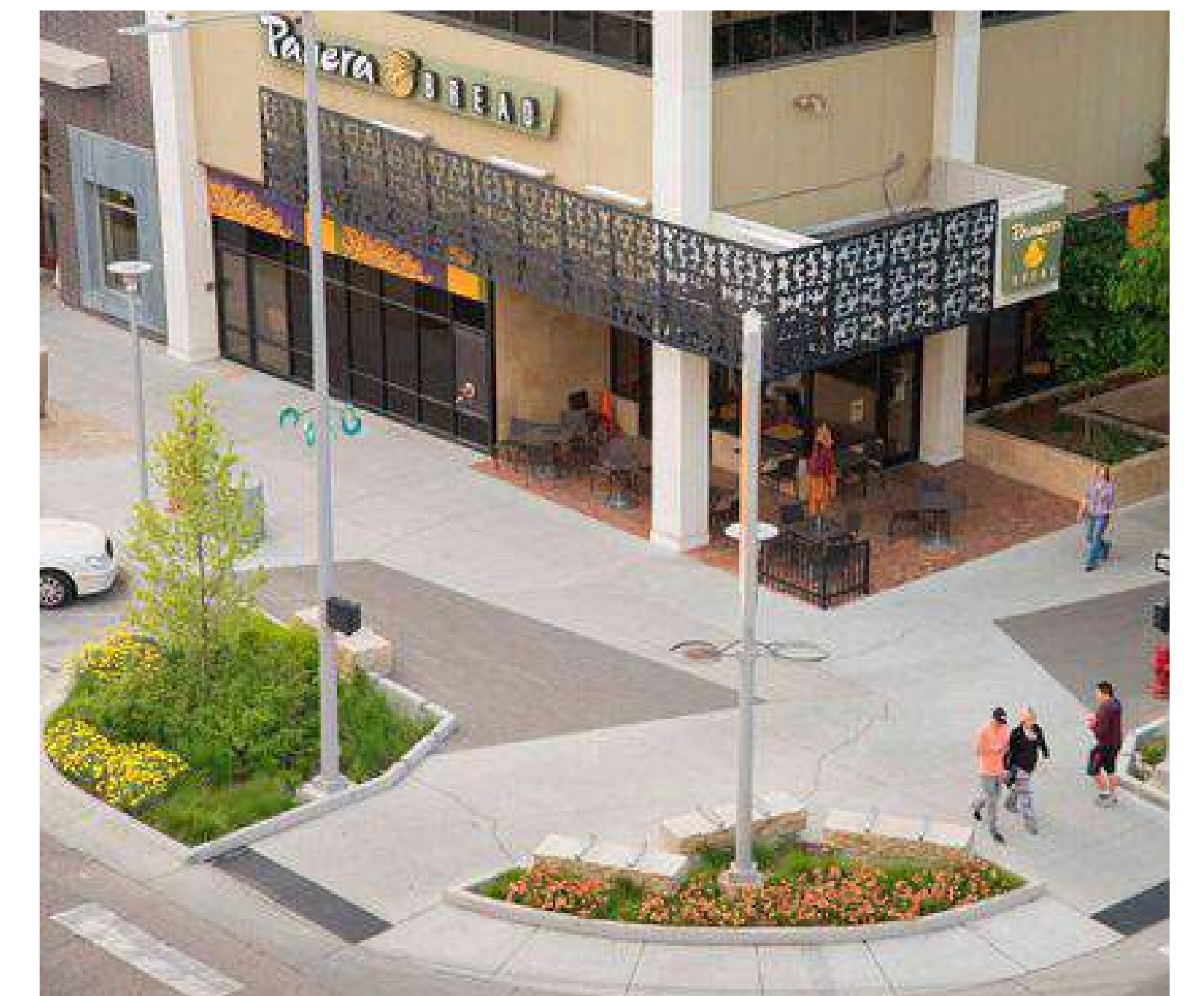
ANNEXATION PROPERTY



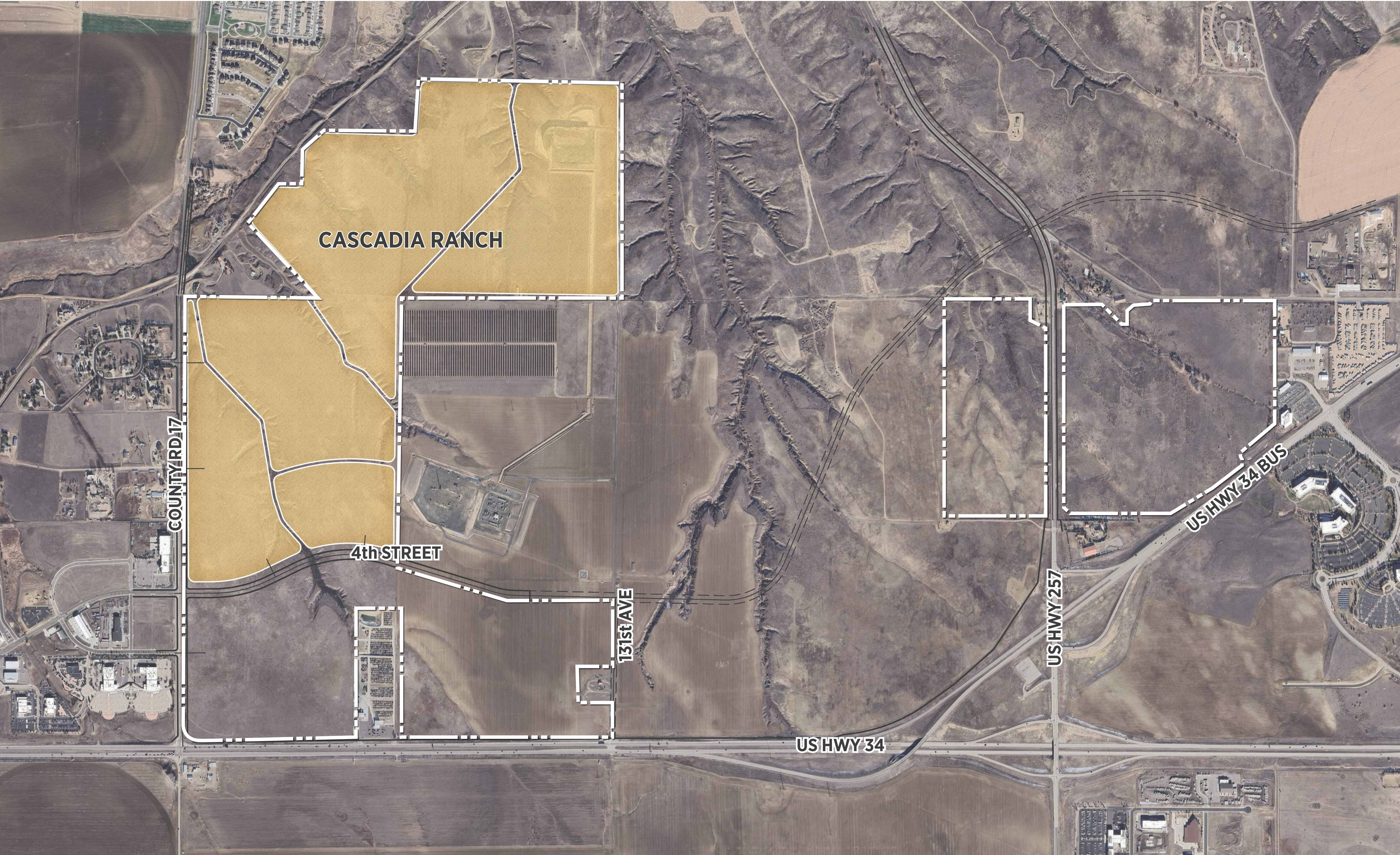
CHARACTER AREAS



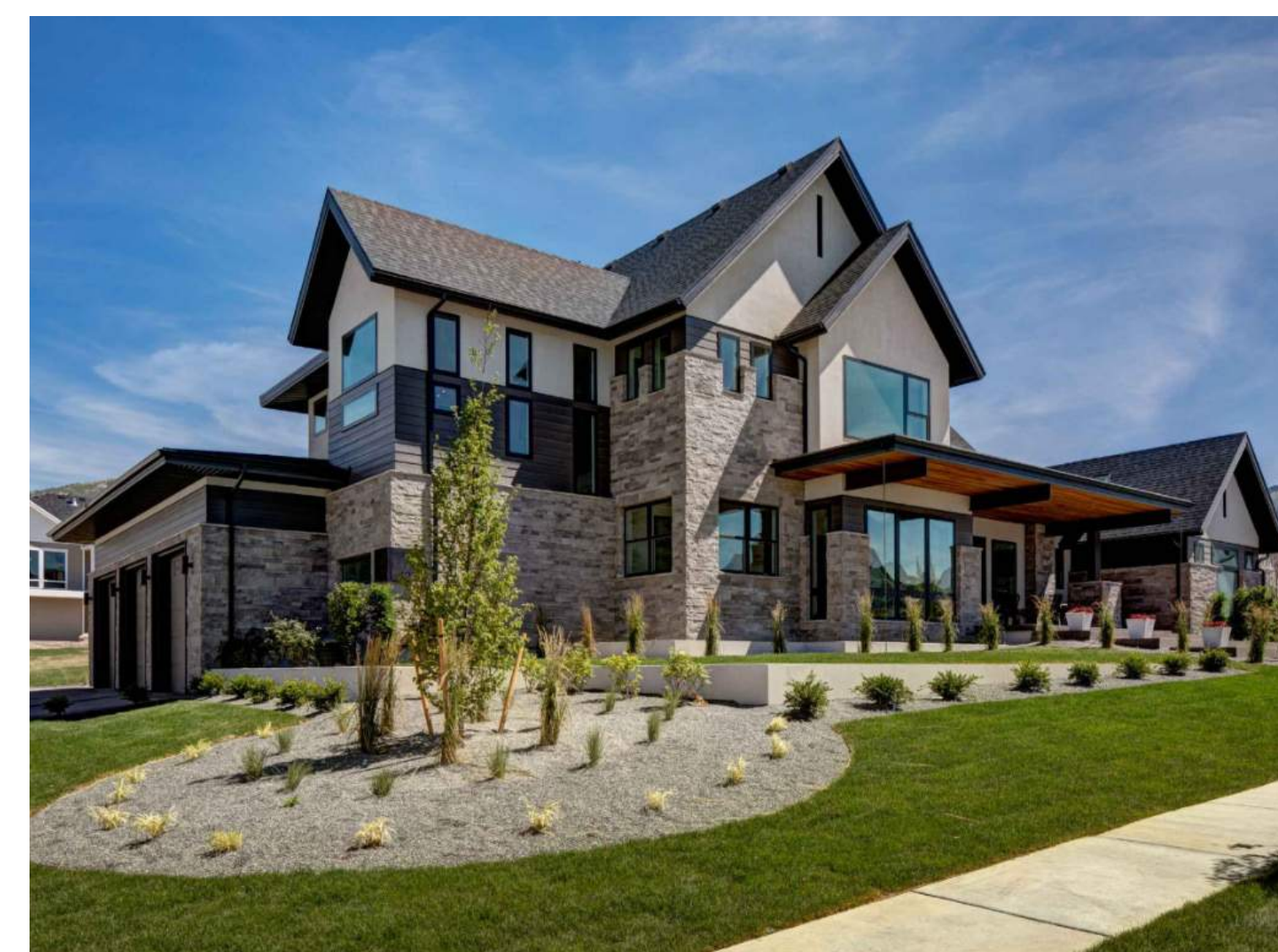
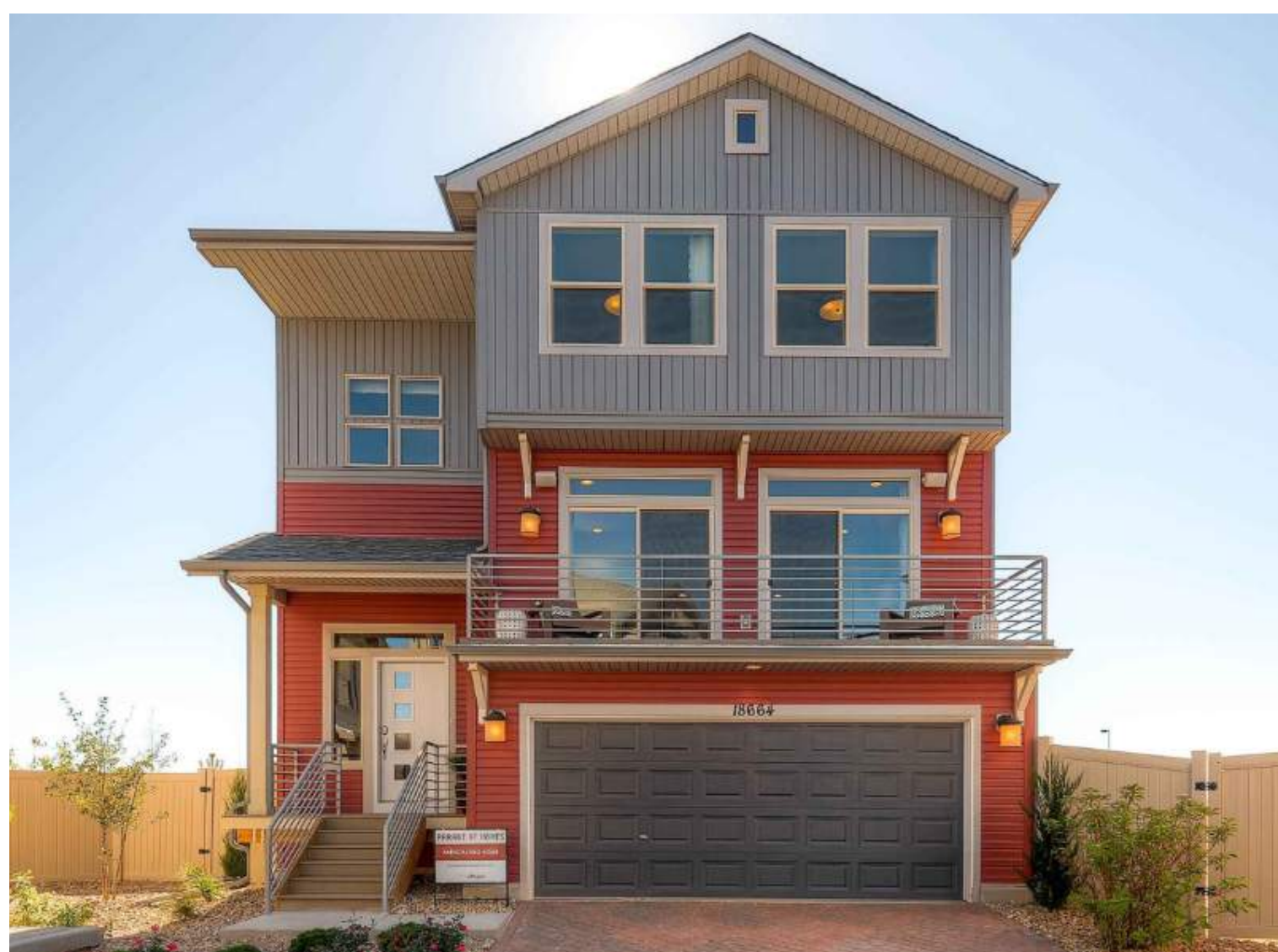
CHARACTER AREAS- CASCADIA ENTERTAINMENT DISTRICT CONCEPTUAL IMAGERY



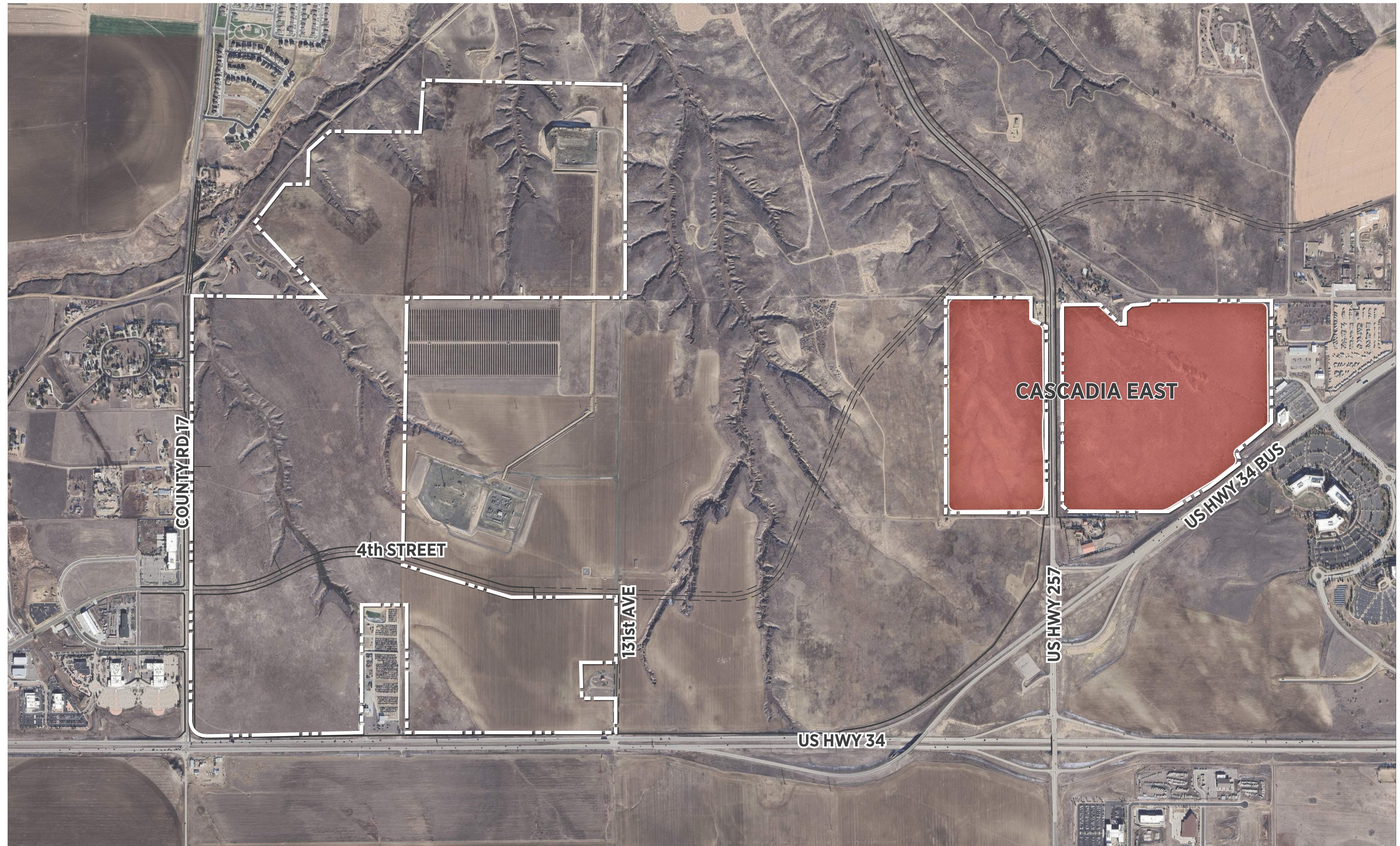
CHARACTER AREAS



CHARACTER AREAS- CASCADIA RANCH CONCEPTUAL IMAGERY



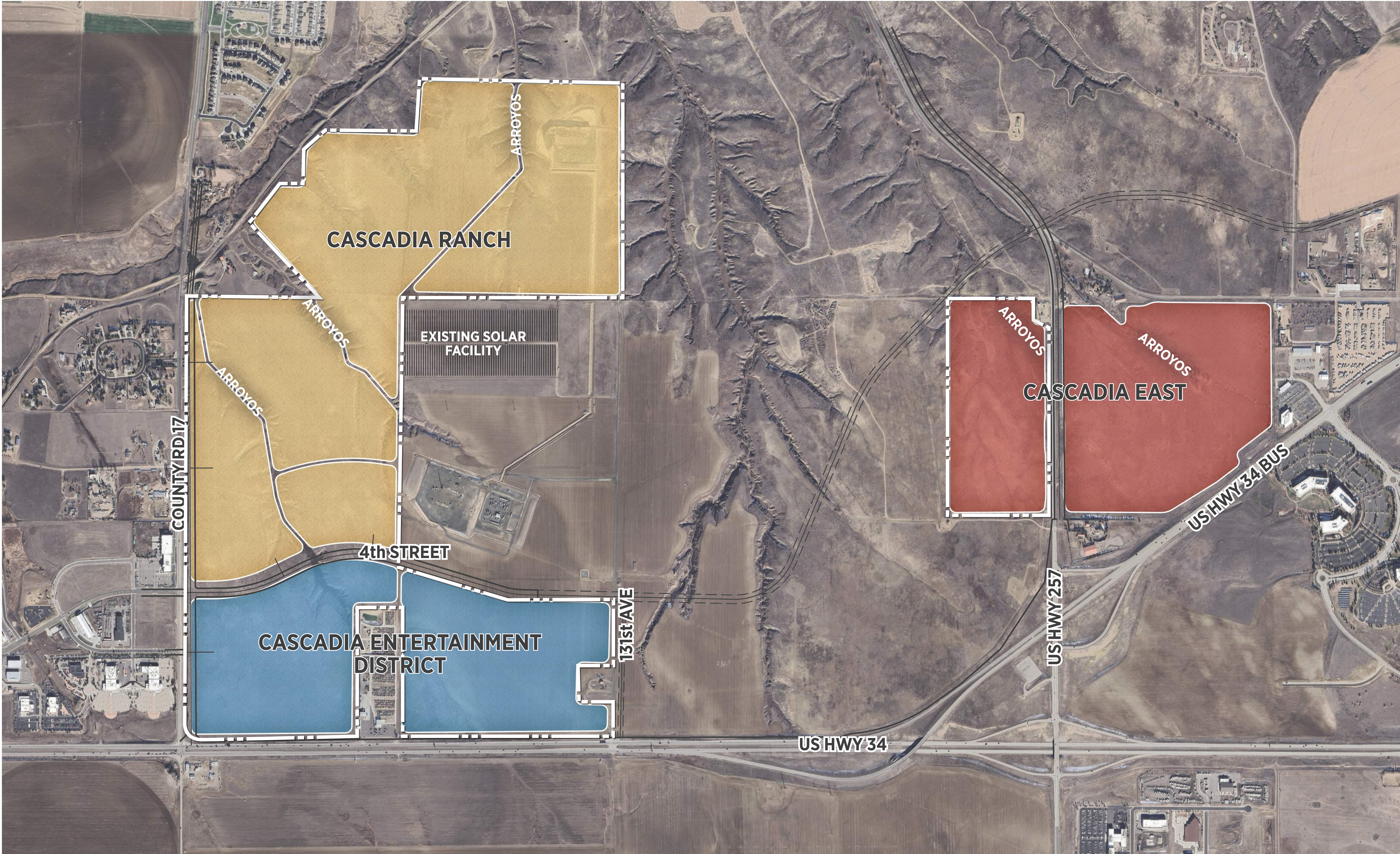
CHARACTER AREAS



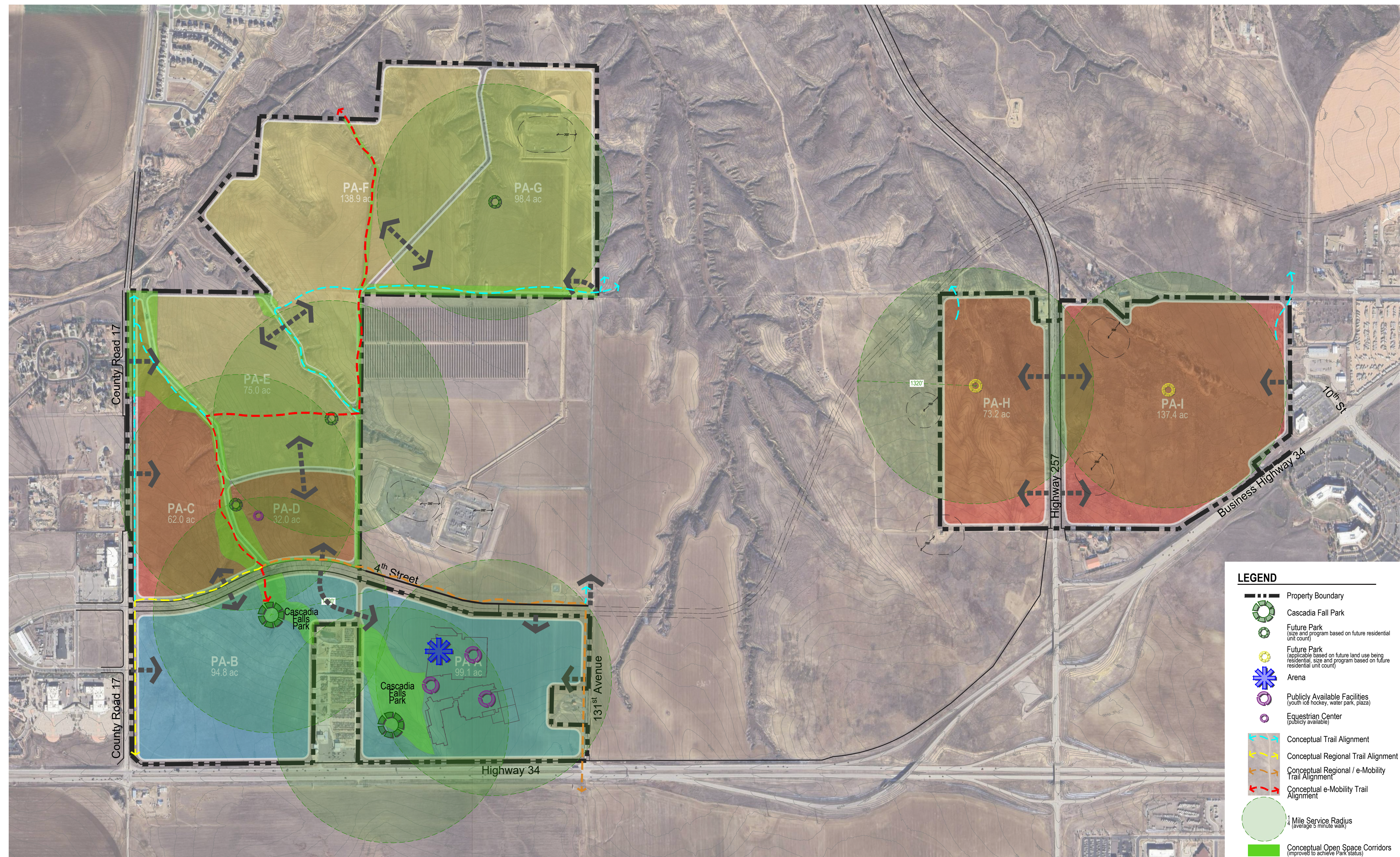
CHARACTER AREAS- CASCADIA EAST CONCEPTUAL IMAGERY



CHARACTER AREAS



PARKS PLAN



CONFORMANCE WITH THE COMPREHENSIVE PLAN

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

The PUD will provide the City of Greeley with significant economic diversification due to development of the entertainment district, including the new arena, youth ice facility, hotel, water park, and plaza. This annexation and subsequent development will bring a diversity of retail, commercial, and residential housing options to the area and will help promote growth and vitality to the community.

✓ Goal ED-4: Facilitate intergovernmental and public/private partnerships that foster successful economic development.

The PUD is part of a larger collaboration between the City of Greeley and The Water Valley Company. CDOT, RTD, and other local intergovernmental agencies are also involved to implement successful infrastructure improvements.

✓ Goal GC-1: Manage growth effectively.

The PUD will act as a guide to thoughtful growth in a coordinated and predictable manner. This will also help align infrastructure, land use, and services with the City's overall planning efforts. As noted, the PUD will provide significant economic development and growth opportunities including entertainment, retail, commercial, and housing.

✓ Goal HO-2: Encourage a broad diversity of housing options.

There will be a large variety of housing options and residential components within the PUD. Housing types will be diverse and will aim to accommodate and meet the needs of those with different income levels, life stages, and size needs.

COMPLIANCE WITH MUNICIPAL CODE CRITERIA

- The PUD is consistent with the Imagine Greeley Comprehensive Plan by creating a coordinated and flexible framework to integrate diverse land uses such as entertainment, commercial, residential, retail, and open space.
- The PUD allows for a more deliberate allocation of uses and infrastructure that align with community goals.
- The Cascadia PUD leverages the flexibility of the PUD process to incorporate numerous public benefits such as the Catalyst Entertainment District with a new arena along with supporting hospitality and recreation uses.
- The new elements and amenities proposed will promote broader health, safety and welfare for the community by enhancing economic opportunities, increasing access to recreation assets, and fostering a sense of place.
- The PUD includes thoughtful design principles such as walkability, mixed-use development, and integrated mobility and land use planning.
- The PUD will support long-term City growth by including a variety of housing opportunities and concentrating development near central corridors. The PUD will preserve open space and recreation while supporting the needs of different demographics. The PUD also directly supports the goals of the Comprehensive Plan through economic development, housing diversity, and regional collaboration.

THANK YOU!



We are happy to answer any questions you may have.

Developer Contact Information:
Mitch Black, Norris Design

PLANNING COMMISSION SUMMARY

ITEM:	Public hearing to consider a request for Establishment of Zoning for approximately 220.568 Acres and Rezone for approximately 613.218 Acres from H-A (Holding Agriculture) to PUD (Planned Unit Development) for a total of approximately 833.786 acres generally located east of Weld County Road 17 and north of US Highway 34 known as Cascadia Planned Unit Development (PUD2025-0003)
PROJECT:	Cascadia Planned Unit Development (PUD)
FILE NO:	PUD2025-0003
LOCATION:	Generally located east of Weld County Road 17 and north of US Highway 34
APPLICANT:	WV Development, LLC, on behalf of Patriot Energy LLC, VIMA Partners, LLC, and City of Greeley.
CASE PLANNER:	Brian McBroom, Community Development Director Katelyn Puga, Planner III

PLANNING COMMISSION HEARING DATE: August 26, 2025

PLANNING COMMISSION FUNCTION: To review the proposed establishment of zoning and rezone to a Planned Unit Development for compliance with Section 24-204 and Section 24-205 of the Greeley Development Code and make a recommendation to the City Council.

EXECUTIVE SUMMARY

The applicant, WV Development LLC, on behalf of the property owners (Patriot Energy LLC, VIMA Partners LLC, and City of Greeley) propose to establish PUD (Planned Unit Development) zoning for approximately 220.568 acres and rezone approximately 613.218 acres of land to PUD (Planned Unit Development) from H-A (Holding Agriculture) and to establish a PUD plan known as Cascadia Planned Unit Development on approximately 833.786 acres of land generally located east of Weld County Road 17 and north of US Highway 34. (Section J – Attachments).

A. REQUEST

The applicant WV Development, LLC on behalf of the property owners Patriot Energy LLC, VIMA Partners, LLC, and City of Greeley, request to establish the Cascadia Planned Unit Development (PUD) proposes the establishment of zoning for 220.568 acres and rezoning of 613.218 acres, totaling 833.786 acres, to create a master-planned community that will serve as a new gateway into west Greeley. The plan encompasses the area of six separate parcels generally located north of US Highway 34, east of Weld County Road 17, and east and west of State Highway 257. The PUD plan is organized into nine Planning Areas across three distinct Character Areas: the Entertainment District, anchored by an arena, youth ice facility, hotel/water park, Cascadia Falls Park, and public plaza; Cascadia Ranch, which includes mixed-use areas, residential neighborhoods, and an equestrian center; and Cascadia East, which emphasizes commercial development supported by high-density housing. The PUD includes 3,401 residential units of varied types, approximately 23 percent of land for entertainment uses, and 36 percent for commercial and mixed-use development, alongside an integrated network of parks, trails, civic spaces, and connections to the Arroyos Del Sol Natural Area. Infrastructure plans include roadway upgrades, a new above grade flyover at 131st Avenue, and mobility options ranging from pedestrian and bike trails to e-mobility and equestrian paths. Public facilities are also accounted for, including five acres dedicated to future fire and police services.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

The 833.786 acres are located generally east of Weld County Road 17, north of US Highway 34, and east and west of State Highway 257

Current Zoning: AG (Agricultural – County) and H-A (Holding Agriculture). See the “Abutting Zoning and Land Uses” table below for details.

Proposed Zoning: 833.786 acres: Planned Unit Development (PUD)

Abutting Zoning and Land Uses:

Parcel & Ownership	Existing Zoning on Parcel	Existing Land Use on Parcel	Adjacent Land Uses to Parcel
095704000006; Patriot Energy, LLC	AG (Agriculture – County)	Undeveloped, native landscape/ Oil & Gas Operations	North: Undeveloped/Railroad/ Oil and Gas operations South: Solar Farm DCMP East: Arroyos Del Sol Natural Area West: Undeveloped/Railroad

09570400003; Patriot Energy, LLC	AG (Agriculture – County)	Undeveloped, native landscape	North: Undeveloped/Railroad/Windsor residential South: Residence/Undeveloped East: Undeveloped West: Residence/Undeveloped/Railroad
095710000019; VIMA Partners, LLC	AG (Agriculture – County)	Undeveloped, native landscape	North: Arroyos Del Sol Natural Area South: Undeveloped/Highway 34 East: State Highway 257/Undeveloped West: Undeveloped
095709000008; VIMA Partners, LLC & Patriot Energy, LLC	H-A (Holding Agriculture-City)	Undeveloped/native landscape	North: Undeveloped/Residence South: US HWY-34 East: Solar Farm DCMP/Oil and Gas operations/Automobile Recycling West: WCR 17/Windsor commercial/Windsor Residential
095709401003; City of Greeley	H-A (Holding Agriculture-City)	Undeveloped/native landscape	North: Oil and Gas operations South: Highway 34 East: Undeveloped West: Auto Recycling/Undeveloped
095711200003; VIMA Partners, LLC	H-A (Holding Agriculture-City)	Undeveloped/native landscape	North: Arroyos Del Sol/Residence South: Highway 34/Equine boarding and RV storage East: CDOT Facility/Commercial/Residence West: State Highway 257/Undeveloped/Electrical

Table 1

See Figure 1 for details.

Site Conditions:

The site is mostly undeveloped, except for existing oil and gas operations, and is bordered by State Highway 257 and US Highway 34. It contains 14 active wells and 17 plugged or abandoned wells. Large portions of the property feature notable topographic variation, including arroyos.

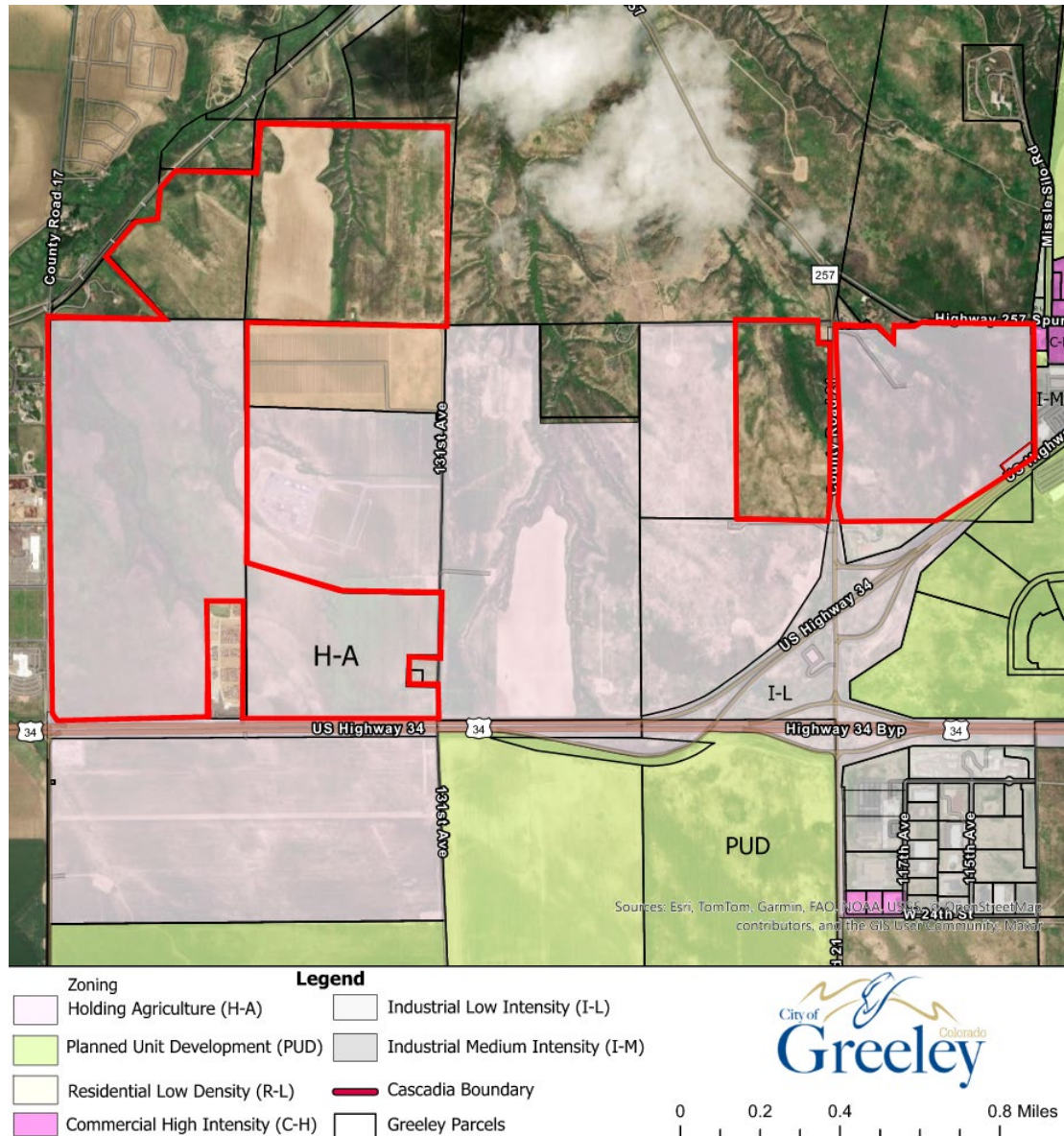


Figure 1: Vicinity and Existing Zoning Map

D. BACKGROUND

The existing condition of the property is largely undeveloped land, except for the 14 active oil and gas wells and 17 plugged and abandoned oil and gas wells and is characterized by variation in topography that consists of the arroyo natural features. The property is located within the

Long-Range Expected Growth Area and are designated in the Land Use Guidance Map as primarily Open Lands and Natural Areas (Bluff, Rural, and Community Separators, and Entryway Character Corridor) in the Comprehensive Plan.

Three of the six parcels considered with the application are already within the City of Greeley. The remaining three parcels are part of the pending annexation applications, the Schmerge and Kinnison Annexations. City Council accepted a resolution on August 5, 2025, making a finding to this effect for the annexation petitions and scheduled the introduction of the ordinance concerning the annexation for September 2, 2025, and the final reading on September 16, 2025. Following an approval of the annexations, the establishment of zoning will be considered as a separate hearing item and must, per state statutes, take place within 90 days of the annexation. This PUD application covers both the rezoning of existing parcels within the city and the establishment of zoning for the property within the Schmerge and Kinnison Annexations. The establishment of zoning and annexation history for the parcels included in the PUD are listed in Table 1 below:

Parcel	Existing Zoning	Annexation
095704000006	AG (Agriculture – County)	Schmerge Annexation Proposal
095704000031	AG (Agriculture – County)	Schmerge Annexation Proposal
095710000019	AG (Agriculture – County)	Kinnison Annexation Proposal
095709000008	H-A (Holding Agriculture- City)	Lundvall West Annexation; Ordinance Adopted 5/14/2001
095709401003	H-A (Holding Agriculture- City)	Golden Hill Annexation #4; Ordinance adopted 11/6/2000
095711200003	H-A (Holding Agriculture- City)	Bader Farm Annexation; Ordinance adopted 09/16/2002

Table 2

There are several separate items related to the Cascadia PUD that are adopted by City Council or under consideration by the City and are summarized below:

Pre-Development Services Agreement:

A resolution was passed and adopted on April 15, 2025, for the Pre Development Service Agreement. This agreement outlines the roles, responsibilities, and financial arrangements between the City of Greeley and Trollo, Inc. (doing business as The Water Valley Company). Agreement engages Trollo, Inc. as the fee developer for the pre-development services required for the Catalyst Project.

West Greeley General Improvement District – Residential West Greeley GID:

An ordinance was introduced on August 5th, 2025, and a second hearing is scheduled for August 19th for the establishment of the residential West Greeley General Improvement District. The main purpose of the district is to provide an alternative financing mechanism for the funding of certain improvements and certain services benefiting the properties included within the boundaries of the district.

City of Greeley, Commercial General Improvement District:

An ordinance was introduced on August 5th, 2025, and a second hearing is scheduled for August 19th, 2025 for the establishment of the City of Greeley, Commercial West Greeley General Improvement District. The main purpose of the district is to provide an alternative financing mechanism for the funding of certain improvements and certain services benefiting the properties included within the boundaries of the district.

Schmerge Annexation and Kinnison Annexation:

The annexation applications for both the Schmerge Annexation and Kinnison Annexation were submitted on June 20, 2025. Staff review found the annexations applications compliant with State and City annexation requirements and recommend approval of the annexation applications. The annexation petitions were accepted by City Council on August 5th, 2025, and are scheduled for a first reading and second reading with this Cascadia PUD item.

Cooperation Agreement

This agreement sets forth the roles, responsibilities, rights, and requirements, between the City of Greeley and The Water Valley Company, as it relates to development requirements, submittal terms and timelines, acceptance procedure for public improvements, responsibility for infrastructure, department of public works and community planning and development, building permits, inclusion of additional properties, and miscellaneous provisions. The agreement is currently in the review process. Once complete, agreement will go to City Council for approval

PUD Neighborhood Meeting:

A Neighborhood Meeting was held on June 25th, 2025, and was held by the applicant Water Valley Company and the City of Greeley. Refer to Section K of this report for a meeting summary.

Cascadia PUD Submittal:

The PUD application was submitted on July 11, 2025, and encompasses a total of 833.786 acres across nine different planning areas. The PUD zoning application is a rezone for approximately 613 acres of land, and establishment of zoning for approximately 220 acres of land. The intent of the Cascadia PUD is to create a high-quality, catalytic development in West Greeley which will serve as a new gateway to the City. Cascadia will provide a mix of desired entertainment, commercial, and diverse residential neighborhoods while preserving open space and natural

areas. This PUD is designed to gradually transition density and intensity of uses, with the highest intensity planned in and near the Entertainment District and along Highway 34, and transitioning outward, with the lowest intensity and density to the north in Planning Area F.

Below are the proposed Planning Areas in the PUD (Table 3):

PLANNING AREA	USE	ACRES (approx.)
PA-A	Entertainment District	99.1
PA-B	Entertainment District	94.8
PA-C	Mixed-Use District	62.0
PA-D	Mixed-Use District	32.0
PA-E	Residential District	75.0
PA-F	Residential District	138.9
PA-G	Residential District	98.4
PA-H	Mixed-Use District	73.2
PA-I	Mixed-Use District	137.4

Table 3

Cascadia is organized into three Character Areas, according to location, similarities in land use, and other development characteristics of the PUD Planning Areas.

1. **Cascadia Entertainment District (Planning Areas A and B):** Anchored by entertainment uses, including an arena, a youth ice sports facility, a hotel/water park, a plaza, and other supporting uses. The property that includes Planning Area A includes the proposed Cascadia Falls Park. Planning Area A is the intended area for the Catalyst site, owned by the City of Greeley.
2. **Cascadia Ranch (Planning Areas C- G):** Consists of a variety of uses ranging from mixed-use areas to low-density residential neighborhoods and plans to include an equestrian center.
3. **Cascadia East (Planning Areas H and I):** Consists of a broad mix of land uses and primarily orients toward commercial uses with supportive high-density residential uses. This is a notable entryway in the city from SH 257.

The proposed PUD also includes the following elements included in the plan set:

- A plan for future parks and amenities that would serve this development,
- A land use matrix outlining allowed land uses in each of the Planning Areas.
- Character and theme intent, including architectural examples
- Development Standards
- Design Standards
- Relevant notes related to commitments for the development

- Lot typicals for conceptual lot layouts to be used throughout the development
- Street sections and details

E. APPROVAL CRITERIA

The Commission shall consider comments from review agencies and offices, the staff recommendation, citizen comments, and the following criteria (found in Section 24-204 and Section 24-205 of the Greeley Development Code) in taking action to recommend approval, denial, or to table the PUD for future consideration:

F. 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 properties are primarily agricultural and undeveloped. The proposed PUD zoning of the property anticipates future development as a mix of selective residential, commercial, and industrial uses, provided that adequate services can be extended and a master plan is incorporated into any future development.

The site is located within the Long-Range Expected Growth Area (LREGA) and is designated on the Land Use Guidance Map in the *Imagine Greeley Comprehensive Plan* as a combination of Open Land and Natural Areas categories such as Bluffs, Community Separator, Entryway Character Corridor and Rural Neighborhood.

The bluffs and rural designations emphasize preserving a low-density development pattern, particularly in areas identified as having ecological significance. In contrast, the property's adjacent to State Highway 257 and US Highway 34 presents a valuable opportunity for the City to shape visitors' first impressions through coordinated design and public improvements.

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

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

The Cascadia PUD 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 within the PUD. Among the uses proposed include an entertainment district that will function as a catalyst for economic activity. Other areas considered in the PUD account for a wide range of economic sectors to foster a

sustainable and diverse local economy in west area of Greeley. A diversity of housing is also considered to support the local economy and employment opportunities for the area.

B. Goal ED-4: Facilitate intergovernmental and public/private partnerships that foster successful economic development.

The Cascadia PUD is part of a formal collaboration aimed at delivering the Catalyst Entertainment District and surrounding supportive uses that create mixed-use development opportunities. The master-plan efforts associated with the PUD coordinate with CDOT and other local intergovernmental entities to implement major infrastructure projects. These collaborations ensure that the Cascadia PUD not only delivers high-quality development, but also strengthens regional connectivity, maximizes public investment, and creates lasting economic opportunities for the City.

C. Goal GC-1: Manage growth effectively.

The PUD provides a framework that allows the City and the developer to align land uses, infrastructure, and services in a predictable, long-term way rather than through piecemeal development. The residential proportions and distribution of units and the proposed non-residential uses and districts assist in providing a master plan for coordinating future growth of the area in a coordinated and predictable manner. This will assist in the development and alignment with infrastructure improvements, land use, and city service planning efforts.

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

The Cascadia PUD promotes a balanced mix and distribution of land uses through the organization of the approximately 833-acre site into nine distinct Planning Areas that integrate entertainment, commercial, retail, residential, and civic uses in a coordinated framework. The PUD also allows for commitment to a mixed-use neighborhood opportunity that will provide a new center of activity for Greeley through the entertainment district in planning areas adjacent to US Highway 34. Interspersed throughout the development is a framework of both activated outdoor spaces, and passive outdoor spaces and trails for the residents and visitors to move through and experience. The combination of these elements through the PUD can foster community gathering and connectivity, further supporting economic vitality, housing options, and a cohesive community character.

E. Goal GC-3: Ensure new development, infrastructure investments,

and public realm improvements enhance the character of the community.

A key piece to the PUD focuses on providing a sense of place and defining character areas within the PUD to accomplish this goal. The vision of each character area is important for implementation of the enhancement of building the character within the community. The PUD also includes integration of infrastructure investment and public realm improvements to emphasize the character in each area, including but not limited to the Cascadia Falls, varied trail options, continuous open space throughout the PUD, and a public plaza in the Catalyst space to further define the entertainment district space for the City.

F. Goal HO-2: Encourage a broad diversity of housing options.

Three of the nine planning areas are predominantly residential and will provide an opportunity to fill gaps in both entry level (affordable) housing, workforce housing options, and fill a high-end and executive housing gap that is identified in the City of Greeley Housing for All Strategic Plan adopted by City Council. The plan also identifies that the location of the Cascadia PUD is a key site for large-scale residential growth and will provide a catalytic master-planned community that embodies the city's commitment to mixed-income development, neighborhood connectivity, and greenfield coordination for housing.

There are residential development opportunities throughout every area of the PUD to allow for maximum distribution of housing location and housing types. The PUD considers a wide range of possibilities for housing type including the following:

The PUD also allows for flexibility in allowing for a wider range of housing by considering non-traditional buildings and lot types including but not limited to:

- Common Open Space Lots
- Rear-Loaded Residential types
- Single-Family Detached Small Cluster lot types
- Single-Family Detached and Duplex, common lot type
- Small Family Detached lots.

These are all examples of what is presented and allowed as options within the PUD. Any potential implementation of these non-traditional housing types will require further evaluation through development review of subdivision and site plan processes.

G. Goal TM-2: Provide residents with a range of transportation choices and options.

An interconnected trail network featuring varied forms of transportation choices is considered in the PUD. Other forms of transportation include safe pedestrian and bike passage throughout the PUD, e-mobility trails (electric-powered devices such as e-bikes, e-scooters, golf carts, etc.), and equestrian trails. Future improvements to major vehicular traffic corridors such as WCR 17 and US-Highway 34, and future 131st Avenue will be coordinated with participating stakeholders to provide safe and efficient vehicle traffic patterns to serve the uses in the PUD.

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

The Cascadia PUD is designed to create a safe, attractive, and livable community through thoughtful planning, high-quality design, and robust public infrastructure. The project integrates diverse uses including entertainment, retail, commercial, residential, and civic uses within a walkable, connected environment that fosters community interaction. Public improvements, including upgraded roadways, enhanced transit access, and modern utility systems, will improve safety, mobility, and regional connectivity. The development incorporates open spaces, recreational amenities, and a variety of housing options to serve residents of all ages and income levels, ensuring a vibrant, inclusive neighborhood. By blending innovative design with Greeley's character and heritage, Cascadia promotes long-term community vitality, economic opportunity, and an enduring sense of place.

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 Cascadia PUD fulfills the intent of a PUD zone district in relation to surrounding areas by creating a coordinated, flexible framework that integrates a variety of complementary land uses including entertainment, commercial, retail, residential, and civic uses, while ensuring compatibility with adjacent undeveloped land, automobile recycling yard, and existing oil and gas operations. The planned mix of uses is arranged to transition in intensity, with higher-activity areas like the Catalyst Entertainment District placed near major transportation corridors and access points, and residential neighborhoods positioned to buffer and connect to surrounding areas. Infrastructure improvements, including upgraded roadways and regional transit connections, will enhance access to and from neighboring

communities, while public spaces and amenities are designed to serve both local residents and the broader region. This approach aligns land use, infrastructure, and community character, ensuring the development integrates seamlessly with its context while promoting long-term growth and vitality.

The request complies with this criterion.

3. Whether the area changed or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area.

Staff Comment: The proposal fulfills this criterion by addressing significant changes in the area that make rezoning in the public interest. The western edge of Greeley, where the Cascadia PUD is located, is transitioning from predominantly vacant agricultural land and oil and gas operations to a targeted growth area. The subject area for the proposed Cascadia PUD is adjacent to other City of Greeley master planned developments (Delentaro) and the location of the property is located at the gateway to the City, along the farthest west boundary on the northside of Highway-34. With the incorporation of the Catalyst Entertainment District and supporting infrastructure investments, the area is poised for substantial economic and community development. Rezoning to PUD enables a coordinated mix of entertainment, commercial, retail, residential, and civic uses that can capitalize on these changes, promote reinvestment, and provide public amenities. This shift supports the City's vision for diversifying the economy, improving quality of life, and creating vibrant, connected neighborhoods, making the rezoning both timely and beneficial to master planning for the anticipated future City growth opportunities.

The request complies with this criterion.

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

Staff Comment: The majority of the land within the parcels included have been annexed into the City of Greeley by the following annexations, adopted by ordinance. Details of history of establishment of zoning and annexation for each parcel are found in Table 2 of Section D - Background.

The parcels currently zoned as H-A listed above were intended to be used as a "pre-development" district to hold areas until more coordinated planning for infrastructure, land uses, and design can occur. The proposed PUD provides a mechanism for master planning the area to allow for more development opportunities that align with the current trends of west Greeley.

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 Cascadia PUD addresses this by establishing a master-planned framework that aligns with both the existing and anticipated character of development in the area. The proposal incorporates a connected street network with major roadway upgrades, a new overpass bridge at 131st Avenue, and enhanced regional access to integrate seamlessly with surrounding infrastructure. Civic spaces, plazas, and open areas are strategically placed to serve as community gathering points. The plan distributes a variety of building scales and formats ranging from high-intensity entertainment venues to lower-density estate residential neighborhoods in a way that ensures well thought out transitions between uses. The PUD standards allow for opportunities where mixed-use districts combine retail, office, and residential in walkable patterns, while residential areas of varying densities are positioned to buffer and connect to adjacent properties and open space/natural areas. This thoughtful arrangement ensures compatibility with future growth patterns and complementary uses, while creating a cohesive, well-connected community that balances activity, accessibility, and neighborhood character.

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: City services and facilities are planned to provide infrastructure to support the 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 for subsequent development proposals in the PUD.

The PUD commits to dedicating a minimum acreage of land for public safety facilities for the Greeley Fire Department and Greeley Police Department with future development review applications.

School District Weld RE-4 serves the site. See Section I.5 for additional information.

The request complies with this criterion.

7. **The change will serve a community need, provide an amenity, or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.**

Staff Comment: The PUD proposal is located near key transportation corridors (US Highway 34 and State Highway 257) and is positioned at a crossroads between a dynamic economic corridor gateway into the city and a diverse landscape near designated natural areas and viewsheds for the City. The PUD provides opportunities for varied housing types (approximately 3,401 dwelling units proposed), commercial and mixed-use opportunities (approximately 36% of the total PUD Area), and an entertainment district (approximately 23% of the total PUD Area) that allows for unique design to accommodate a future arena, plaza, and indoor water park facilities for the community.

Due to the unique design of the entertainment district and community amenity spaces, the proposed 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. As the PUD is designed from a conceptual perspective, the development and design standards do incorporate strategies to alleviate any potential negative impacts to the area. Strategies include the following:

- Adequate screening and buffering standards between incompatible uses both within the PUD boundary and adjacent to the PUD.
- Lighting standards that consider the sensitivity to adjacent less dense and natural areas.
- Consideration of additional use specific standards for the proposed equestrian center use to minimize potential nuisance.
- Coordination with adjacent developments to anticipate future regional growth and account for this in the conceptual traffic and utility designs.
- The proposed GID (separate consideration see Section D above for a summary of the GID) between the City of Greeley and The Watery Valley Company coordinates to provide a robust network of public infrastructure that will support the long-term success of the Cascadia PUD.

Impacts have been considered at the PUD review stage and all future development review applications will require specific planning and strategies to be implemented to address any potential negative impacts to the area.

The request complies with this criterion.

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

Staff Comment: Community Development staff have provided referral reviews for the PUD to both city staff agencies and external advisory review bodies, including adjacent jurisdictions. Based on review, Community Development staff recommend approval.

The request complies with this criterion.

G. 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 proposed PUD provides a design framework through utilization of conceptual and master planning for planning areas, uses, themes, and building types that will create neighborhoods within the City of Greeley that provide a unique sense of place and further the goals of the Comprehensive Plan to a higher degree of specificity by integrating a balanced mix of entertainment, commercial, residential, and civic uses; designing connected street networks and mobility hubs to enhance accessibility; incorporating plazas, open spaces, and recreational amenities that foster community interaction; and coordinating infrastructure and land use in a manner that supports economic vitality, housing diversity, and long-term, sustainable growth.

Further, the PUD considers specific development and design standards that allow for the opportunity to encourage and implement high-quality developments while still allowing for flexibility to creative innovative spaces among the uses within the PUD.

- a. There are eight pertinent goals within the Comprehensive Plan that are applicable to the proposed PUD. Sound planning and urban design principles are clearly demonstrated in the PUD to contribute to these goals (see Section F.1. above for a detailed analysis):

1. Goal ED-2: Promote desired economic sectors and a diverse local economy.
2. Goal ED-4: Facilitate intergovernmental and public/private partnerships that foster successful economic development.
3. Goal GC- 1: Manage growth effectively.
4. Goal GC-2: Promoting a balanced mix and distribution of land uses.
5. Goal GC-3: Ensure new development, infrastructure investments, and public realm improvements enhance the character of the community.
6. Goal HO-2: Encourage a broad diversity of housing options.
7. Goal TM-2: Provide residents with a range of transportation choices and options.
8. Goal PS-3: Develop and maintain a safe, aesthetically pleasing, and livable community.

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 a framework for future master planned development that provides enough flexibility to allow for public benefit through the Catalyst Entertainment District. The intent of the Catalyst site (Planning Area A) will allow for a combination of impactful uses to further enhance economic opportunities, a sense of place, and additional opportunities to access outdoor spaces for the community.

There are a wide range of residential uses, ranging from single-family estate neighborhoods to opportunities for creative single-family detached cluster and cottage neighborhoods, townhome, multi-family and consideration of incorporated mixed-use buildings.

The incorporated Design Standards for the PUD were developed and incorporated to address the inherently unique nature of the design, specifically as it related to some of the less common uses such as the arena and equestrian center. Specialized functions and operational needs were considered with the standards to accomplish a quality design for very specific contexts within the plan.

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: As mentioned with the first criteria, the request for the PUD has demonstrated that it is consistent with sound planning principles and with applicable goals and objectives of the Comprehensive Plan including but not limited to the following (see Section F.1 for a detailed analysis):

1. *Goal ED-2*: Promote desired economic sectors and a diverse local economy.
2. *Goal ED-4*: Facilitate intergovernmental and public/private partnerships that foster successful economic development.
3. *Goal GC- 1*: Manage growth effectively.
4. *Goal GC-2*: Promoting a balanced mix and distribution of land uses.
5. *Goal GC-3*: Ensure new development, infrastructure investments, and public realm improvements enhance the character of the community.
6. *Goal HO-2*: Encourage a broad diversity of housing options.
7. *Goal TM-2*: Provide residents with a range of transportation choices and options.
8. *Goal PS-3*: Develop and maintain a safe, aesthetically pleasing, and livable community.

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 in Section F of this report.

The request complies with this criterion.

H. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The majority of parcels included in the PUD application are currently unsubdivided. A Subdivision Plat will be required for future development proposals. The Subdivision Plat process includes a two-step process, starting with a Preliminary Plat (requires decision by the Planning Commission) and a Final Plat (requires administrative city staff decision). Any proposed deviation from the PUD may allow for a minor amendment

and director approval so long as it meets minor amendment criteria outlined in Section 24-205 of the Development Code.

Parcel	Subdivision
095704000006	No Subdivision
095704000031	No Subdivision
095710000019	No Subdivision
095709000008	No Subdivision
095709401003	R&R Warner Subdivision (2015)
095711200003	Stanley Subdivision (1995)

2. HAZARDS

The properties contain 17 plugged and abandoned oil and gas wells and 14 active wells. An active oil and gas facility is located offsite on parcel 095709101002, at least 200 feet from the PUD boundary. The presence of these wells onsite does not impact the proposed zoning. Oil and gas setbacks are noted in the PUD and will be included with any future development review proposal. Large portions of the property feature notable topographic variation, including arroyos that have steep slopes.

3. WILDLIFE

According to the City of Greeley's Areas of Ecological Significance map, portions of the Cascadia PUD have areas that may contain significant natural features. These natural features have not been significantly affected by development yet. To further evaluate the current state of these natural areas, a biologist report was provided by the developer and evaluated the PUD area for potential of remaining species and habitat distributions. The report found that no federally listed species or habitats were observed at this time. A commitment in the PUD is provided that commits to additional environmental analysis with future subdivision and site plan processes in accordance with City Code for potential development within or near any sensitive areas.

The PUD application was also referred to Colorado Parks and Wildlife (CPW). CPW provided a response on August 11, 2025, stating concerns related to the submitted biologist report and preservation of the undeveloped area for wildlife species and connectivity to Shurview (Arroyos Del Sol Natural Area). CPW mentions the burrowing owl and states recommendations for minimizing or avoiding impacts to any Burrowing Owls within the project area. In addition to these strategies, any future development of the area will be required to meet the requirements of Section 24-1004 of the Development Code to comply with standards related to the Burrowing Owls species. The response is provided as Attachment 8 included with the report.

4. FLOODPLAIN

The site has no mapped floodplains on the subject property

5. DRAINAGE AND EROSION

The site is largely undeveloped with drainage patterns expected to match existing conditions. However, drainage patterns and required stormwater infrastructure and detention would be examined in greater detail through further development applications and the subsequent permitting processes.

6. TRANSPORTATION

Access to the site would be initially provided at Weld Country Road 17 and at State Highway 257. A future connection to the south is envisioned as an above grade flyover aligning with 131st Avenue, and connections to the east are envisioned in the future through Promontory Parkway and the future 4th Street alignment. Connections between planning areas are shown in the PUD document. Internal site circulation will be determined at the time of subdivision and site plan review land use cases.

I. SERVICES

1. WATER

A conceptual hydraulic report was included with this submittal. There are several potable water transmission mains on and adjacent to the PUD boundary which will be used to serve the development. Site specific requirements for internal water infrastructure will be determined at the time of Subdivision and Site Plan land use submittals.

2. SANITATION

A conceptual hydraulic report was included with this submittal. Sanitary sewer flows, including offsite flows from adjacent developments will be conveyed north of the site to connect into the public system. Site specific requirements for internal sanitary sewer infrastructure will be determined at the time of Subdivision and Site Plan land use submittals.

3. EMERGENCY SERVICES

The proposed PUD would be served by the Greeley Fire Department. With a successful annexation for both Kinnison and Schmerge properties, the applicant would withdraw the property from the Windsor/Severance Fire Protection District (request to withdraw was provided with the annexation application). The City of Greeley Fire Department would take over fire services for the site once annexed.

The closest fire station, Fire Station #6 (10603 W. 20th St) is approximately 2 miles away from the Cascadia PUD site to the east.

The City of Greeley Police Department would also serve this area with the completion of the annexation. The nearest police station is approximately eight (8) miles east located at the northeast corner of 10th Street and 30th Avenue.

The PUD commits to a minimum of 5 acres to be dedicated for public safety uses in the PUD. The exact timing of dedication shall be determined as part of future development applications.

4. PARKS/OPEN SPACES

The site is located south of the 1,000-acre city-owned Arroyos Del Sol Natural Area. Future parks and open space will be required with the establishment of zoning as a PUD and further with the future subdivision and site plans for the property.

Park dedication and establishment is identified in the Parks Approach, which includes the Arena, publicly available facilities, an Equestrian Center, and various trail connectivity opportunities. Open space corridors, utilizing the existing arroyos are conceptually highlighted on the plan.

5. SCHOOLS

The PUD is located within the Windsor RE-4 School District. The school district was notified of the PUD proposal upon submittal to the city and further coordinated with the applicant for expectations related to school dedication and cash in lieu options.

6. INTERGOVERNMENTAL AGREEMENT (IGA)

The Cascadia PUD proposal is within the Cooperative Planning, Land Use and Utility Area for the City of Greeley and Town of Windsor IGA. The Cascadia PUD is within both the Principal Employment Corridors and Secondary Corridor Area. As part of the cooperation and coordination outlined in the agreement, the City of Greeley provided the Town of Windsor a referral period of at least four weeks for the PUD application. The Town of Windsor provided comments to the City requesting future coordination and assurance that the development adheres to the terms of the agreement. The comments were considered with the proposal. Additional coordination may be required in future development applications to further align with the IGA.

7. METROPOLITAN DISTRICT

A Metropolitan District is a quasi-governmental agency that is intended on being utilized for future development in the PUD. The intention is that it may provide public

improvements for the use and benefit of all anticipated inhabitants and taxpayers of the district. A separate application process is required to establish a Metropolitan District within the City and would occur at a later date.

8. GENERAL IMPROVEMENT DISTRICT

See detailed description of the proposed GID that would cover the proposed Cascadia PUD area in Section D of this report.

J. NEIGHBORHOOD IMPACTS

1. VISUAL

The PUD would not create any immediate visual impacts on the surrounding neighborhood, which is largely rural. Potential impacts would be reviewed at time of future development applications for subdivisions and site plans.

2. NOISE

The conceptual nature of the PUD does not demonstrate noise as a potential impact to the area. Any potential noise impacts due to the proposed uses would be reviewed and mitigated at time of future development applications. Noise levels are regulated by the Greeley Municipal Code.

K. NOTIFICATION:

1. NEIGHBORHOOD MEETING

A neighborhood meeting was held on June 25, 2025, by the applicant: Water Valley Company and the City of Greeley. Representatives from both groups were present to answer questions regarding the proposed PUD concept and the development review process. Approximately 70 individuals from the public were present at the meeting. Thirty-three (33) written comments were provided to the applicant. Common themes related to the zoning proposal among the comments and discussions had at the meeting included the following:

- Traffic, Safety, and Infrastructure Concerns
 - Concerns for worsening congestion on Highway 34 and other roads, insufficient police/fire/medical coverage, and increased DUI risks after events.
 - Requests for traffic lights, roundabouts, or other safety measures near residential areas.
- Environmental and land use issues
 - Concerns about loss of open space, agricultural land, and ecologically significant areas like arroyos and shortgrass prairie.
 - Requests for eco-tourism or conservation-oriented alternatives
- Perceived geographic and economic benefit misalignment
- Annexation and Zoning process requirements

- Comments related to the school district's ability to serve the new residents that would reside in the PUD.

It should also be noted that many concerns were made that were not directly related to the review criteria of the PUD zoning request that instead of related to the financial implications of the project, a community benefits agreement (CBA) to further address community needs outside of the zoning criteria, and alternative community investments for City leadership to consider.

- 2. PUBLIC NOTICE AND COMMENT:** Mailed notice was sent on August 5, 2025, to surrounding properties within 1000 feet of the subject property. The applicant posted signs on the property on August 8, 2025, and a notice was published as required by the noticing requirements in the Development Code. To date, staff have not received any written or verbal public comment regarding the Planned Unit Development case. Any comment received after the report is distributed will be provided as an exhibit to the commission at the public hearing.
- 3. MINERAL ESTATE OWNER NOTIFICATION:** A mineral estate notice was mailed by the applicant for all parcels included in the PUD boundary on July 25, 2025.

L. PLANNING COMMISSION RECOMMENDED MOTIONS:

- 1. Recommended (Approval)**

A motion that based on the project summary and analysis, the Planning Commission finds that the request for rezoning and establishment of zoning for the Cascadia Planned Unit Development, file number PUD2025-0003, meets approval criteria found in Section 24-204(b), and Section 24-205(c) of the Development Code, and therefore recommends approval of the request to City Council with the following condition:

The Park Land Dedication (PLD) standards as provided on Sheet 24 of the PUD Design Standards shall be revised prior to City Council Public Hearing date to reflect final agreements for Park Land Dedication credit.

- 2. Alternative (Denial)**

A motion that, based on the project summary and analysis, the Planning Commission finds that the request for rezoning and establishment zoning for the Cascadia Planned Unit Development, file number PUD2025-0003, does not meet approval criteria found in Section 24-204(b), and Section 24-205(c) of the Development Code and therefore recommends denial of the PUD to the City Council.

M. ATTACHMENTS:

1. Planned Unit Development (PUD) Plan Set
2. Legal Description
3. Vicinity and Zoning Map for Cascadia PUD
4. Adjacent Property Owner Notification Boundary Map

5. Project Narrative for Cascadia PUD
6. Colorado Parks and Wildlife Comments (dated August 18, 2025)
7. Town of Windsor Comment Letter (dated July 22, 2025)
8. City Staff Presentation

Cascadia
Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

Sheet Index

- 1 Cover
2-5 Existing Conditions
6 General Provisions & Notes
7 Overall PUD Plan
8-9 PUD Plan
10 Land Use Matrix
11-12 Development Standards
13-15 Lot Typicals
16-18 PUD Intent & Character Imagery
19-24 Residential, Nonresidential, Landscape, and Sign Design Standards & Parks Requirements
25 Parks Plan
26-27 Access and Parking and Street Design Standards
28-31 Street Sections

Parcel Owners

	Parcel	Account #	Owner Name	Mailing Addressing	City	State	Zip Code
1	095704000006	R1601586	PATRIOT ENERGY LLC	1625 PELICAN LAKES PT STE 201	WINDSOR	CO	80550
2	095704000031	R0165691	PATRIOT ENERGY LLC	1625 PELICAN LAKES PT STE 201	WINDSOR	CO	80550
3	095709000008	R1606086	VMA PARTNERS LLC (87.33%)	1625 PELICAN LAKES PT	WINDSOR	CO	80550
	095709000008	R1606086	PATRIOT ENERGY LLC (12.67%)				
4	095710000019	R0000989	VMA PARTNERS LLC	1625 PELICAN LAKES PT STE 201	WINDSOR	CO	80550
5	095711200003	R4811907	VMA PARTNERS LLC	1625 PELICAN LAKES PT STE 201	WINDSOR	CO	80550
6	095709401003	R8991486	CITY OF GREELEY	1000 10TH STREET	GREELEY	CO	80631

Legal Description - West

A parcel of land, located in the South Half (S1/2) of Section Four (4), and Section Nine (9), Township Five North (T.5N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 9 and assuming the South line of the Southwest Quarter (SW1/4) of said Section 9 as bearing South 89°30'14" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2560.93 feet and with all other bearings contained herein relative thereto;

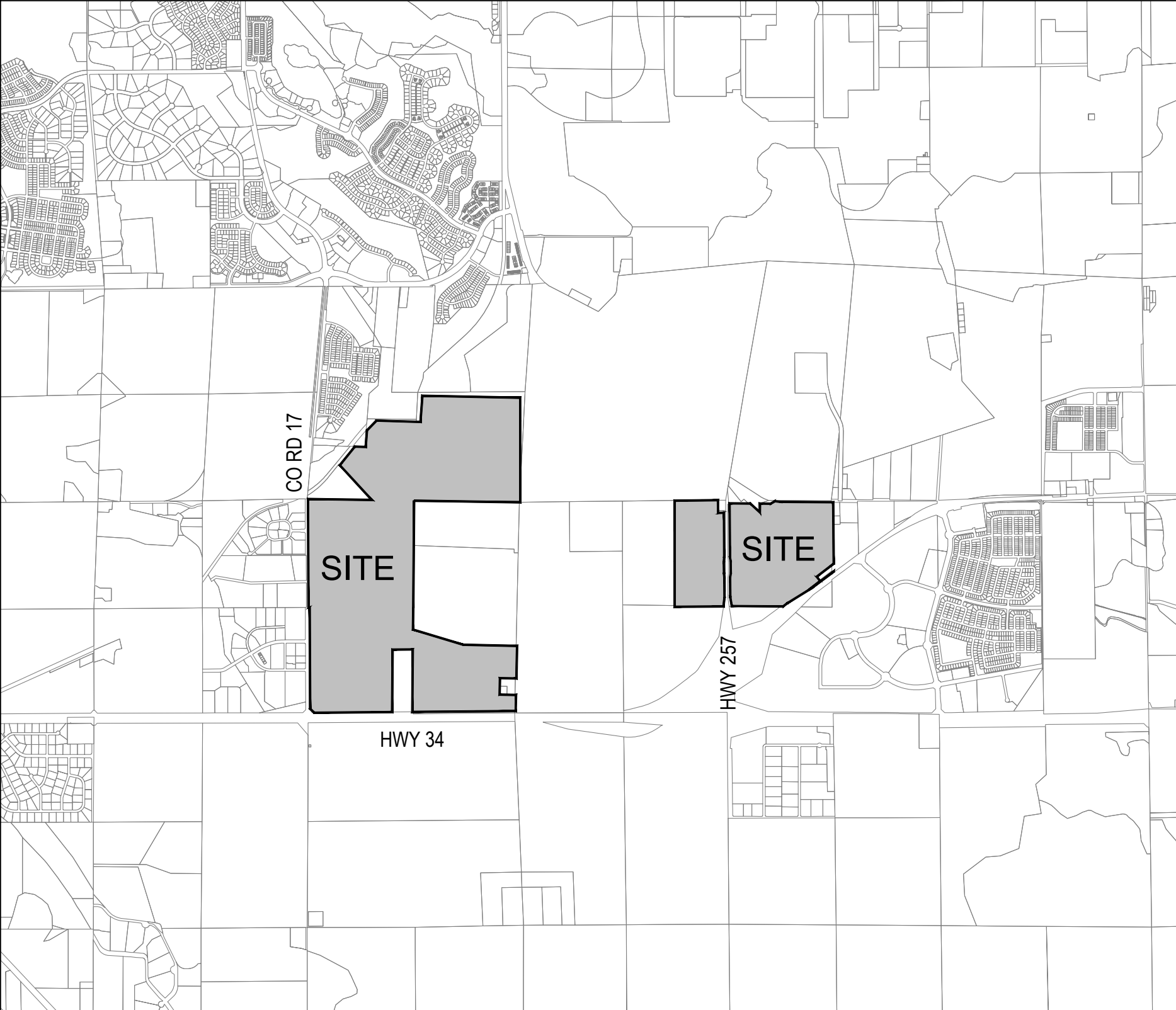
THENCE North 00°33'25" East along the East line of the SW1/4 of said Section 9 a distance of 50.01 feet to the **POINT OF BEGINNING**;

THENCE continuing North 00°33'25" East along said East line a distance of 1548.09 feet;
THENCE South 89°30'14" West a distance of 500.00 feet;
THENCE South 00°33'25" West a distance of 1548.10 feet;
THENCE South 89°30'14" West a distance of 1931.40 feet;
THENCE North 45°27'33" West a distance of 141.31 feet;
THENCE North 00°16'12" West a distance of 2511.82 feet;
THENCE North 89°55'44" West a distance of 30.00 feet to the West Quarter corner of said Section 9;
Thence along the Westerly and Northerly lines of the Northwest Quarter of said Section 9 the following Two (2) courses:
THENCE North 00°12'36" West a distance of 2692.59 feet;
THENCE South 89°07'14" East a distance of 1581.01 feet;
THENCE North 42°34'18" West a distance of 1173.63 feet;
THENCE North 38°58'01" East a distance of 592.30 feet;
THENCE South 88°32'56" East along the South line of the Northwest Quarter of the Southwest Quarter of said Section 4 a distance of 268.75 feet to the Southwest Sixteenth corner of said Section 4;
THENCE North 04°51'36" East along the East line of the Northwest Quarter of the Southwest Quarter of said Section 4 a distance of 659.37 feet to the Center-North-Southwest 1/64 corner of said Section 4;
THENCE South 88°15'36" East along the North line of the South Half of the Northeast Quarter of the Southwest Quarter of said Section 4 a distance of 1303.22 feet to the Center-North-South 1/64 corner of said Section 4;
Thence along the Westerly, Northerly and Easterly lines of the Southeast Quarter of said Section 4 the following Three (3) courses:
THENCE North 04°30'29" East a distance of 652.58 feet;
THENCE South 88°50'07" East a distance of 2424.64 feet;
THENCE South 00°04'39" East a distance of 2593.84 feet;
THENCE South 01°16'49" West a distance of 30.00 feet;
THENCE North 89°06'31" West a distance of 2632.72 feet to the East line of the Northwest Quarter of said Section 9;
THENCE South 00°30'42" West along said East line a distance of 2625.49 feet;
THENCE South 00°33'25" West a distance of 542.54 feet;
THENCE South 73°09'34" East a distance of 1302.02 feet;
THENCE South 88°43'08" East a distance of 1336.33 feet to the East line of the Southeast Quarter of said Section 9;
THENCE South 01°16'52" West along said East line a distance of 809.88 feet;
THENCE North 88°39'41" West a distance of 408.71 feet;
THENCE South 01°17'24" West a distance of 408.71 feet;
THENCE South 88°43'16" East a distance of 408.77 feet to the East line of the Southeast Quarter of said Section 9;
THENCE South 01°16'52" West along said East line a distance of 399.93 feet;
THENCE South 89°34'02" West a distance of 2565.94 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM a strip of land 100 feet in width as conveyed to The Northern Construction Company in Warranty Deed recorded December 9, 1907 in Book 271 at Page 68, 50 feet on each side of the centerline of the track of the Great Western Railway.

Said described parcel of land contains 613.218 Acres, more or less (±).

Vicinity Map



SCALE: 1" = 3,000'



Legal Description - East

A parcel of land, located in the East Half of the Northeast Quarter (E1/2 NE1/4) of Section Ten (10), and Northwest Quarter (NW1/4) of Section Eleven (11), Township Five North (T.5N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 11 and assuming the North line of the NW1/4 of said Section 11 as bearing South 89°29'46" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2631.74 feet and with all other bearings contained herein relative thereto;

THENCE South 00°25'48" East along the West line of the NW1/4 of said Section 11 a distance of 87.95 feet
THENCE North 89°29'46" West a distance of 60.01 feet to the **POINT OF BEGINNING**;

THENCE South 89°29'46" East a distance of 634.19 feet;
THENCE South 47°17'57" East a distance of 323.96 feet;
THENCE North 00°30'14" East a distance of 217.60 feet;
THENCE South 89°29'46" East a distance of 263.26 feet;
THENCE North 60°30'14" East a distance of 120.40 feet
THENCE North 10°00'12" East a distance of 80.02 feet to the beginning point of a curve, non-tangent to the aforesaid line;
THENCE along the arc of a curve concave to the left a distance of 135.14 feet, said curve has a Radius of 815.00 feet, a Delta of 09°30'03" and is subtended by a Chord bearing South 84°44'45" East a distance of 134.99 feet to a Point of Tangency;
THENCE South 89°29'46" East a distance of 1304.94 feet;
THENCE South 06°19'34" West a distance of 40.21 feet to the North Quarter corner of said Section 11;
THENCE South 00°24'51" East along the East line of said NW1/4 a distance of 1564.34 feet;
THENCE South 52°23'22" West a distance of 527.32 feet;
THENCE South 37°36'38" East a distance of 135.10 feet;
THENCE South 52°23'22" West a distance of 351.28 feet;
THENCE North 58°29'28" East a distance of 54.55 feet;
THENCE North 53°20'26" East a distance of 708.60 feet;
THENCE South 00°24'51" East a distance of 7.56 feet;
THENCE South 53°15'13" West a distance of 689.66 feet;
THENCE South 58°13'28" West a distance of 703.00 feet;
THENCE South 53°15'17" West a distance of 130.76 feet to the South line of the NW1/4 of said Section 11;
THENCE North 89°34'09" West along said South line a distance of 1369.60 feet to the East Quarter corner of said Section 10;
Thence along the Southerly, Westerly and Northerly lines of the E1/2 NE1/4 said Section 10 the following Three (3) courses:
THENCE South 89°35'41" West a distance of 1299.39 feet;
THENCE North 00°00'05" West a distance of 2632.07 feet;
THENCE North 89°21'03" East a distance of 1074.70 feet;
THENCE South 00°25'48" East a distance of 314.00 feet;
THENCE North 89°21'03" East a distance of 145.00 feet;
THENCE North 00°25'49" West a distance of 227.26 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 220.568 Acres, more or less (±).

Certification Of Ownership

The undersigned as the owner or owner's representative of the lands described herein hereby agree behalf of itself, its successors and assigns to develop and maintain the property described hereon in accordance and compliance with this approved Zoning Map and the City of Greeley Development Code.

Witness my hand and seal this ____ day of _____ A.D. _____.

By:
For [The City of Greeley]

Title: _____ Date: _____

Certification Of Ownership

The undersigned as the owner or owner's representative of the lands described herein hereby agree behalf of itself, its successors and assigns to develop and maintain the property described hereon in accordance and compliance with this approved Zoning Map and the City of Greeley Development Code.

Witness my hand and seal this ____ day of _____ A.D. _____.

By:
For [Owner]

Title: _____ Date: _____

Certification Of Ownership

The undersigned as the owner or owner's representative of the lands described herein hereby agree behalf of itself, its successors and assigns to develop and maintain the property described hereon in accordance and compliance with this approved Zoning Map and the City of Greeley Development Code.

Witness my hand and seal this ____ day of _____ A.D. _____.

By:
For [Owner]

Title: _____ Date: _____

Notarial Certificate

STATE OF _____)
ss
COUNTY OF _____)

The forgoing instrument was acknowledged before me this ____ day of _____, 20____.
By _____ as _____

Witness my hand and official seal. _____ (Seal)

My commission expires _____

Public Notary _____

Community Development Director

Director of Community Development _____ Date _____

Planning Commission Recommendation

Recommended by the City of Greeley Planning Commission, this ____ day of _____, 20 ____.

City Council Approval

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

Development Team

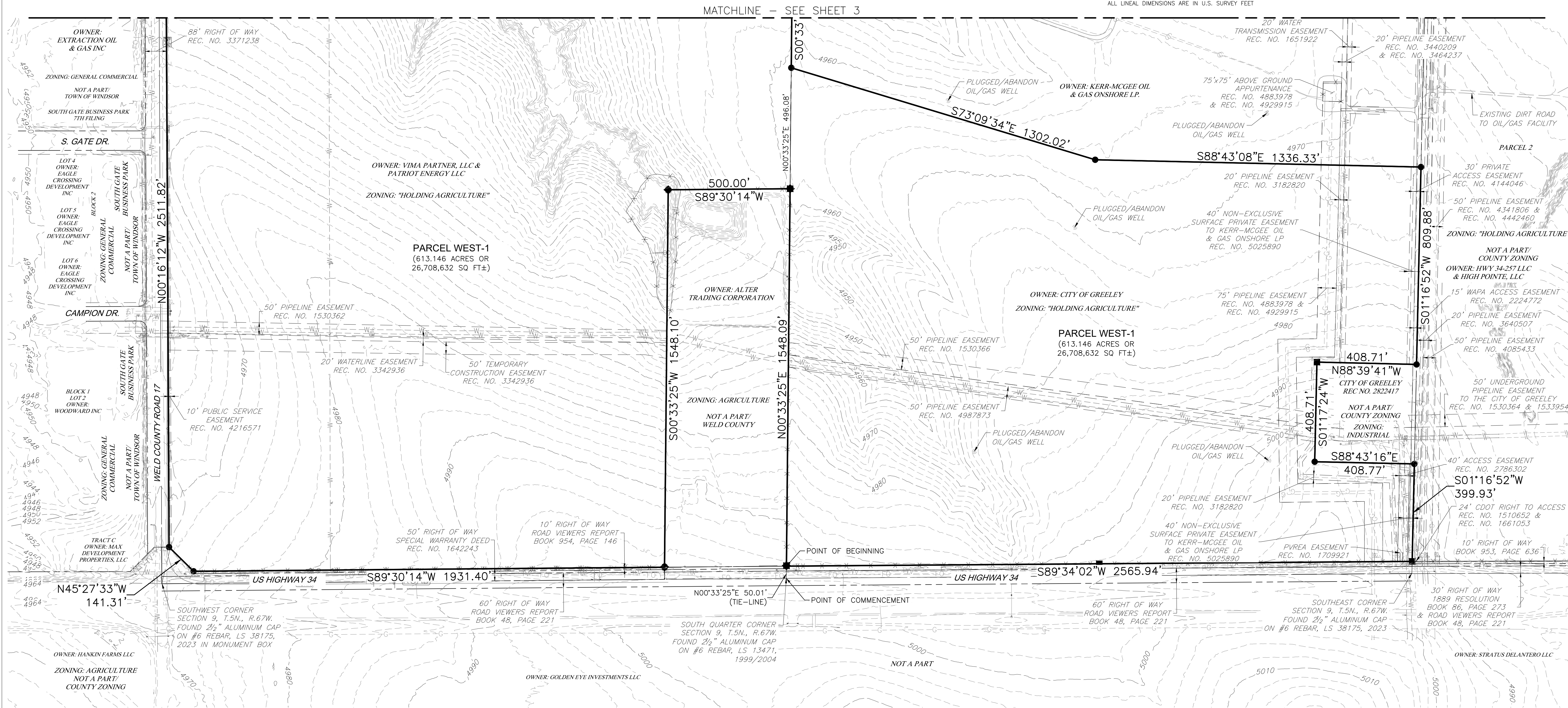
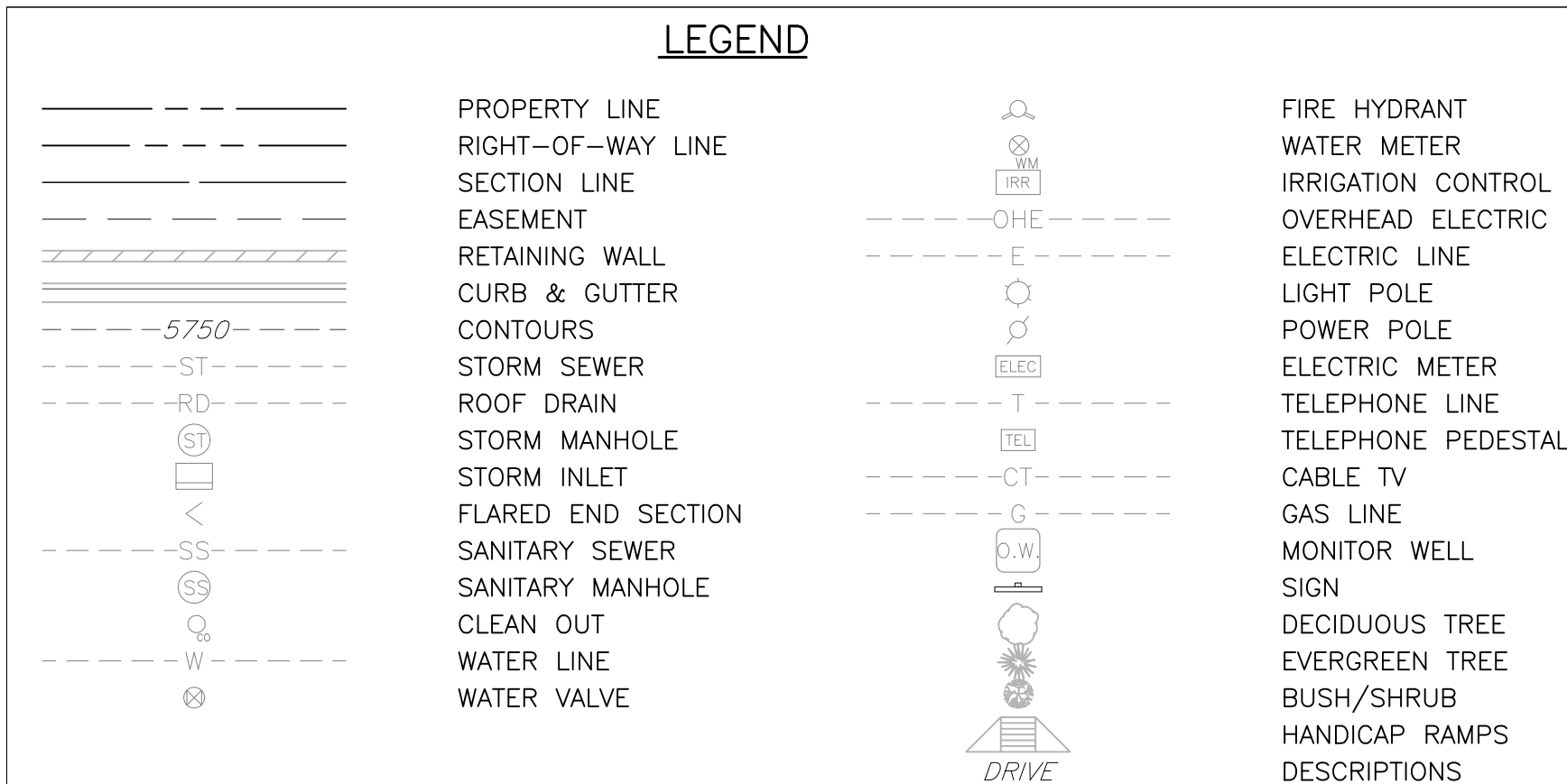
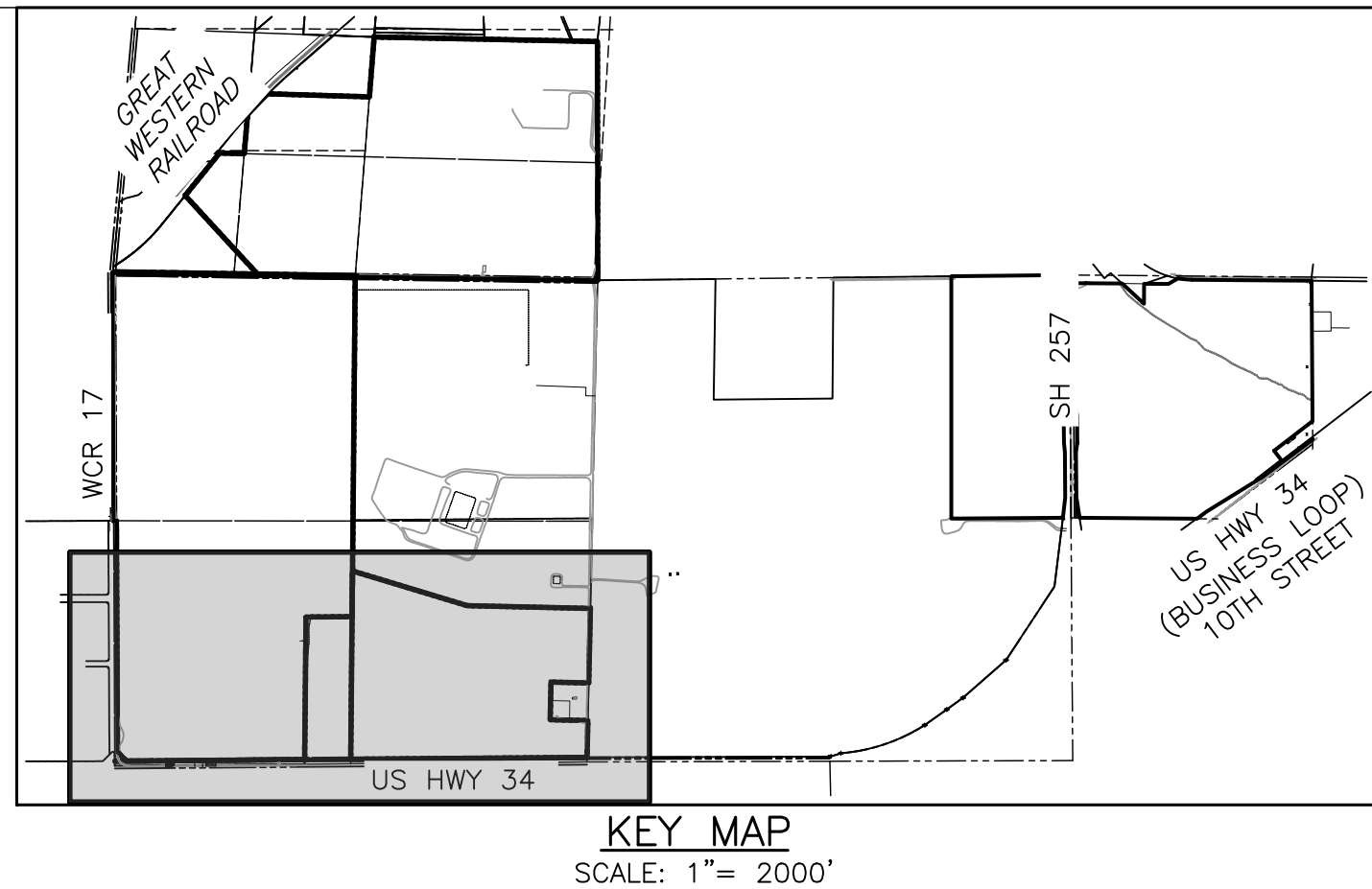
Applicant	Applicant	Entitlements	Civil Engineer
City of Greeley 1100 10th Street Greeley, CO 80631	Water Valley Development, LLC 1625 Pelican Lakes Point Windsor, CO 80550 Garrett Scallion gscallion@watervalley.com	Norris Design 1101 Bannock Street Denver, CO 80204 Mitch Black mblack@norris-design.com	Martin Martin 12499 West Colfax Avenue Lakewood, CO 80215 David Kuntz dkuntz@martinmartin.com

Cover

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

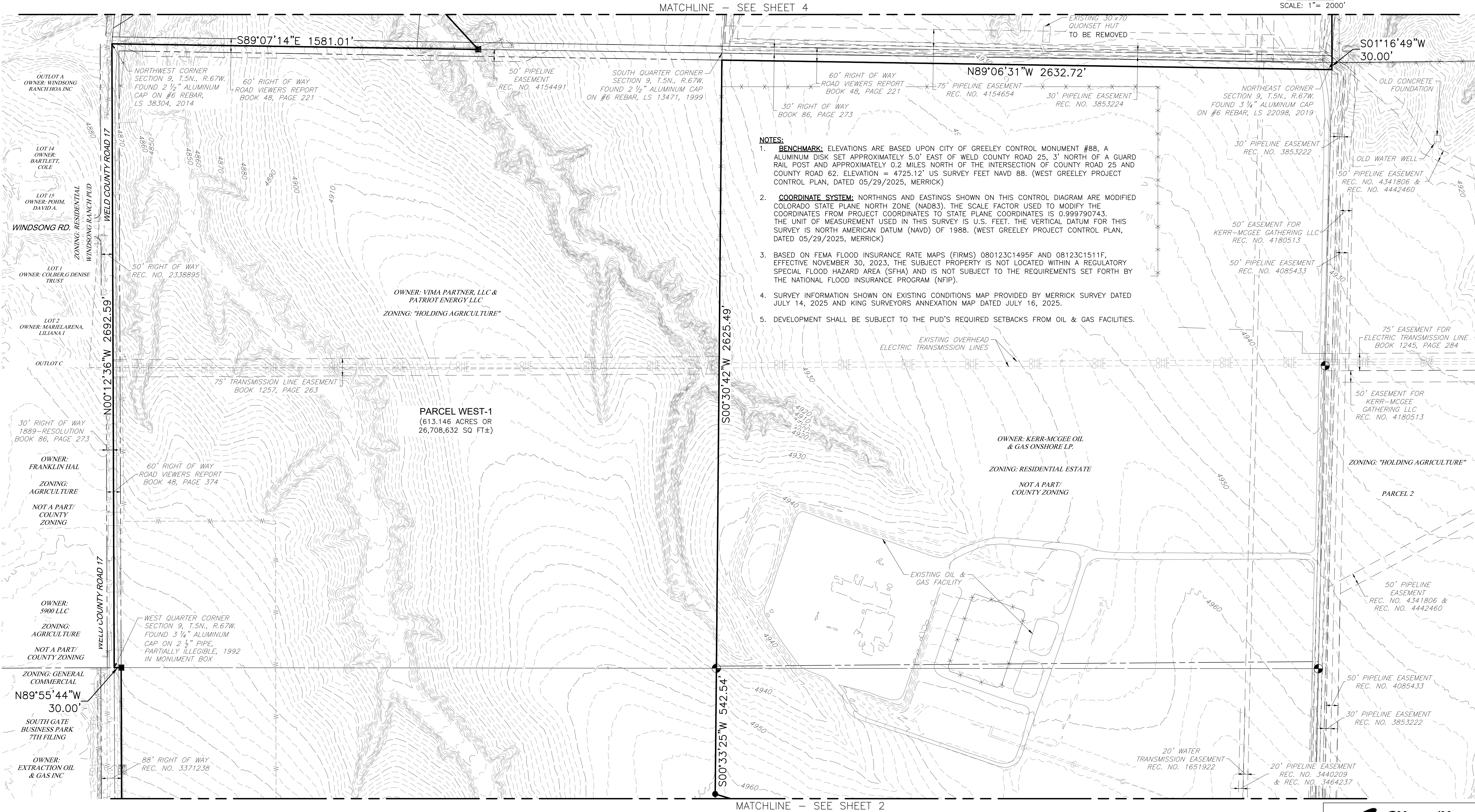
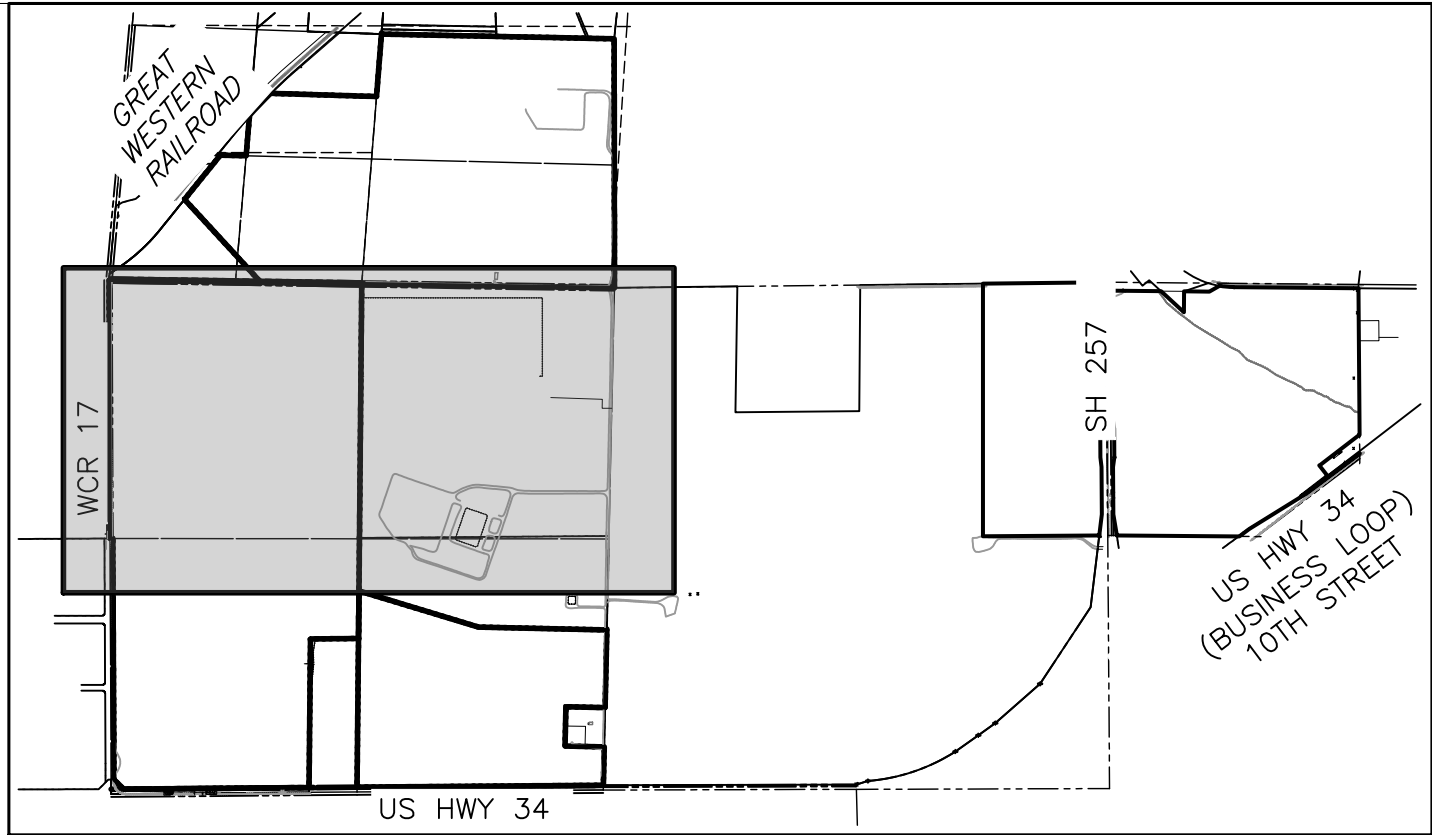
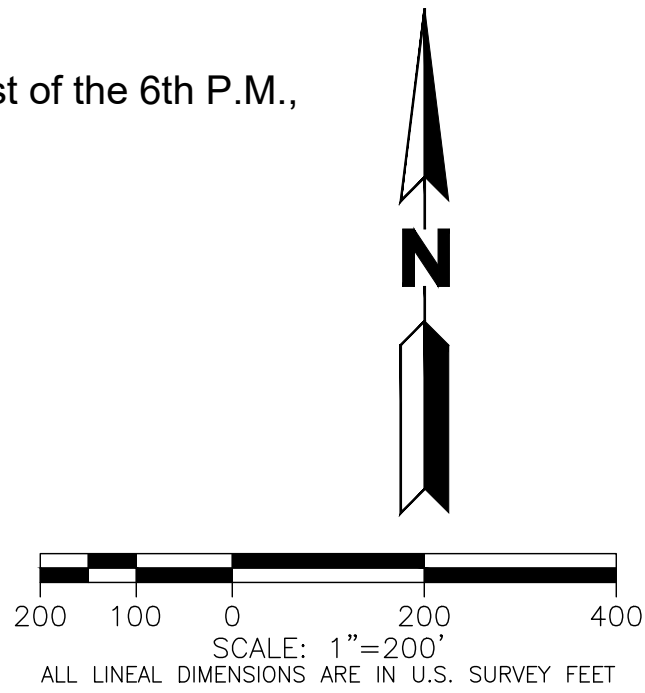
Project Number: PUD2025-0003

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LEGEND			
	PROPERTY LINE		FIRE HYDRANT
	RIGHT-OF-WAY LINE		WATER METER
	SECTION LINE		IRRIGATION CONTROL
	EASEMENT		OVERHEAD ELECTRIC
	RETAINING WALL		ELECTRIC LINE
	CURB & GUTTER		LIGHT POLE
	CONTOURS		POWER POLE
	STORM SEWER		ELECTRIC METER
	ROOF DRAIN		TELEPHONE LINE
	STORM MANHOLE		TELEPHONE PEDESTAL
	STORM INLET		CABLE TV
	FLARED END SECTION		GAS LINE
	SANITARY SEWER		MONITOR WELL
	SANITARY MANHOLE		SIGN
	CLEAN OUT		DECIDUOUS TREE
	WATER LINE		EVERGREEN TREE
	WATER VALVE		BUSH/SHRUB
			HANDICAP RAMPS
			DESCRIPTIONS

Cascadia
Planned Unit Development
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Cascadia PUD
Planned Unit Development
Greeley, CO

OWNER:

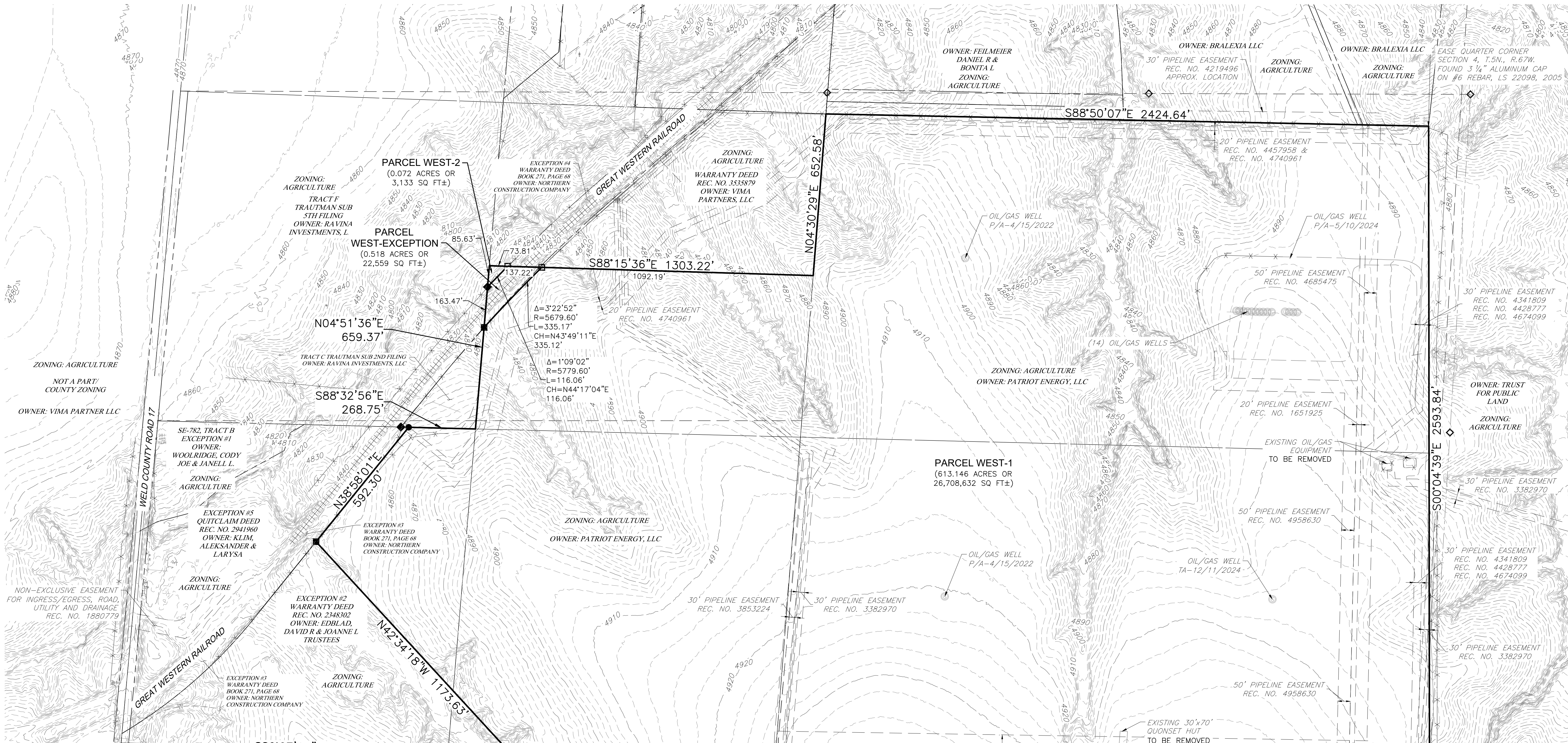
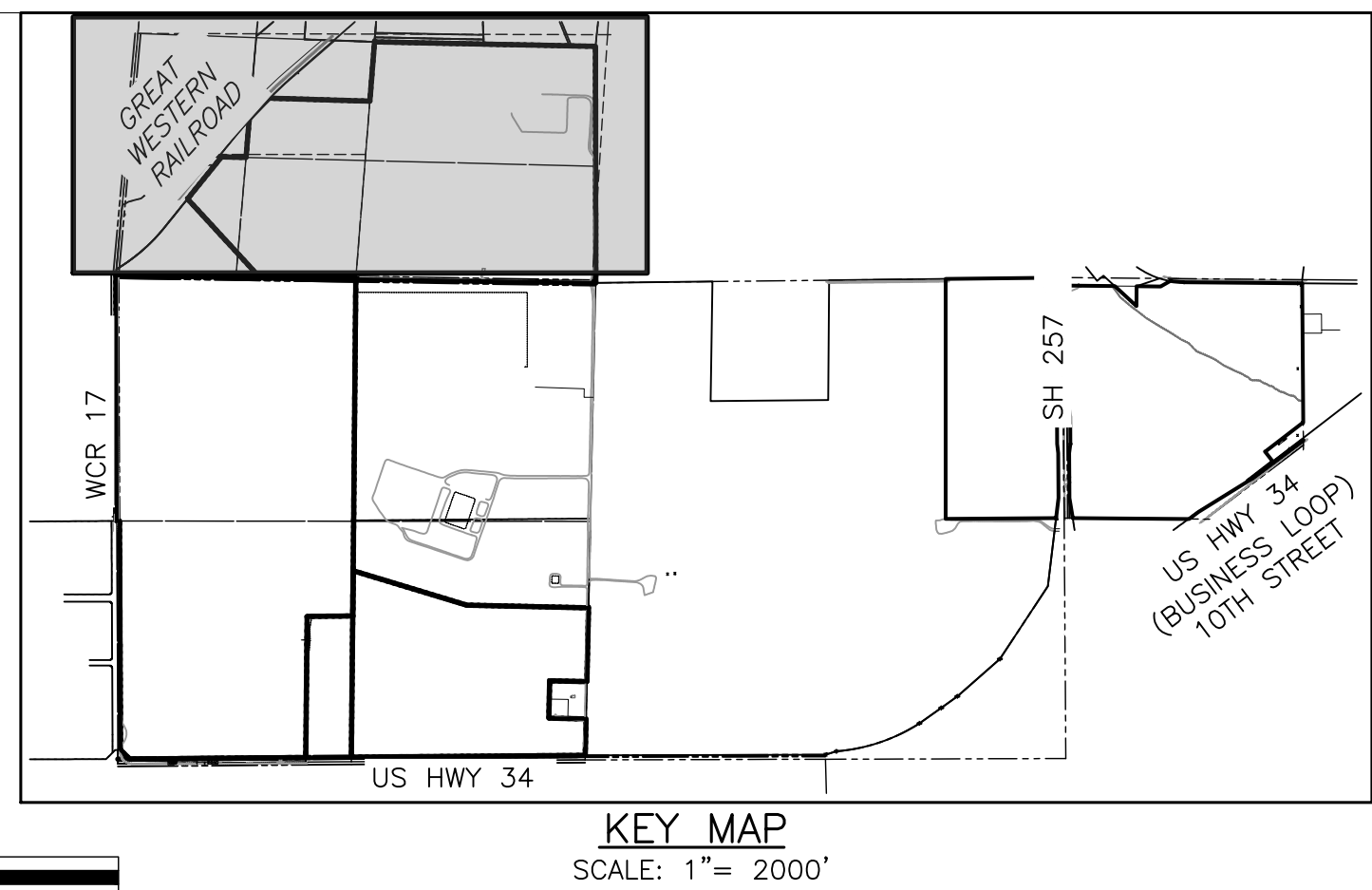
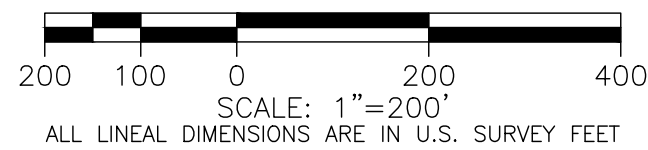
DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
EXISTING
CONDITIONS

LEGEND			
	PROPERTY LINE		FIRE HYDRANT
	RIGHT-OF-WAY LINE		WATER METER
	SECTION LINE		IRRIGATION CONTROL
	EASEMENT		OVERHEAD ELECTRIC
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- NOTES:
- BENCHMARK:** ELEVATIONS ARE BASED UPON CITY OF GREELEY CONTROL MONUMENT #88, A ALUMINUM DISK SET APPROXIMATELY 5.0' EAST OF WELD COUNTY ROAD 25, 3' NORTH OF A GUARD RAIL POST AND APPROXIMATELY 0.2 MILES NORTH OF THE INTERSECTION OF COUNTY ROAD 25 AND COUNTY ROAD 62. ELEVATION = 4725.12' US SURVEY FEET NAVD 88. (WEST GREELEY PROJECT CONTROL PLAN, DATED 05/29/2025, MERRICK)
 - COORDINATE SYSTEM:** NORTHINGS AND EASTINGS SHOWN ON THIS CONTROL DIAGRAM ARE MODIFIED COLORADO STATE PLANE NORTH ZONE (NAD83). THE SCALE FACTOR USED TO MODIFY THE COORDINATES FROM PROJECT COORDINATES TO STATE PLANE COORDINATES IS 0.999790743. THE UNIT OF MEASUREMENT USED IN THIS SURVEY IS U.S. FEET. THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN DATUM (NAVD) OF 1988. (WEST GREELEY PROJECT CONTROL PLAN, DATED 05/29/2025, MERRICK)
 - BASED ON FEMA FLOOD INSURANCE RATE MAPS (FIRMS) 080123C1495F AND 08123C1511F, EFFECTIVE NOVEMBER 30, 2023, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A REGULATORY SPECIAL FLOOD HAZARD AREA (SFHA) AND IS NOT SUBJECT TO THE REQUIREMENTS SET FORTH BY THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP).
 - SURVEY INFORMATION SHOWN ON EXISTING CONDITIONS MAP PROVIDED BY MERRICK SURVEY DATED JULY 14, 2025 AND KING SURVEYORS ANNEXATION MAP DATED JULY 16, 2025.
 - DEVELOPMENT SHALL BE SUBJECT TO THE PUD'S REQUIRED SETBACKS FROM OIL & GAS FACILITIES.

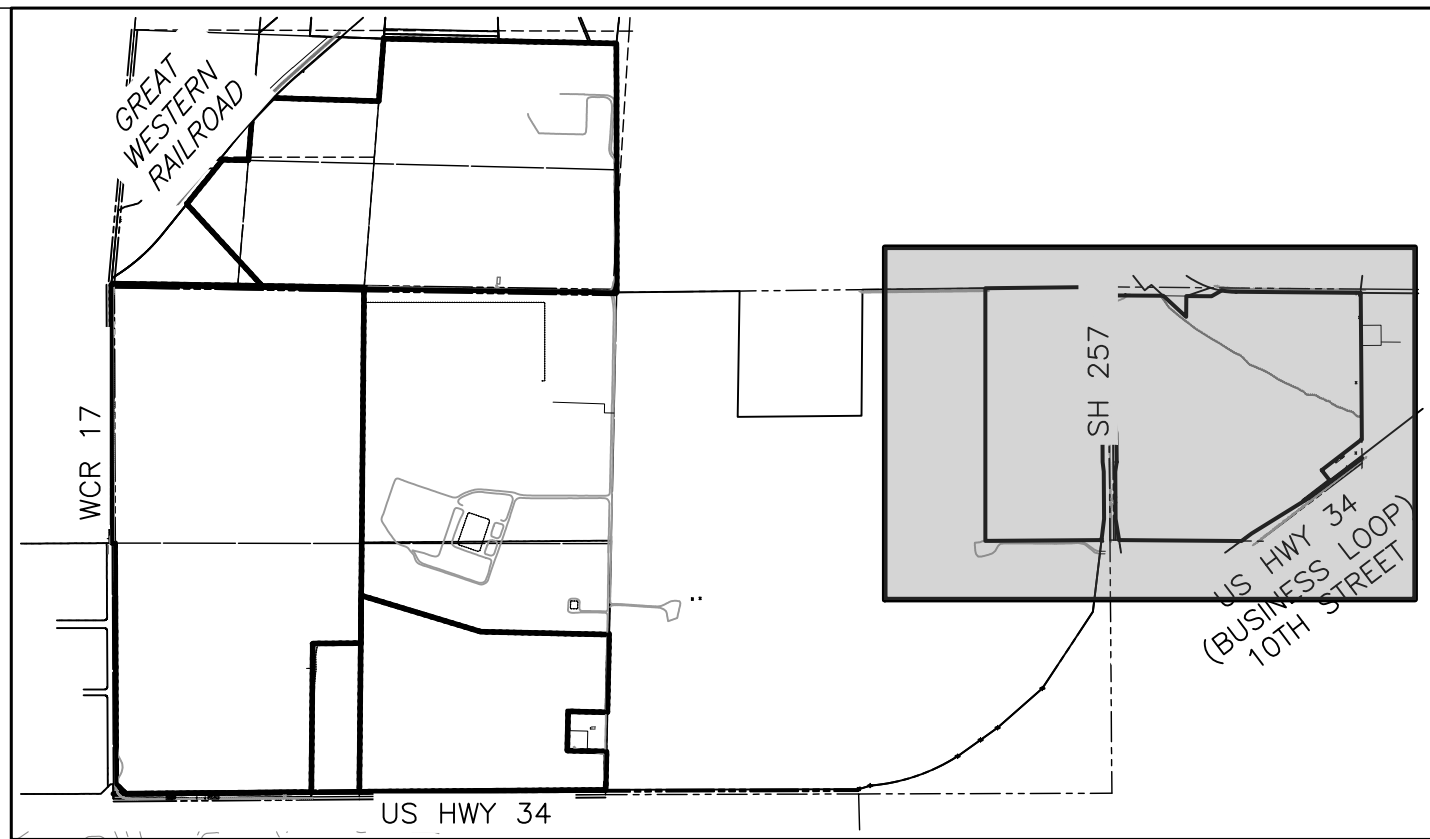


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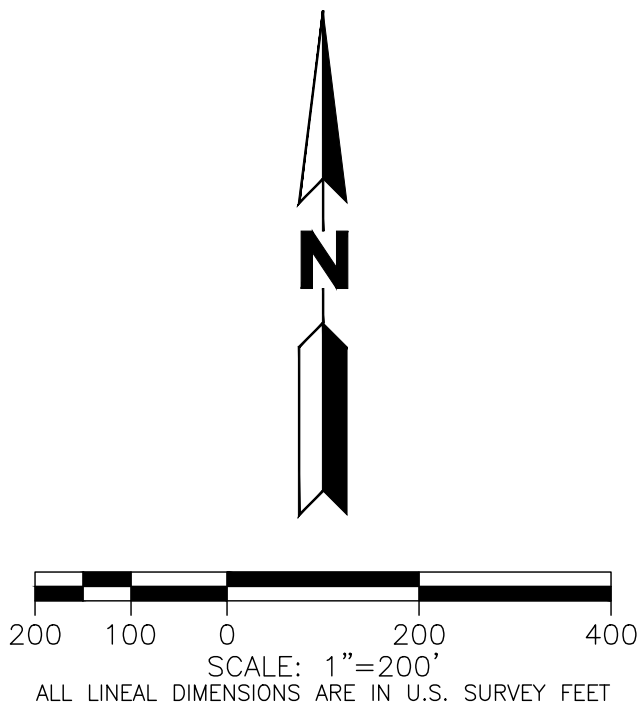
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Cascadia
Planned Unit Development

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City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003



KEY MAP
SCALE: 1"= 2000'



LEGEND

---	PROPERTY LINE
- - - -	RIGHT-OF-WAY LINE
---	SECTION LINE
---	EASEMENT
---	RETAINING WALL
---	CURB & GUTTER
---	CONTOURS
---	STORM SEWER
---	RD
---	ROOF DRAIN
---	STORM MANHOLE
---	STORM INLET
---	FLARED END SECTION
---	SANITARY SEWER
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---	WATER VALVE
---	FIRE HYDRANT
---	WATER METER
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---	OVERHEAD ELECTRIC
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---	DRIVE
---	DESCRIPTIONS

Cascadia PUD
Planned Unit Development
Greeley, CO

OWNER:

DATE:

01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
EXISTING
CONDITIONS

Cascadia
Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

General Provisions

1. Conformance with the City of Greeley Code

Development of this Planned Unit Development (PUD) shall conform to all restrictions, regulations and procedures adopted by ordinance by the City of Greeley at the time of subdivision/permit application, except as expressly provided otherwise in this document or as established through the West Greeley Project Coordination Agreement. Provisions of this PUD shall prevail and govern development. For subjects not addressed herein, the appropriate jurisdictional regulations and codes shall be applied.

2. Administrative Process for Variations and Changes to the PUD

The graphics contained within the PUD are intended to depict general locations and illustrate concepts expressed in the narrative provisions of the PUD. They are not intended to be absolute, nor represent the ultimate build out of Cascadia, but rather they are included to depict potential design solutions that may evolve within the PUD during subdivision, site plan or other land use entitlements processes. It is the goal of this PUD to serve as a guiding document for the appropriate build out of Cascadia. Given the magnitude of development within the property associated with this PUD and the associated timeline it will take to develop, it is essential that this PUD be approved with an understanding of inherent flexibility. In granting approval, the City shall allow variations for the purpose of establishing the following through the standards included in this PUD:

- Final road/street alignments
- Final configuration of lot and tract sizes and shapes
- Final access locations
- Final signage and monument design
- Additional (future) lot typicals depicting new lot layout configurations

a. Planning Area Boundaries and Flexibility

The Planning Area boundaries, land uses, and arrangements are generally shown on the PUD Plan and will be modified as more final designs and engineering are completed. Any changes or modifications to these boundaries and the associated streets are permitted. A maximum of 30 percent change to the total area of a Planning Area boundary within the approved PUD Plan may be completed without an amendment to the PUD. A Planning Area may be partially subdivided and/or subdivided into multiple filings and phases at the subdivision stage of the development review process.

b. Maximum Level of Development and Transfers

The actual number of residential units and nonresidential square footage approved is established in this PUD and the locations, densities and configurations will be determined and calculated at the subdivision/site plan stage of the development review and approval process. A Project Tracking Sheet will be used to document the series of subdivisions at Cascadia over the life cycle of the project.

Residential units associated with each Planning Area in the PUD are identified in the PUD Summary chart on the Overall PUD Plan to generally guide initial planning and the potential distribution of residential uses within the PUD. The residential units included in the PUD Summary chart are for general information and description only. Actual land uses and residential densities/amounts for each Planning Area will be determined during future subdivision and site plan stages for properties within the PUD, and may be adjusted as follows:

The maximum number of allowable residential units stated in the PUD Summary chart on the Overall PUD Plan shall not be exceeded without an amendment to the PUD. The total number of residential units developed in a Planning Area may be less than the number established within the PUD. If the maximum residential unit count per the PUD Summary chart is not achieved for any given Planning Area, those units may be transferred to any other Planning Area which allows residential uses. This transfer of residential units may be completed administratively, without a formal amendment process to the PUD. The total number of residential units allowed within the PUD boundary may be exceeded by up to 10 percent administratively, without a formal PUD Amendment.

There is no maximum for nonresidential use gross floor area square footage per Planning Area. The total nonresidential square footage allowed within this PUD may be increased by up to 15 percent administratively, without a formal PUD Amendment.

c. Signs

As noted above, given the magnitude of the development within the property associated with this PUD and the timeline it will take to develop, it is essential that the Sign Standards be approved with the understanding of inherent flexibility. Variations shall be allowed for the purposes of establishing the sign standards. These variations will be granted through an administrative process and approved by the director. Sign design and details shall be covered under separate Planned Sign Programs (PSPs) submitted for city review and approval. A PSP for signs within Planning Area A shall be approved prior to or concurrent with approval of the first site plan within Planning Area A. A PSP for signs within Planning Areas B-I shall be approved prior to or concurrent with approval of the first site plan within any of those Planning Areas.

3. PUD Amendments

Changes to the PUD not covered under General Provisions Note 2 are considered amendments to the PUD. This includes:

- Changes to the total area of a Planning Area boundary within the PUD greater than 30 percent
- Increases to the maximum number of allowable residential units within the PUD greater than 10 percent
- Increases to the maximum nonresidential square footage allowed within the PUD greater than 15 percent
- Changes to the Land Use Matrix, Development Standards, Design Standards, and Street Sections

4. Procedures for PUD Amendments, Site Plans, and Plats

Amendments to this PUD shall be considered by the City with the subject parcel owner within the PUD acting as the sole applicant. Other property owners within the Cascadia PUD shall not be required to be co-applicants, nor shall they be required to provide prior approval for the PUD Amendment application to proceed.

5. PUD Engineering Studies

The engineering studies that are provided as justification for this PUD are intended for zoning purposes only. City acceptance of the PUD shall constitute only a conceptual acceptance of these reports and shall not be construed as an acceptance of specific engineering design details therein. Detailed engineering reports, along with the ability to acquire any associated offsite easements and/or rights-of-way, will be provided by the applicant and submitted, reviewed, and accepted by the City of Greeley at the time of future land use submittals and prior to any proposed construction activities.

General Notes

- Approval of site construction plans by the City of Greeley shall be required (as applicable) prior to issuance of building permits.
- No building permit shall be issued for the construction of a new building or structure unless the property has been platted in accordance with the City's Subdivision Regulations (Chapter 3) and/or the regulations of this PUD.
- All elevations shown on these plans are tied to NAVD 88 datum.
- Street Alignments and Layouts**
This PUD depicts conceptual locations and layouts of streets. Recognizing that the final alignments and layouts are subject to detailed engineering studies, realignments of roads/streets are expected and can be accomplished by the applicant/developer through the subdivision / site plan stage of the development process without any amendment to these regulations or to the PUD. More significant street realignments, as determined by the director, shall follow the PUD Minor Amendment procedure as provided in the City of Greeley Development Code.
- Trails**
The PUD Plan depicts general locations of trails. Recognizing that the final trail alignments are subject to detailed engineering studies and overall pedestrian connectivity adjustments, realignments and changes are expected and can be accomplished by the applicant/developer through the subdivision / site plan stage of the development process without any amendment to these regulations or to the PUD itself. In some cases, sidewalks planned along roadways and streets may be used to connect trail networks and will be counted towards meeting both trail and sidewalk standards in these cases. In these instances, the larger/wider of the minimum width standards should be applied to count both as a trail and sidewalk standard.
- Grading and Drainage**
Detention ponds and other drainage improvements are allowed in all Planning Areas. To support regional detention, detention ponds located in any Planning Area may serve one or more Planning Areas, as necessary. Final grading and drainage solutions will be determined with future subdivision and site plan applications. Drainage improvements may also count towards meeting Parks requirements when incorporated/associated with other Parks facilities and spaces.
- Development in or Near Sensitive Areas**
The land within the PUD boundaries is ecologically varied, including a range of grade changes, natural drainage channels and wildlife characteristics. Should development occur in or near any sensitive areas (jurisdictional wetlands or critical wildlife habitat, for example), mitigation efforts shall occur in conjunction with applicable Local, State and Federal guidelines. Additional environmental analysis will occur with future subdivision and site plan processes in accordance with City Code.
- Hillside Development**
For any areas within Cascadia with slopes greater than 15 percent, grading shall be limited to only what is necessary to construct buildings, infrastructure, roads/drives, usable open space, and similar. To the extent feasible, any allowed grading shall be designed to conserve natural topographic features and appearances by sculpting the land to blend graded slopes and benches with natural topography and retain major natural topographic features, including natural drainage courses and existing vegetation. Any disturbance to the adjacent open and natural areas will be restored to native/pre-developed conditions. Any potential mitigation necessary to be determined at time of development application for impacted area.
- Phasing**
Phasing will be allowed within this PUD. Specifics to be determined through subdivision platting.
- Utilities**
All new electrical and communications distribution lines shall be placed underground. All new transmission lines shall be placed underground unless direct burial cannot be accomplished such as in the instance of large transmission lines in easements.
- Metropolitan Districts**
A district is a quasi-governmental agency, separate and distinct from the City, and, except as may otherwise be provided for by state or local law or its city approved service plan, its activities are subject to review by the city only insofar as they may deviate in a material matter from the requirements of the service plan, or an intergovernmental agreement. It is intended that the districts will provide a part or all of the public improvements for the use and benefit of all anticipated inhabitants and taxpayers of the district. The primary purpose of the district will be to finance the construction of district improvements. The district has also been created to provide ongoing ownership operations and maintenance services as specifically set forth in its service plan and as may be stated in any applicable intergovernmental agreement.
- Homeowner Associations**
Homeowner Associations (HOAs) composed of property owners in residential areas may be created for the following purposes:
 - To provide for the continued development, improvement, and maintenance of properties and facilities which it owns or administers, and
 - To protect the investment, enhance the value, and control the use of property owned by its members in perpetuity. Homeowner's Associations shall be created in residential and/or commercial/industrial areas where common lands or facilities are to be owned and maintained by the Homeowner's Association.
- General Improvement District**
General Improvement District (GID) to be formed by the City on the entirety of the land to be contemplated as the Westside project. It is anticipated that this could eventually encompass a significant portion of the City's West Side, including thousands of acres on both the north and south side of Highway 34, as the entire West Side will derive significant benefit from the project and the associated regional infrastructure. Some of the Westside developable land within the GID would be initially included with the remaining to be included based upon petitions by landowners within the area. This initial land area would be dependent upon the willingness of landowners to be included in the GID.
- Fire**
All construction must comply with the adopted International Fire Code. In addition, development shall follow the requirements of IFC 2021 which is adopted by the City. Examples of those items include but are not limited to:
 - Road specifications
 - Fire flows
 - Access
 - Fire protection systems
 - Fire Safety Plans during construction.
- Public Safety Uses**
A minimum of 5 acres shall be dedicated for public safety uses. The exact timing of dedication shall be determined as part of future development application(s), as appropriate, as part of mutual agreements between the City and the Developer.

15. Sanitary Sewer

- Within the Cascadia PUD area, the owner of any property used for human occupancy, employment, recreation or other purposes situated within the city and abutting any street, alley or right-of-way in which there is now located or may in the future be located a public sanitary sewer of the city, is required, at their expense, to install suitable toilet facilities therein and connect such facilities directly with a proper public sanitary sewer in accordance with the provisions of this article within 90 days of receiving notice to do so if the public sanitary sewer is within 400 feet of the property. Residential lots 400 feet or further from a public sanitary sewer mainline, and it is not feasible to gravity drain from the residential lot, may utilize an individual wastewater disposal system, such lots must be a minimum 1 acre in size, unless other approved by the director. Except as provided in (a)(1) through (3) below, each detached residential building, multi-unit residential building, and nonresidential building on a single lot shall be served by a minimum of one sanitary sewer line. Where a public sanitary sewer is not available, the owner shall connect the building sewer to an individual wastewater disposal system that complies with applicable plumbing codes and county health department codes and regulations.
 - An accessory dwelling as defined under section 24-403(b) of the Greeley Municipal code does not require a sanitary sewer line separate from the principal dwelling if it complies with all standards established under that section and any other requirement under title 24 of the Greeley Municipal code.
 - A mobile home or similar small-format dwelling unit as defined under section 24-1301 of the Greeley Municipal code does not require a sanitary sewer line separate from other units if all units sharing the sanitary sewer line are located within the same mobile home community, or other small format housing project, and comply with all standards and requirements established under title 24 of the Greeley Municipal code for such communities or projects.
 - A nonresidential accessory building or structure as defined under section 24-1301 of the Greeley Municipal code does not require sanitary sewer line separate from the primary nonresidential building or structure if it complies with all standards and requirements under title 24 of the Greeley Municipal code.
- If a public sanitary sewer is constructed within 400 feet of a property that is served by an individual wastewater disposal system, the owner of the property shall connect, at their expense, to the POTW in accordance with the provisions of this article within 90 days of receiving notice to do so. Upon connection, the owner shall then abandon any septic tanks, cesspools and similar private sewage disposal facilities and fill them with suitable material as required by county department of public health and environment at their expense.

16. Statement of Commitments

A Statement of Commitments (Commitment Matrix) detailing how future development aspects will be coordinated with phasing and platting shall be required to be provided by the developer with applicable future development applications.

DATE:
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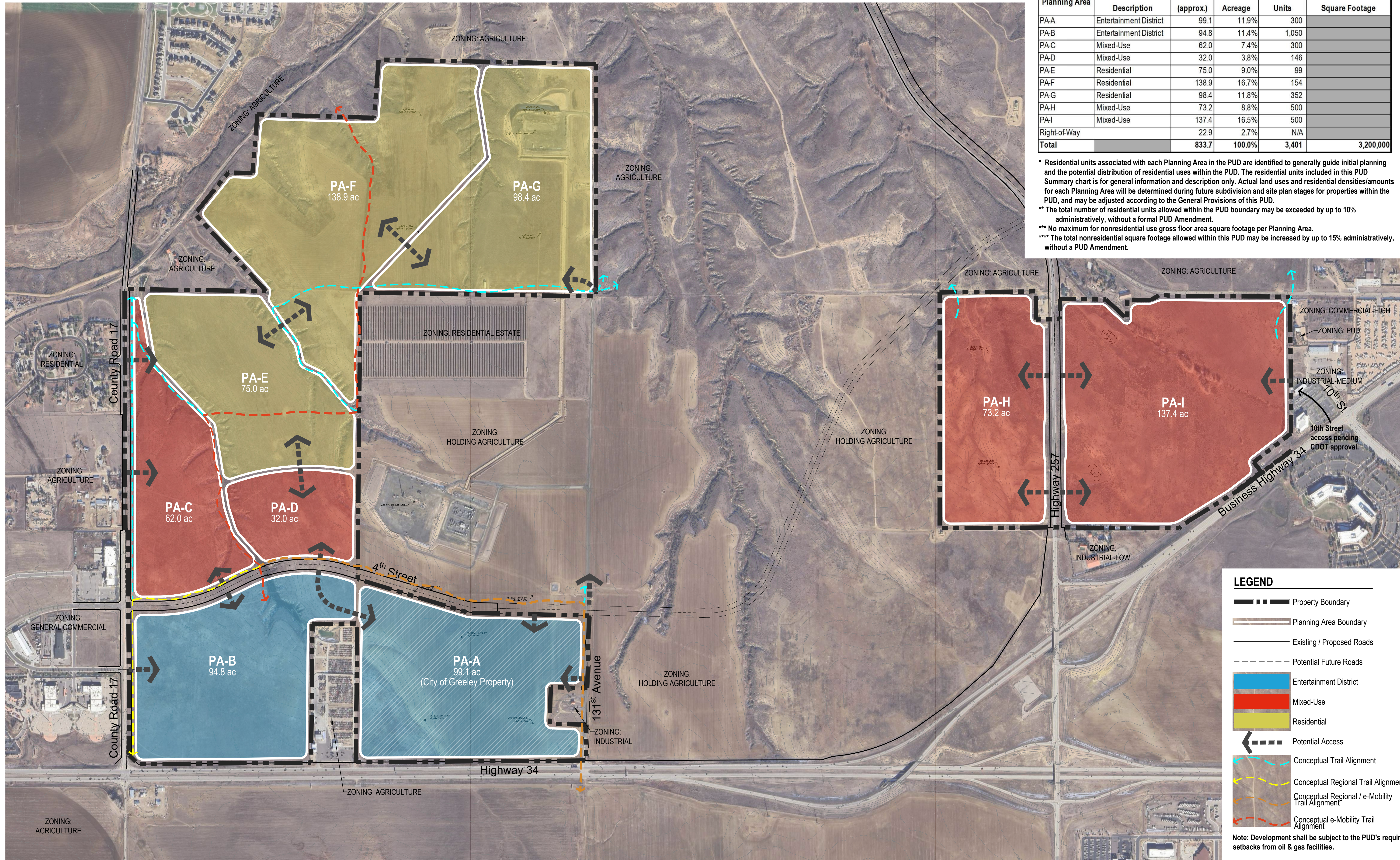
SHEET TITLE:
General Provisions
& Notes

Cascadia
Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres

Project Number: PUD2025-0003

Overall PUD Plan



PUD Summary					
Planning Area	Character Description	Acres (approx.)	% of Acreage	Residential Units	Nonresidential Use Square Footage
PA-A	Entertainment District	99.1	11.9%	300	
PA-B	Entertainment District	94.8	11.4%	1,050	
PA-C	Mixed-Use	62.0	7.4%	300	
PA-D	Mixed-Use	32.0	3.8%	146	
PA-E	Residential	75.0	9.0%	99	
PA-F	Residential	138.9	16.7%	154	
PA-G	Residential	98.4	11.8%	352	
PA-H	Mixed-Use	73.2	8.8%	500	
PA-I	Mixed-Use	137.4	16.5%	500	
Right-of-Way		22.9	2.7%	N/A	
Total		833.7	100.0%	3,401	3,200,000

* Residential units associated with each Planning Area in the PUD are identified to generally guide initial planning and the potential distribution of residential uses within the PUD. The residential units included in this PUD Summary chart is for general information and description only. Actual land uses and residential densities/amounts for each Planning Area will be determined during future subdivision and site plan stages for properties within the PUD, and may be adjusted according to the General Provisions of this PUD.

** The total number of residential units allowed within the PUD boundary may be exceeded by up to 10% administratively, without a formal PUD Amendment.

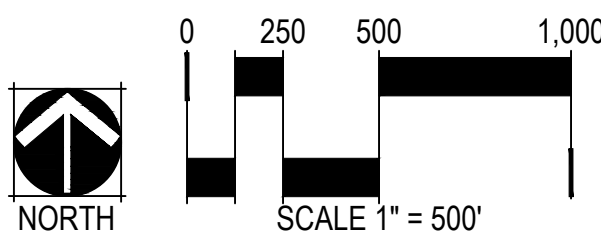
*** No maximum for nonresidential use gross floor area square footage per Planning Area.

**** The total nonresidential square footage allowed within this PUD may be increased by up to 15% administratively, without a PUD Amendment.

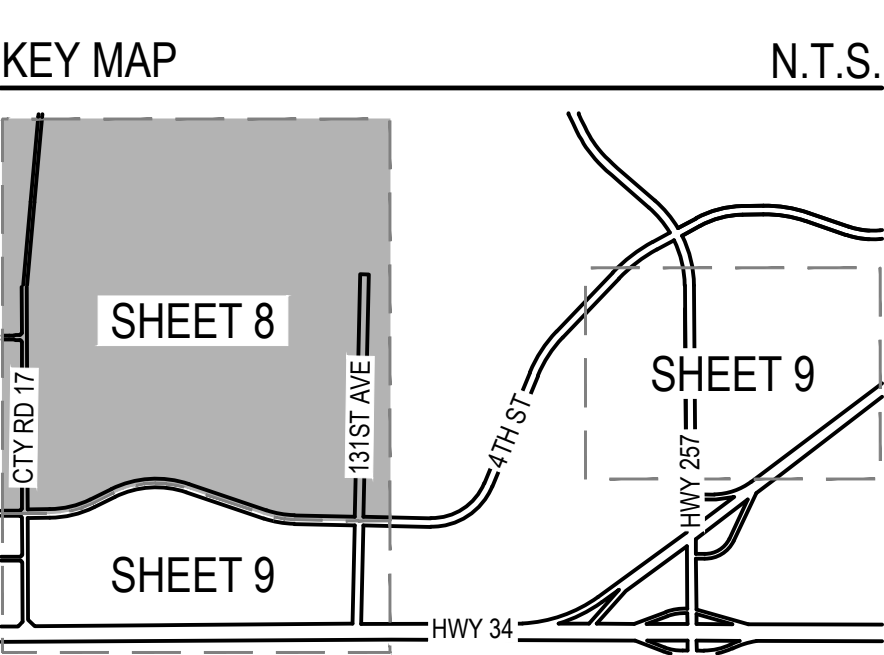
LEGEND

- Property Boundary
- Planning Area Boundary
- Existing / Proposed Roads
- Potential Future Roads
- Entertainment District
- Mixed-Use
- Residential
- Potential Access
- Conceptual Trail Alignment
- Conceptual Regional Trail Alignment
- Conceptual Regional / e-Mobility Trail Alignment
- Conceptual e-Mobility Trail Alignment

Note: Development shall be subject to the PUD's required setbacks from oil & gas facilities.



CHECKED BY: DJ
DRAWN BY: MA



LEGEND

- Property Boundary
- Matchline
- Planning Area Boundary
- Existing / Proposed Roads
- Potential Future Roads
- Entertainment District
- Mixed-Use
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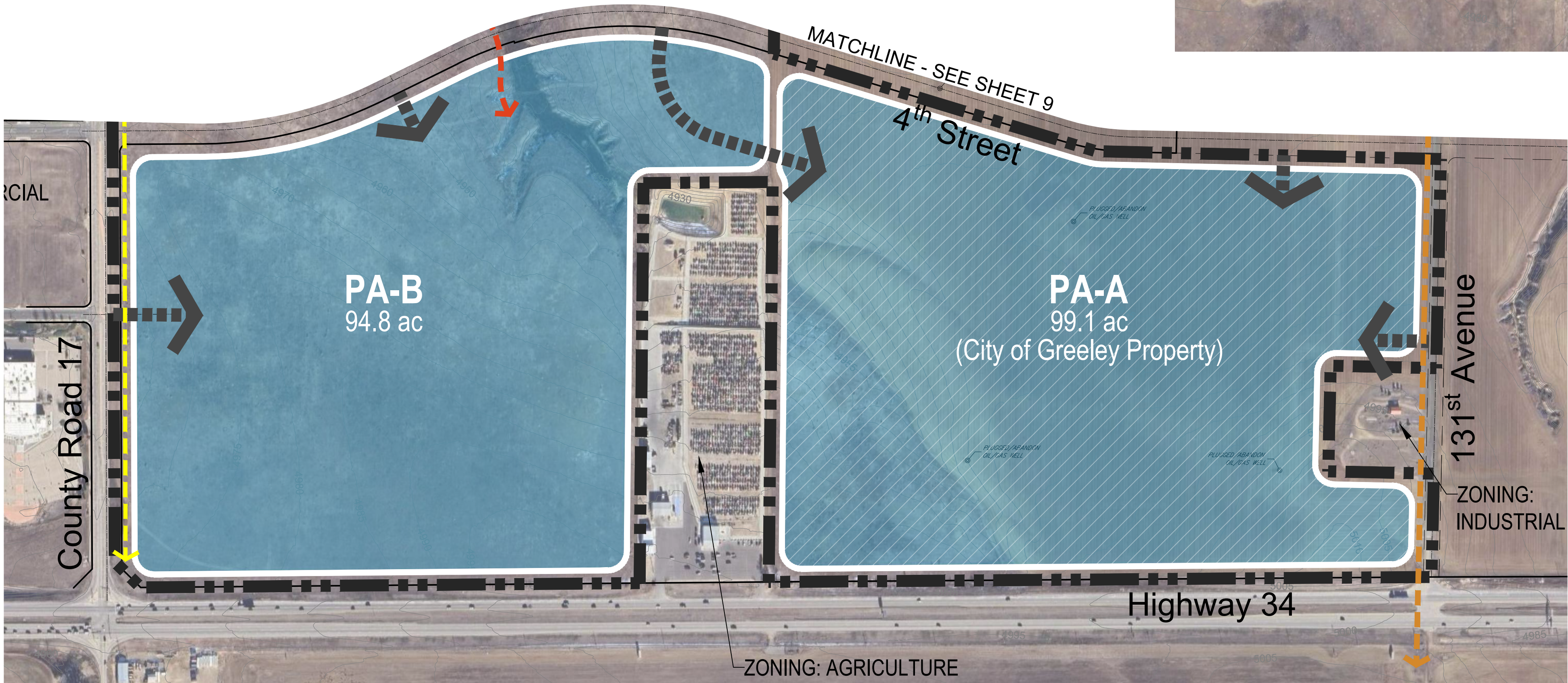
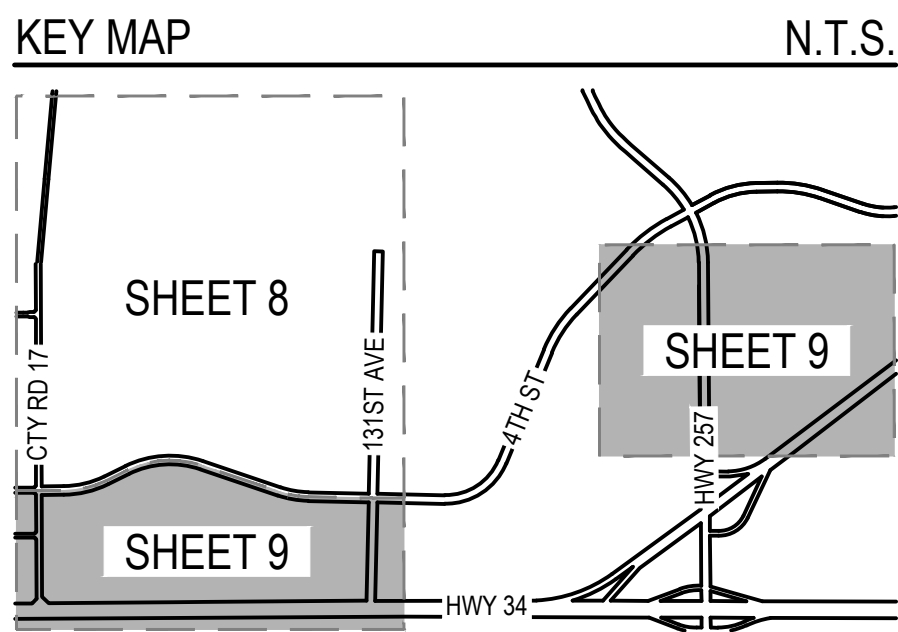
0 150 300 600

NORTH

SCALE 1" = 300'

Cascadia
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LEGEND

Property Boundary

Matchline

Planning Area Boundary

Existing / Proposed Roads

Potential Future Roads

Entertainment District

Mixed-Use

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Potential Access

Conceptual Trail Alignment

Conceptual Regional Trail Alignment

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Note: Development shall be subject to the PUD's required setbacks from oil & gas facilities.

NORTH

0150300600

SCALE 1" = 300'

Cascadia
Planned Unit Development

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Project Number: PUD2025-0003

Land Use Matrix

Allowed Uses	PA-A	PA-B	PA-C	PA-D	PA-E	PA-F	PA-G	PA-H	PA-I	Notes
Residential Uses										
Principal Uses										
Single-family dwelling			P	P	P	P	P	P	P	
Two-family dwellings			P	P	P	P	P	P	P	
Row house dwellings	P	P	P	P	P	P	P	P	P	
Multi-family dwellings (Apartments, Condominiums, Multi-Unit Houses)	P	P	P	P				P	P	
Mixed-use dwellings	P	P	P	P				P	P	
Boarding house & single room occupancies			P	P				P	P	
Urban Farming	P	P	P	P	P	P	P	P	P	New use, see Definitions on this page
Residential care — Group home	P		P	P				P	P	
Residential care — Assisted living	P	P	P	P				P	P	
Residential care — General	P	P	P	P		P	P	P	P	
Residential care — Institutional	P		P	P				P	P	
Accessory Uses										
Accessory dwelling units		P	P	P	P	P	P	P	P	
Public & Civil Uses										
Assembly	P	P	P	P	P	P	P	P	P	
Golf course & country clubs	P	P	P	P	P	P	P	P	P	
Libraries, public or quasi-public	P	P								
Museums	P	P	P	P				P	P	
Police, fire stations, ambulance dispatch and storage	P	P	P	P	P	P	P	P	P	
Parks, open spaces & common areas	P	P	P	P	P	P	P	P	P	
Schools	P	P	P	P	P	P	P	P	P	
Schools — Adult (business, trade)	P	P	P	P	P	P	P	P	P	
Schools — Universities/colleges	P	P	P	P	P	P	P	P	P	
Transportation -- Bus, taxi, or transit station	P	P	P	P	P	P	P	P	P	
Transportation — heliport/helipad	P	P								
Transportation — Public parking	P	P	P	P	P	P	P	P	P	
Utilities — Limited (towers under heights permitted by zoned and accessory structures and cabinets)	P	P	P	P	P	P	P	P	P	
Utilities — General (towers over heights permitted by zone or large structures and cabinets)	P	P	P	P	P	P	P	P	P	
Utilities — Lines over 33 KVA, overhead	P	P	P	P	P	P	P	P	P	
Commercial Uses										
Principal Uses										
Auction houses (excludes livestock)			P	P				P	P	See Use Specific Note 1 on this page
Automobile — Gas station limited (up to 8 pumps)		P	P					P	P	
Automobile — Gas station general (9—20 pumps)		P	P					P	P	
Automobile — Gas station large (21+ pumps)		P	P					P	P	See Use Specific Note 1 on this page
Automobile — Repair/service		P	P					P	P	See Use Specific Note 1 on this page
Automobile — Repair/service for heavy vehicle and equipment								P	P	See Use Specific Note 1 on this page
Automobile — Sales/rental								P	P	See Use Specific Note 1 on this page
Child care center/pre-school	P	P	P	P	P	P	P	P	P	
Entertainment/event establishments	P	P	P	P				P	P	
Equestrian Center			P	P	P	P				New use, see Definitions on this page, see Use Specific Note 2 on this page
Food & beverage — Bar limited (< 3K GLA; < 100 seats)	P	P	P	P				P	P	
Food & beverage — Brewery/winery; bar general	P	P	P	P				P	P	
Food & beverage — Restaurant limited (< 5K GLA; < 100 seats)	P	P	P	P				P	P	
Food & beverage — Restaurant quick serve	P	P	P	P				P	P	
Food & beverage — Restaurant general (5K+ GLA)	P	P	P	P				P	P	
Lodging — Bed & breakfast (up to 5 rooms)	P	P	P	P				P	P	
Lodging — Inn (6 to 40 rooms)	P	P	P	P				P	P	
Lodging — Hotel/motel small (41+ rooms)	P	P	P	P				P	P	
Medical — Limited (< 5K GLA; no emergency service)	P	P	P	P				P	P	
Medical — General (5K—20K GLA; no emergency service)	P	P	P	P				P	P	
Medical — Large (> 20K GLA; or emergency service)	P	P	P	P				P	P	
Medical — Hospitals	P	P	P					P	P	
Office — General (< 20K GLA)	P	P	P	P				P	P	
Office — Large (20K+ GLA)	P	P	P	P				P	P	
Indoor Storage and Flex Space		P	P	P				P	P	See Use Specific Note 1 on this page
Personal service — Limited (< 5K GLA, < 1.0 acre)	P	P	P	P				P	P	
Personal service — General (5K+ GLA; 1.0+ acre)	P	P	P	P				P	P	
Personal Warehouses								P	P	New use, see Definitions on this page
Recreation — Indoor	P	P	P	P				P	P	
Recreation — Outdoor	P	P	P	P	P	P	P	P	P	
Recreation — RV and travel trailer park							P	P	P	See Use Specific Note 1 on this page
Retail — Limited (< 3K GLA)	P	P	P	P				P	P	
Retail — General (3K—20K GLA)	P	P	P	P				P	P	
Retail — Large (20K—100K GLA)	P	P	P	P				P	P	
Retail — Warehouse (> 100K GLA)	P	P	P	P				P	P	See Use Specific Note 1 on this page
Retail — Outdoor limited (> 25%; > 0.5 acre)	P	P	P	P				P	P	
Retail — Outdoor general (25%—50%; 0.5—1.0 acre)	P	P	P	P				P	P	
Retail — Outdoor large (> 50%; > 1.0 acre)	P	P	P	P				P	P	
Retail — Outdoor nurseries and greenhouse	P	P	P	P				P	P	See Use Specific Note 1 on this page
Retail — Outdoor flea market or swap shop								P	P	See Use Specific Note 1 on this page
Accessory Uses										
Child care home (accessory/home occupation — See section 24-403.c)			P	P				P	P	
Drive-through services — Accessory	P	P	P	P				P	P	See Use Specific Note 1 on this page
Home occupation — Accessory	P	P	P	P	P	P	P	P	P	
Temporary Construction and Sales Offices	P	P	P	P	P	P	P	P	P	
Temporary Nursery			P	P	P	P	P	P	P	New use, see Use Specific Note 3 on this page
Industrial Uses										
Commercial services — Limited (up to 9 vehicle fleet)								P	P	See Use Specific Note 1 on this page
Commercial services — General (11—20 vehicle fleet)								P	P	See Use Specific Note 1 on this page
Manufacturing — Limited/artisan (< 5K GLA)	P	P	P	P				P	P	See Use Specific Note 1 on this page
Warehousing/storage — Indoor			P					P	P	See Use Specific Note 1 on this page
Wireless communication facilities	P	P	P	P	P	P	P	P	P	See Use Specific Note 1 on this page

General Notes

- Prohibited Uses - All uses that are not expressly allowed as permitted uses in this section of the PUD or determined to be permitted by the director, shall be prohibited.
- Existing agricultural uses (farming, ranching, and agricultural support activities) are allowed to continue in operation and use until such time as development occurs in a Planning Area which requires removal.

Use Specific Notes

- As State Highway 257 is an important entry into Greeley and Cascadia, to enhance the visual character of Cascadia East, these uses are discouraged adjacent to State Highway 257 right-of-way in PA-H and PA-I. In instances when such uses are deemed appropriate, consideration should be given to building design and site layout so that visually unappealing areas such as surface parking lots, outdoor storage, back-of-house operations, loading docks, utility equipment enclosures, or other similar areas are oriented away from or appropriately screened from view of State Highway 257.
- Equestrian Center
 - Waste and Feed Storage Screening: All trash receptacles, feed storage containers, and related utility areas shall be fully screened from public view using fencing, landscaping, or architectural enclosures consistent with the primary structure. Screening shall be maintained in good condition and shall comply with applicable fire and health safety codes.
 - Animal Containment: Free grazing of animals is prohibited. All horses and livestock shall be confined within designated, enclosed areas such as fenced paddocks, corrals, or stables. Perimeter fencing shall be constructed of durable materials and maintained to prevent animal escape and ensure public safety.
 - Sanitation and Health Compliance: All stables, barns, corrals, and animal-accessible areas shall comply with applicable health department regulations. Property owners are responsible for maintaining sanitary conditions, including the regular removal and proper disposal of manure, offal, soiled bedding, and other animal-related waste. Animal waste shall not be permitted to accumulate, run off, or leach in a manner that creates a nuisance or poses a health hazard. Standing surface water shall not be allowed to collect in areas where animals are kept.
 - A maximum of 75 Animal Unit Equivalents permitted within Equestrian Center. Animal Unit Equivalent defined within Greeley Municipal Code Table 24-4-3.
- Temporary nurseries are for the purposes of temporarily maintaining and storing trees, shrubs and other plant materials to be ultimately installed in permanent locations within the PUD, to ensure consistency and quality of planting materials across the construction life-cycle of Cascadia, and may be permitted within the PUD until 100% of the PUD is completed. Temporary nurseries are not for retail purposes nor are they open to public access. Prior to the development of a Temporary Nursery(ies), a Memorandum of Understanding (MOU) between the City and Developer will be agreed upon and outline the conditions for operation of the nurseries including, water provisions, time period, and surface maintenance, etc. A maximum of three (3) individual nurseries, of up to 10 acres each, may be permitted concurrently. Temporary nurseries are not regulated by the Urban Farming standards.

Definitions

In addition to the standard definitions found in the City of Greeley Development Code (Title 24), as amended, the following definitions of terms shall apply to this PUD:

- Equestrian Center - An equestrian center with boarding is a facility designed to accommodate and care for horses, including providing boarding services where owners have their horse be housed, fed, and cared for. These centers often offer additional services such as riding lessons and training, and may include amenities such as riding arenas, pastures, stables, and residential facilities for a live-in caretaker.
- Personal Warehouse - Privately owned storage facilities designed for individual use. These spaces offer customized solutions for individuals seeking storage for various items, from RVs and boats to collectibles and business inventory. They allow for flexible sizes, heating, power, security, and unlimited access. However, personal warehouses may only be used for the storage of inanimate personal property, and incidental care and use of that property. These structures shall not be used for any type of retail activity or as habitable space, defined as a space in a structure with permanent walls for living, sleeping, eating or cooking. No sale or distribution of merchandise or service requiring customers is allowed within personal warehouses.
- Urban Farming - The production of crops such as vegetables, fruit trees or grain; and the raising of farm animals such as poultry, as limited by the standards for accessory keeping of livestock. Urban Farming shall not include the commercial raising of animals, commercial production of milk, commercial pen feeding (feed lots) or the commercial feeding or offal to animals. Urban farming excludes temporary nurseries.

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
Land Use Matrix

Cascadia
Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres

Project Number: PUD2025-0003

Development Standards

Residential Bulk Standards Chart

Uses			Minimum Lot Size	Minimum Building Setbacks (1, 2, 5, 6, 7, 9, 12, 13)							Maximum Lot Coverage (10)	Maximum Building Height (11)
				Front	Street Front to Garage Door	Rear	Rear to Garage Door	Side	Side Corner to Public R.O.W.	Internal Lot Line		
Residential (9)	Multi-Family Dwellings	N/A	N/A	10 ft / 15 ft (3)	20 ft	10 ft / 15 ft (3)	20 ft	10 ft / 15 ft (3)	10 ft / 15 ft (3)	N/A	80%	90 ft
	Row House Dwellings (8)	Front Loaded	1,000 sf	10 ft	20 ft	10 ft	N/A	5 ft	10 ft	0 ft	90%	45 ft
		Alley Loaded	1,000 sf	10 ft	N/A	10 ft / 4 ft (4)	5 ft / 18 ft (4)	5 ft	10 ft	0 ft	90%	45 ft
	Two-Family Dwellings (8, 10)	Front Loaded	2,000 sf	10 ft	20 ft	10 ft	5 ft / 18 ft (4)	5 ft	10 ft	0 ft	80%	45 ft
		Alley Loaded	1,500 sf	10 ft	N/A	10 ft / 4 ft (4)	5 ft / 18 ft (4)	5 ft	10 ft	0 ft	80%	45 ft
	Single-Family Dwellings (8, 10)	Detached, Small	1,300 sf	10 ft	20 ft	10 ft / 4 ft (4)	5 ft / 18 ft (4)	3 ft	10 ft	N/A	80%	45 ft
		Detached, Standard	2,200 sf	10 ft	20 ft	10 ft / 4 ft (4)	5 ft / 18 ft (4)	5 ft	10 ft	N/A	80%	45 ft
		Detached, Estate	9,000 sf	20 ft	20 ft	10 ft / 4 ft (4)	5 ft / 18 ft (4)	7 ft	15 ft	N/A	70%	60 ft

Chart Notes

- Setbacks herein are defined as the minimum distance a building may be erected from a street, alley, or property line. Other structures constructed or erected on or in the ground, the use of which requires a more or less permanent location on or in the ground, and, including, but not limited to, walls, retaining walls, fences, parking lots, parking slabs and oil and gas production facilities shall have a 0' setback from street, alley, or property line unless specific standards for setbacks and/or buffering, as applicable, and as described within this PUD are prescribed.
- Porches, eaves, cantilevers, steps, walks, counterforts/foundations, and utility equipment (i.e. AC units) can encroach into the established setbacks. Encroachments cannot be more than 2 ft. Window wells may encroach more than 3 ft as necessary for fire egress as long as they don't conflict with public utilities.
- Multi-Family building setbacks from arterial streets are 15' and 10' from all other ROW and property lines.
- Rear setbacks in alleys may be 4 ft. A minimum of 8 ft shall be provided if accommodating parallel parking on the property and a minimum of 18 ft shall be provided for head-in parking.
- Setbacks for habitable space over garages shall be the same as of the garage, including 4 ft rear setbacks to alleys, where applicable.
- In instances of non-typical lots (i.e. a lot that is classified under a different lot type than those it is physically associated with, solely resulting from being a corner lot, irregular geometry, or similar variables), setbacks of the typical lots it is physically associated with shall apply.
- Detached Garages that are not on the same lot as the principle structure are allowed per the following standards:
 - Setback to R.O.W. (Excluding Alley): 15 ft (20 ft where driveway connects to R.O.W.)
 - Setback to Alley or Internal Lot Lines: 4 ft
 - Minimum Building Separation: 10 ft
- Common Lot Dwellings, meaning a minimum of 5 units of either Single-Family Detached, Two-Family Dwellings, or Row House Dwellings that are constructed on a single lot with unified management of common areas, shall not be subject to minimum lot size, and/or minimum lot widths. Common lot developments that meet these standards must go through the Greeley Site Plan process.
 - Setback to Public R.O.W.: 15 ft (20 ft where driveway connects to R.O.W.)
 - Setback to Drive Aisle or Parking Area: 10 ft
 - Setback to Property Boundary: 10 ft
 - Minimum Building Separation: 10 ft (includes detached garage, carports, and or other residential buildings)
- Green Courts, Motor Courts, Cluster Housing - Green Court, Motor Court, and Cluster Housing means a dead end, shared, private drive not exceeding 150 linear feet, that services a grouping of dwelling units. Such access drives shall be maintained by the HOA, Metropolitan District, or by a shared maintenance agreement (to be enforced by the Metro District/HOA). Standards for Motor Courts shall be as follows:
 - Dwelling units adjacent to the street shall have one of the following:
 - A front entry feature facing the adjacent street;
 - A front entry feature facing the drive or common green space/green court which wraps around the street-side for a length of at least 8 ft.
 - A front entry feature facing the drive and at least 2 first floor windows facing the street.
 - Minimum Access Drive Width: 20 ft
 - Setback to Public R.O.W.: 10 ft
 - Setback to Open Space / Common Open Space / Easement or Similar: 8 ft* (This setback may be modified at time of development as determined by findings by Ecological/Biology Report/Assessment, if applicable.)
 - Setback to Shared Access Drive: 5 ft
 - Side Setback: 5 ft
 - Rear Setback: 5 ft
 - Additional Notes:
 - Parking shall not be allowed on Motor Courts unless additional width is provided and approved by the City and Fire District.
 - Visitor or on-street parking is required for motor courts and may be allowed within private drive or as an on-street condition.
 - Motor Courts may be located in an easement held in common and may be counted toward minimum lot size.
- Common Open Space Lots are Single-Family Detached, Two-Family, or Row House Dwellings developed on fee simple lots, but surrounded by commonly owned property (e.g. HOA, Metro District, etc.) Such dwellings must meet the following standards:
 - Buildings must be at least 2 ft from the lot line (except in instances of Two-Family and Row House Dwellings which may

- have a 0 ft common wall setback), this is known as a Lot Boundary Offset and buildings must be separated in accordance with building code. Porches; eaves; cantilevers; steps; walks; driveways; fencing; counterforts/foundations; and utility equipment (i.e. AC units), which must be screened, can encroach into this space so long as they do not cross the property line.
- Buildings must adhere to the following setbacks from right-of-way irrespective of property line:
 - Front: 10 ft
 - Street Front to Garage Door: 20 ft
 - Rear: 10 ft / 2 ft (Setbacks in alleys may be 2 ft. A minimum of 8 ft shall be provided if accommodating parallel parking and a minimum of 18 ft shall be provided for head-in parking.)
 - Side Corner to Public R.O.W.: 10 ft
 - Maximum Lot Coverage: 90%
 - Common Open Space shall be platted as lot(s)/tract(s) at the time of initial platting.
- The following are exceptions to Height Limits for Residential Uses:
 - Building elements integral to the design and construction of the building, such as parapet walls, false mansards, or other design elements essential to a quality appearance of the building may extend up to 6 feet above the roof deck of a flat roof.
 - Architectural features such as chimneys, ornamental towers or spires, and similar accessory features that are cumulatively less than 20 percent of the building footprint may extend up to 50 percent above the actual building height.
 - Functional and mechanical equipment such as elevator bulkheads, cooling towers, smoke stacks, roof vents or other equipment may be built up to their necessary height in accordance with building codes, provided appropriate screening measures are taken.
 - All structures are subject to the required sight distance triangles at intersections and drive approaches per the City of Greeley Engineering Criteria.
 - The following setbacks from Highway 34 shall apply to Residential Development:
 - Buildings/Structures: 100 ft
 - Permanent Parking: 100 ft
 - Non-permanent Parking: 20 ft
 - Internal Roads (public/private): 15 ft
 - Signage/Monumentation: 30 ft

Residential Accessory Structures Bulk Standards Chart

Type	Quantity	Size	Height	Setbacks
Minor Structure (small shed and similar structures)	1 / lot + 1 / each 10,000 sf - Max. of 3	120 sf max.	12 ft max.	5 ft side or rear - Behind the rear building line of the principal structure
Secondary Building (attached or detached accessory building) (3, 4)	1 / lot 2 / lot, over 1 acre 1 / principal building (apartments)	50% of principal building footprint max	25 ft max. but no higher than principal structure	5 ft from side or rear 20 ft from street side - At least 12 ft behind the front building line of the principal structure
Outbuilding (large storage building, barns, etc.) (5)	1 / lot over 1 acre + 1 / each 3 acres - Max. of 4	5,000 sf max.	40 ft max.	10 ft from side and rear 30 ft from any side street - Behind the rear building line of the principal structure

Chart Notes

- All accessory buildings shall be at least 6 ft from the principal building, unless in an attached condition.
- Accessory buildings shall be clearly incidental and subordinate to the principal building or use, in terms of scale, location, and orientation.
- In residential areas, Secondary Buildings over 250 square feet shall or over 12 ft high shall meet the following massing and design standards to ensure compatibility with the principal structure:
 - The wall height shall be no more than 9 ft above the finished floor, except that gables, dormers, or other subordinate walls may support a pitched roof.
 - The roof peak or other top of structure shall not exceed 25 ft above finished floor for pitched roofs with a 6:12 pitch or greater, and no more than 16 ft for shed roofs or pitched roofs below a 6:12 pitch.
 - The design shall be compatible with the principal building considering materials, architectural details and style, window and door details, and roof forms.
 - Secondary Buildings with vehicle access directly from an alley or shared easement may be built on the lot line at the alley or shared easement.
- Residential facilities for a live-in caretaker at an Equestrian Center is allowed as an attached or detached accessory unit.
- The design of Outbuildings should be compatible with the principal building. Similar materials and architectural design elements may be used to achieve compatibility.
- All structures are subject to the required sight distance triangles at intersections and drive approaches per the City of Greeley Engineering Criteria.

Cascadia
Planned Unit Development

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Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

Development Standards

Nonresidential Bulk Standards Chart

Planning Areas	Minimum Lot Size	Minimum Building Setbacks (1, 2)			Maximum Lot Coverage	Maximum Building Height (5)
		Front	Rear	Side		
PA-A (3)	N/A	From U.S. Highway 34: 100 ft (9) From 131st Avenue: 20 ft From 4th Street: 20 ft From PA-B: 0 ft From Interior Lot Lines / Internal Roads: 0 ft			N/A	125 ft (5)
PA-B (4, 7)	N/A	From U.S. Highway 34: 100 ft (9) From CR 17: 20 ft From 4th Street: 20 ft From PA-A: 0 ft From Interior Lot Lines / Internal Roads: 0 ft			N/A	90 ft (7)
PAs: -C, -D, -H, -I (4)	N/A	25 ft (8)			N/A	90 ft (7)
PAs: -E, -F, -G (4)	N/A	25 ft (8)			N/A	75 ft (7)

Chart Notes

- Setbacks herein are defined as the minimum distance a building may be erected from a street, alley, or property line. Other structures constructed or erected on or in the ground, the use of which requires a more or less permanent location on or in the ground, and, including, but not limited to, walls, retaining walls, fences, parking lots, parking slabs and oil and gas production facilities shall have a 0' setback from street, alley, or property line unless specific standards for setbacks and/or buffering, as applicable, and as described within this PUD are prescribed.
- The following encroachments are permitted in all Planning Areas, except in no case shall this authorize structures that violate the provisions of any easement:
 - Any projections over public rights-of-way, or any similar area designed for pedestrian circulation, shall be at least 8 ft above the grade, and in no case within 5 ft of any curb for a street, through access drive or other area designed for vehicles.
 - Any other accessory use or structure within the setback not specified shall have a setback of at least one-third its height from the property line.
- The following encroachments are permitted in PA-A:
 - Structural projections such as bay windows, balconies, awnings, canopies, chimneys, eaves, cornices, open fire escapes, egress wells, or other non-foundational overhangs or projections may extend up to 50 ft from the foundation and encroach into the setback, but no closer than 3 ft from any side or rear lot line. This exception shall be limited to no more than 75 percent of a building elevation.
 - Ground-mounted mechanical equipment, meters, and utility boxes accessory to the building may be located in the side or rear and may be allowed to extend up to 130 ft from the principal building, no closer than 3 ft to the lot line, and is screened from public right-of-way by structures or landscape. These limitations do not apply to any utility structures otherwise authorized to be located according to easements or in the right-of-way, which shall follow the location and design standards of those specific authorizations.
- The following encroachments are permitted in Planning Areas other than PA-A:
 - Structural projections such as bay windows, balconies, awnings, canopies, chimneys, eaves, cornices, open fire escapes, egress wells, or other non-foundational overhangs or projections may extend up to 6 ft from the foundation and encroach into the setback, but no closer than 3 ft from any side or rear lot line. This exception shall be limited to no more than 20 percent of a building elevation.
 - Ground-mounted mechanical equipment, meters, and utility boxes accessory to the building may be located in the side or rear setback provided that it extends no more than 6 ft from the principal building, no closer than 3 ft to the lot line, and is screened from public right-of-way by structures or landscape. These limitations do not apply to any utility structures otherwise authorized to be located according to easements or in the right-of-way, which shall follow the location and design standards of those specific authorizations.
 - A lot may have more than one principal building, provided any accessory, secondary, or principal building shall be located at least 10 ft from any other building on the same or adjacent lots, or be joined by a party wall meeting all aspects of the building code.
- The following exceptions to height limits are permitted in all Planning Areas:
 - Architectural features such as chimneys, ornamental towers or spires, and similar accessory features that are less than 20 percent of the building footprint may extend up to 15 ft above the maximum building height, but in no case more than 50 percent above the actual building height.
- The following exceptions to height limits are permitted in PA-A:
 - Building elements integral to the design and construction of the building, such as parapet walls or guardrails, false mansards, or other design elements essential to a quality appearance of the building may extend up to 40 ft above the roof deck of a flat roof.
 - If a ferris wheel were to be proposed, it would be allowed to exceed the maximum building height.
- The following exceptions to height limits are permitted in Planning Areas other than PA-A:
 - Building elements integral to the design and construction of the building, such as parapet walls or guardrails, false mansards, or other design elements essential to a quality appearance of the building may extend up to 6 ft above the roof deck of a flat roof.
 - Functional and mechanical equipment such as elevator bulkheads, cooling towers, smoke stacks, roof vents, or other equipment may be built up to their necessary height in accordance with building codes provided they are screened according to the standards of this code or otherwise incorporated into the architecture of the building.
 - Accessory site structures such as flagpoles, monuments, or water towers, may have a height limit of 50 ft, but shall be set back a distance of at least one-third its height from the property line.
 - 1 ft of additional height may be permitted for each 1 ft in additional setback, up to a maximum of 10 additional ft above the maximum height limit. For any structure using this exception where there is no required setback, and default required setback of 10 ft shall be used for applying this exception.
- Setbacks adjacent to streets and/or open spaces with pedestrian amenities, on-street parking, or designed according to the pedestrian or avenue street type standards may be reduced down to 0 ft, as determined at the time of site plan. Modifications to this setback may be administratively approved by the Director.
- More than one principal building is permitted on a lot.
- The following setbacks from Highway 34 shall apply to Nonresidential Development:
 - Buildings/Structures: 100 ft
 - Permanent Parking: 100 ft
 - Non-permanent Parking: 20 ft
 - Internal Roads (public/private): 15 ft
 - Signage/Monumentation: 30 ft

Nonresidential Accessory Structures Bulk Standards Chart

Type	Quantity	Size	Height	Setbacks
Minor Structure (small shed and similar structures)	1 / lot + 1 / each 10,000 sf - Max. of 3	120 sf max	12 ft max.	5 ft side or rear 25 ft on any street side lot line - Behind the rear building line of the principal structure
Secondary Building (attached or detached accessory building) (3, 4)	1 / principal building	25% max. of principal building footprint	25 ft max. but no higher than principal structure	5 ft from side or rear 10 ft from street side - At least 12 ft behind the front building line of the principal structure

Chart Notes

- All accessory buildings shall be at least 6 ft from the principal building, or other distance specified by applicable building codes based on fire ratings of adjacent walls.
- Accessory buildings shall be clearly incidental and subordinate to the principal building or use, in terms of scale, location, and orientation.
- Secondary Buildings over 250 square feet shall or over 12 ft in height shall meet the following massing and design standard to ensure compatibility with the principal structure:
 - Any portion of the building or structure potentially visible from the street or other public areas shall use materials, colors, scale and forms (roofs and massing), and architectural details that are compatible with the principal structure, or otherwise be screened.
- Within PA-D & PA-E, up to 5 Secondary Buildings are permitted per lot when associated with an Equestrian Center. These may include stables, riding arenas, storage (tack, feed, equipment, etc.) and other similar uses

Oil & Gas Setbacks Chart ^{1,2}

Location	Proposed Element	Setbacks		Landscaping
		Min. Distance	Measured From	
All Areas of the City of Greeley	Well, Wellheads, Production tanks, Associated production equipment	150 ft or 1.5 times height, whichever is greater	Lot line/R.O.W., Parking, Trail, Public or private road, Major above ground utility, Rail line, Any occupied building (Low Density Areas)	Per City of Greeley Development Code Section 24-1102 Oil & Gas October 1, 2021. Alternatively to Section 24-1102, landscape berming may be utilized at the perimeter of oil & gas parcel(s) to minimize visibility from rights-of-way, public spaces, or adjacent property. If utilized, berming may include some of the following: 6 ft privacy fencing and/or trees and native grasses, or berming as a stand-alone screen.
	New non-residential building or structure	5 ft	Any plugged and abandoned well	
		150 ft or 1.5 times height, whichever is greater	Any existing well, wellhead, production tank, or associated production equipment	
	New residential building or structure	50 ft	Any plugged and abandoned well	
		150 ft or 1.5 times height, whichever is greater	Any existing well, wellhead, production tank, or associated production equipment	
	High Density Areas	Well, Wellheads, Production tanks, Associated production equipment	200 ft	
Any new non-residential building or structure (3)		350 ft (well and wellheads) 500 ft (production tanks and associated production equipment)	Education facility, Assembly building, Hospital or care facility State designated outdoor activity area	
		5 ft	Any plugged and abandoned well	
Any new residential building or structure (3)		350 ft (well and wellheads) 500 ft (production tanks and associated production equipment)	Any existing well, wellhead, production tank, or associated production equipment	
		50 ft	Any plugged and abandoned well	
			350 ft (well and wellheads) 500 ft (production tanks and associated production equipment)	Any existing well, wellhead, production tank, or associated production equipment

Chart Notes

- Pursuant to the City of Greeley Development Code Sec. 24-1102 Oil & Gas, October 1, 2021 as amended. In all events this PUD will govern.
- Definitions of terms shall be governed by the City of Greeley Development Code Sec. 24-1102 Oil & Gas.
- Or per alternative compliance in Greeley Development Code Section 24-208 Alternative Compliance October 1, 2021.
- Setbacks from plugged and abandoned wells are subject to state oil & gas commission requirements.

Cascadia PUD
Planned Unit Development
Greeley, CO

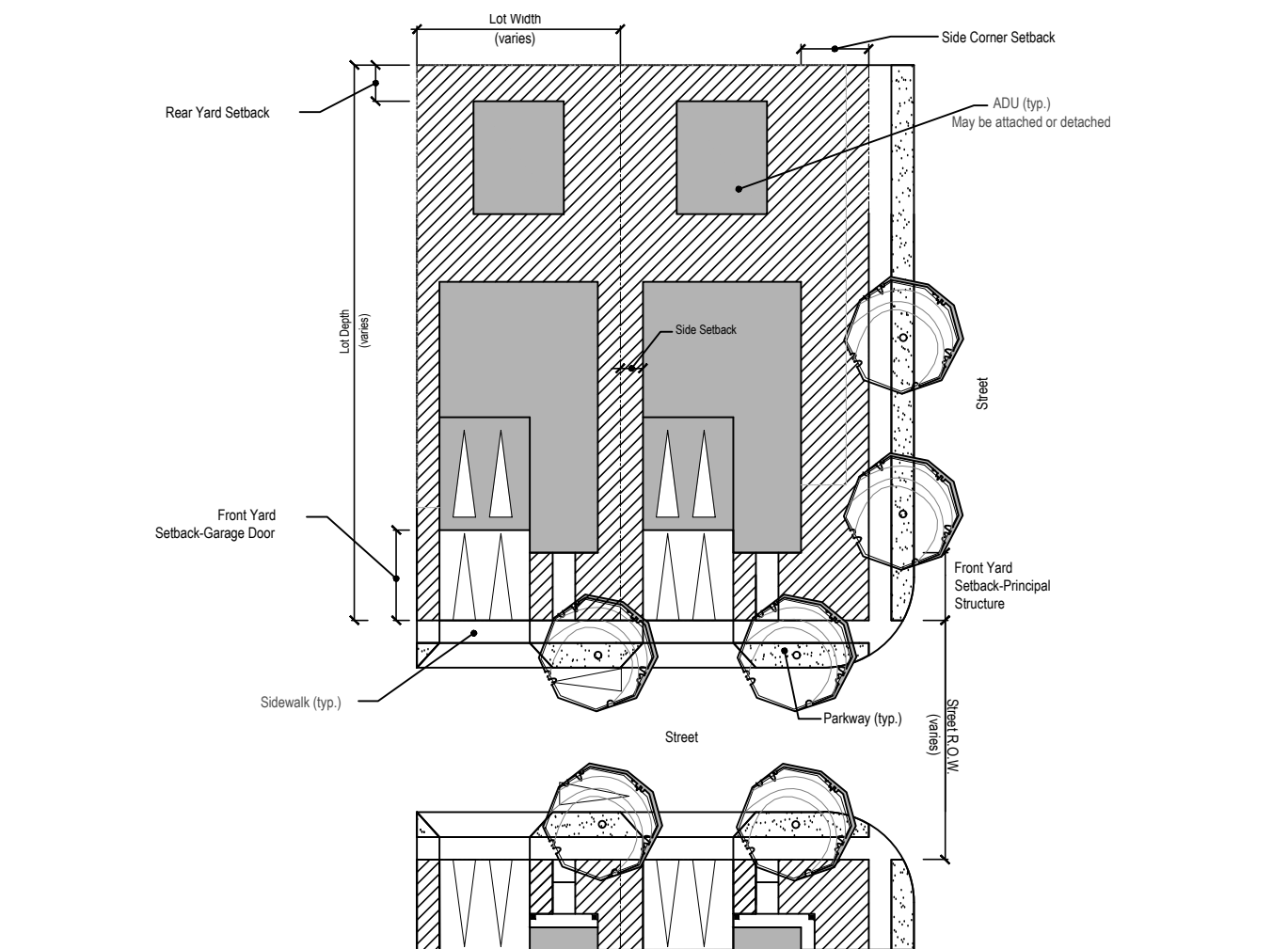
DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
Development
Standards

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres

Lot Typicals

Common Open Space Lot Typicals



Single-Family Detached - Front Load with Detached ADU

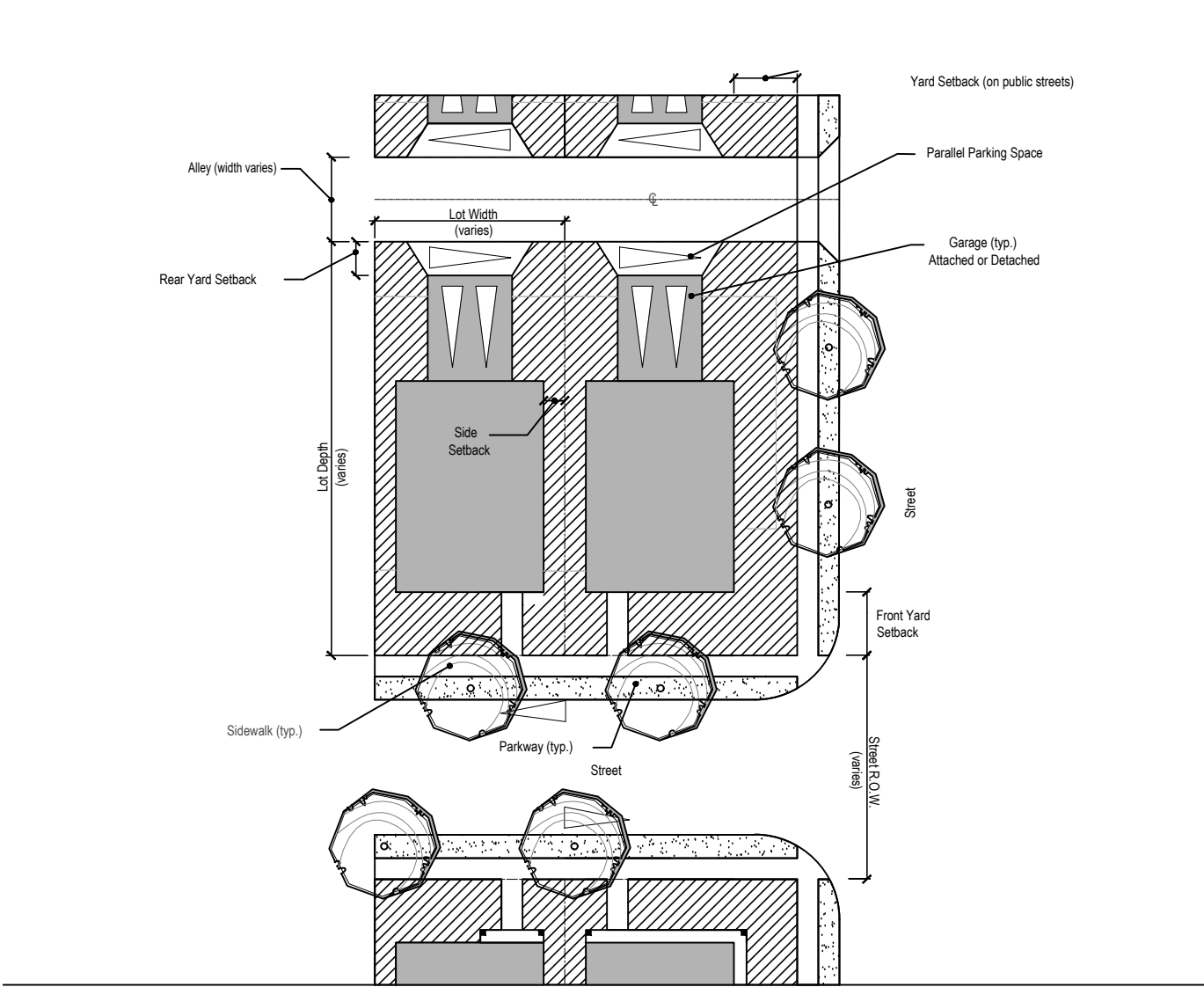
Conceptual Drawing Subject to Change

Not to Scale

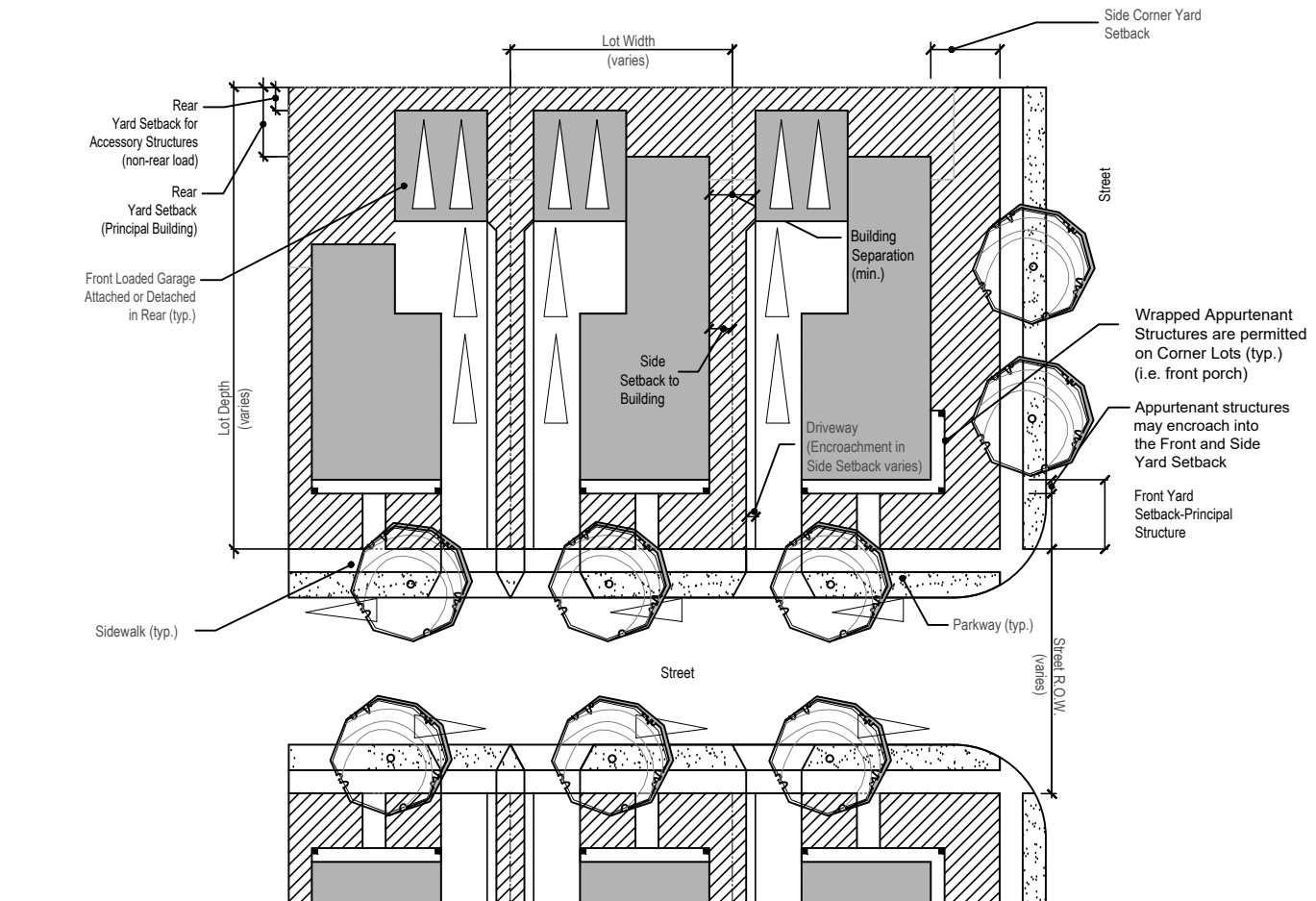
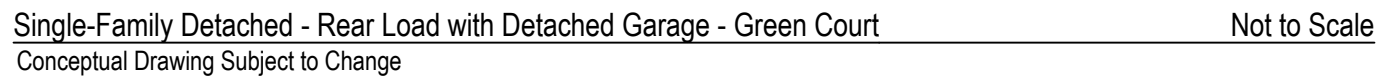


1. Buildings must be at least 2 ft from the lot line (with the exception of Two-Family and Row House Dwellings, which may have a 0 ft common wall setback), this is known as a Lot Boundary Offset, and buildings must be separated in accordance with building code. Porches, eaves, cantilevers, steps, walks, driveways, fencing, counterfoots/foundations, and utility equipment (i.e. AC units) can encroach into this space so long as they do not cross the property line.
2. Buildings must adhere to the following setbacks from right-of-way irrespective of property line:
 - a. Front: 10 ft
 - b. Street Front to Garage Door: 20 ft
 - c. Rear: 10 ft / 2 ft (Setbacks in alleys may be 2 ft. A minimum of 8 ft of setback shall be provided if accommodating parallel parking and a minimum of 18 ft shall be provided for head-in parking.)
 - d. Side Corner to Public R.O.W.: 10 ft
 - e. Maximum Lot Coverage: 90%
3. Common Open Space shall be platted as outlot(s)/tract(s) at the time of initial platting.

Single-Family Detached, Two-Family Dwellings, & Row House Dwellings - Common Open Space Lot Not to Scale
Conceptual Drawing Subject to Change



Single-Family Detached - Rear Load Not to Scale
Conceptual Drawing Subject to Change



Single-Family Detached - Front Load with Pass-by Driveway Not to Scale
Conceptual Drawing Subject to Change



1. Typical layouts are for conceptual diagrammatic purposes. These layouts reflect bulk standards conveyed within this PUD and represent multiple, but not all configurations for each lot component depicted. Width and dimensions may change as appropriate provided design is consistent with the Development Standards. Refer to the Bulk Standards Chart within this PUD for specific dimensions and standards.
2. Shared drive aisles are allowed in instances where drive aisles are in close proximity as permitted in access and parking standards in this PUD.

Single-Family Detached - Side Load Not to Scale

Conceptual Drawing Subject to Change

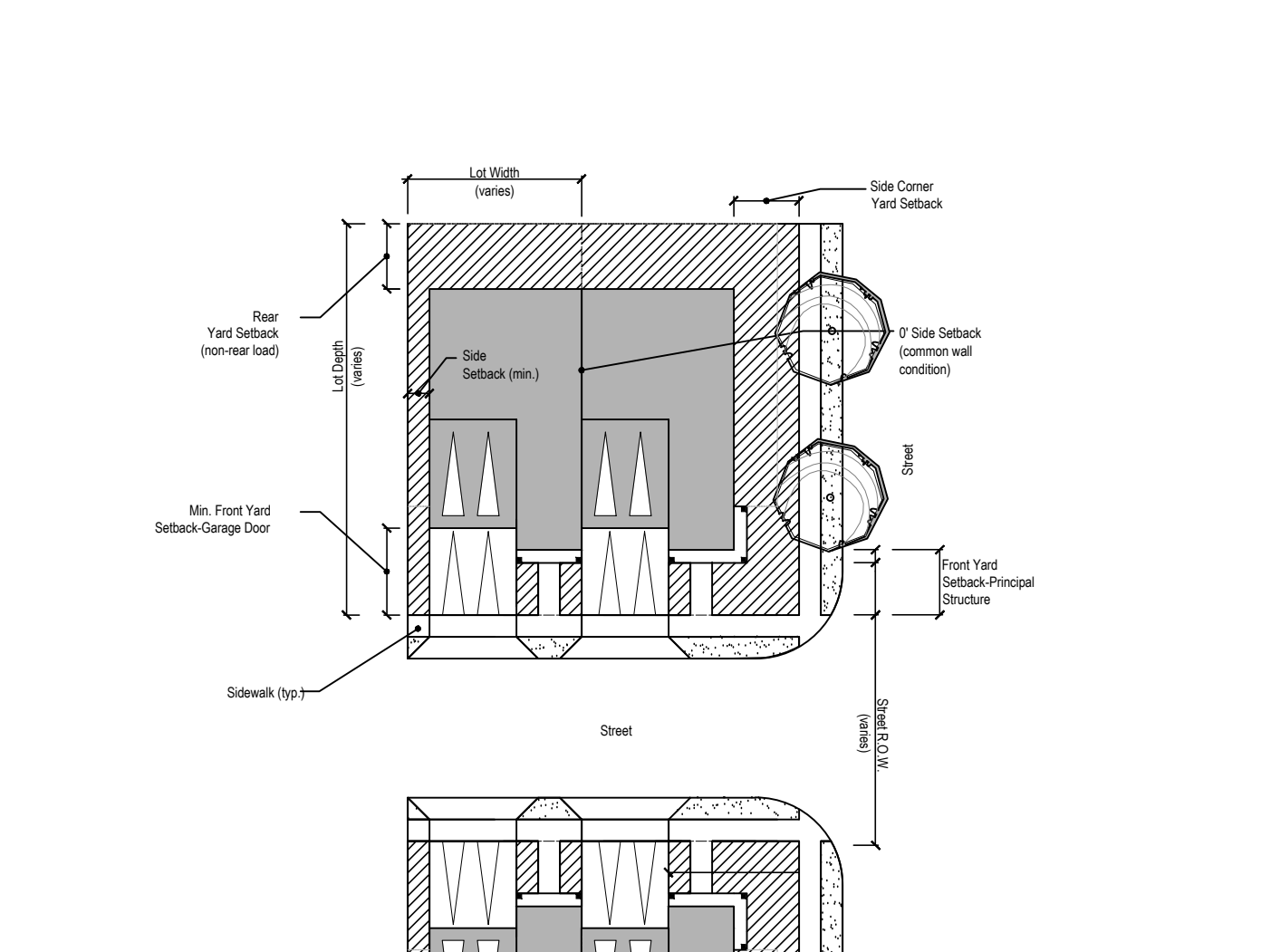
Cascadia Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
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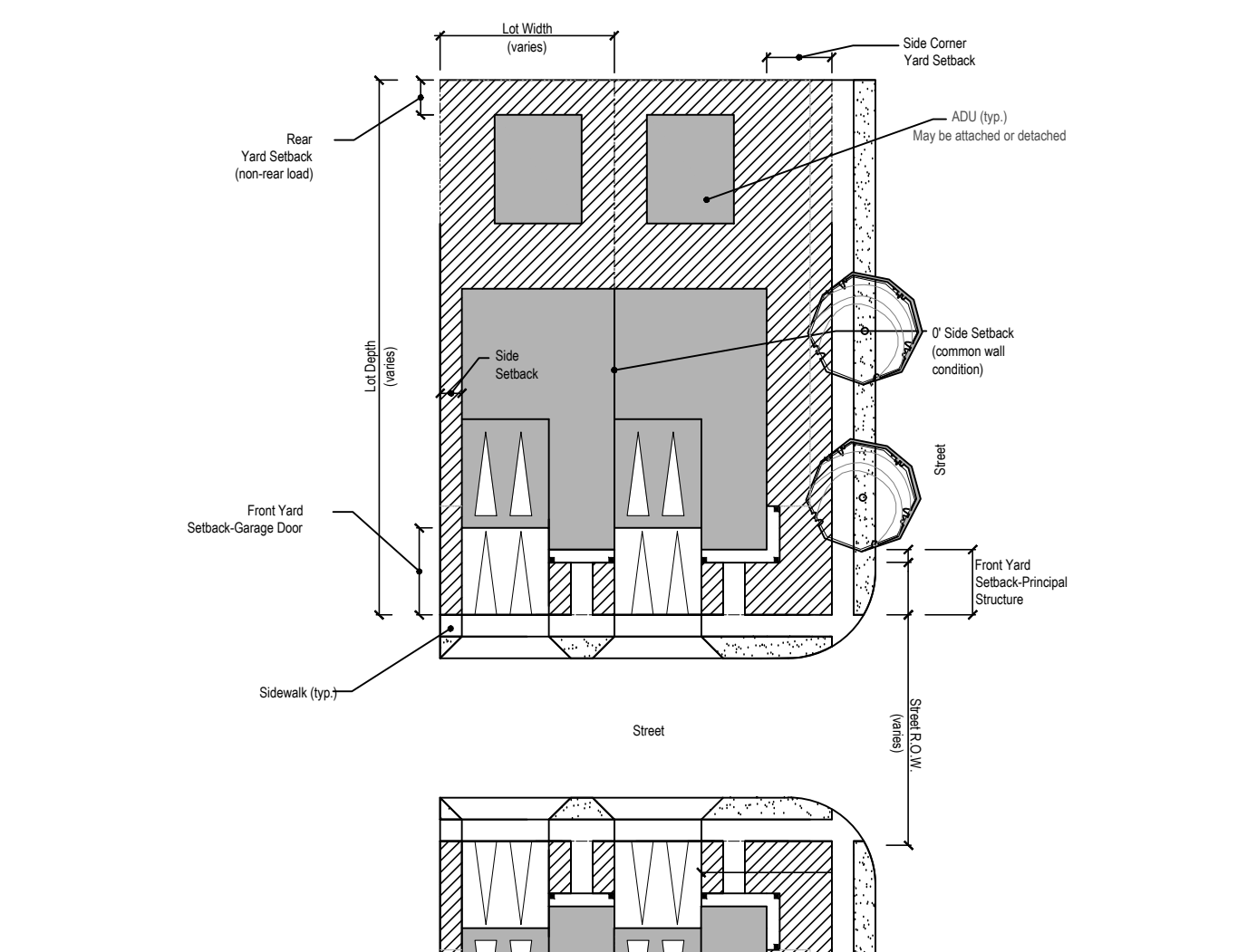
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Lot Typicals

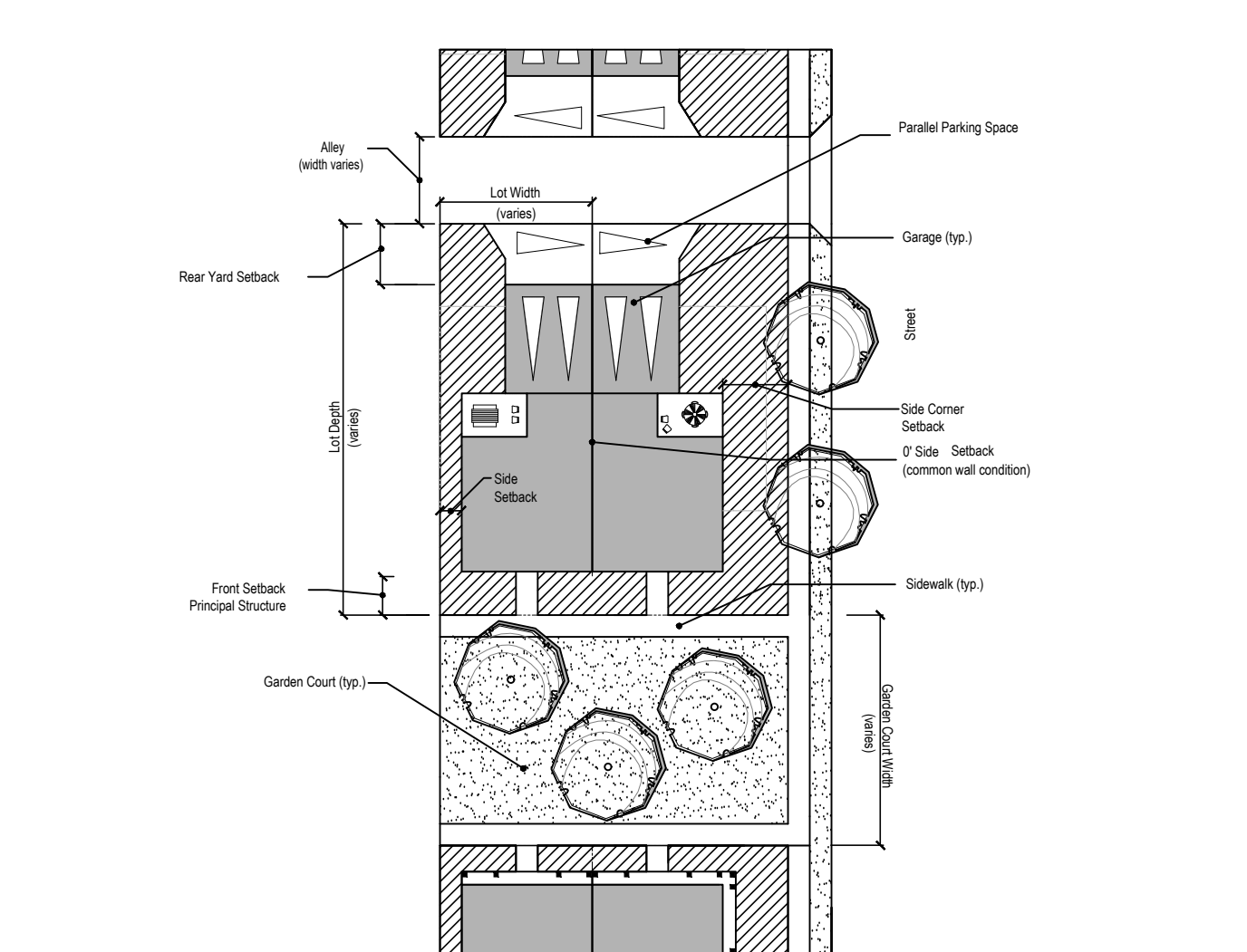
Two-Family Lot Typicals



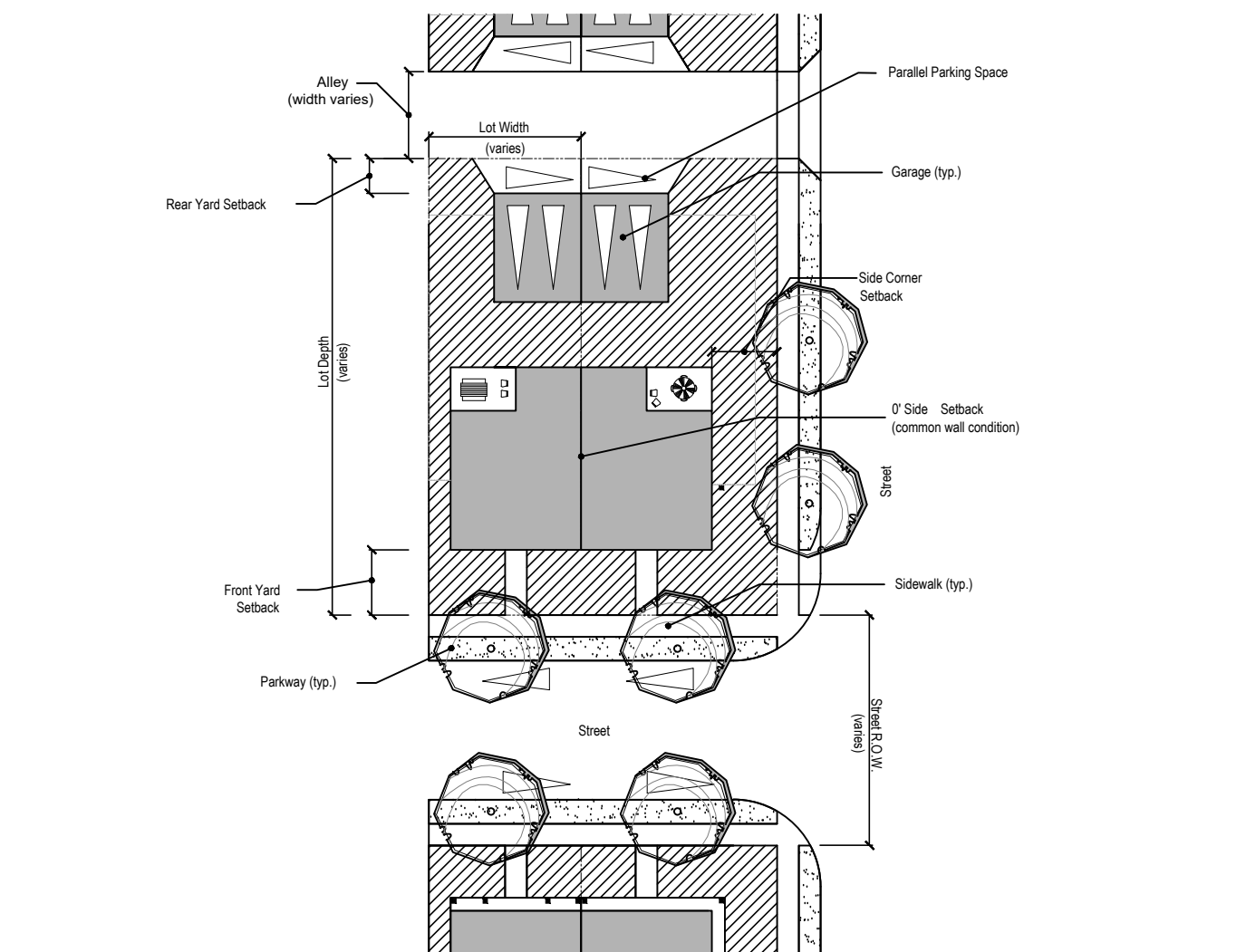
Two-Family - Front Load
Conceptual Drawing Subject to Change
Not to Scale



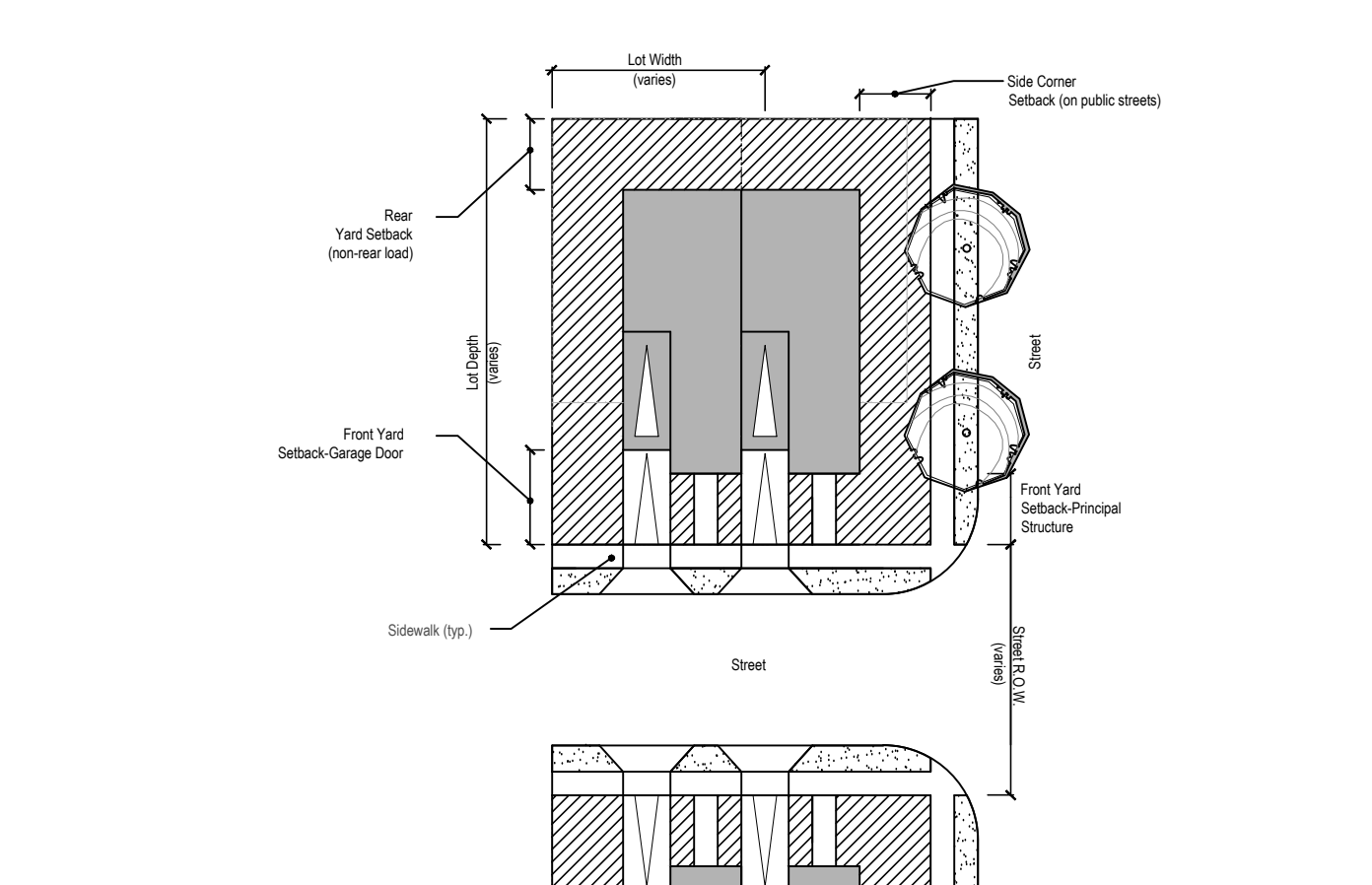
Two-Family - Front Load with Detached ADU
Conceptual Drawing Subject to Change
Not to Scale



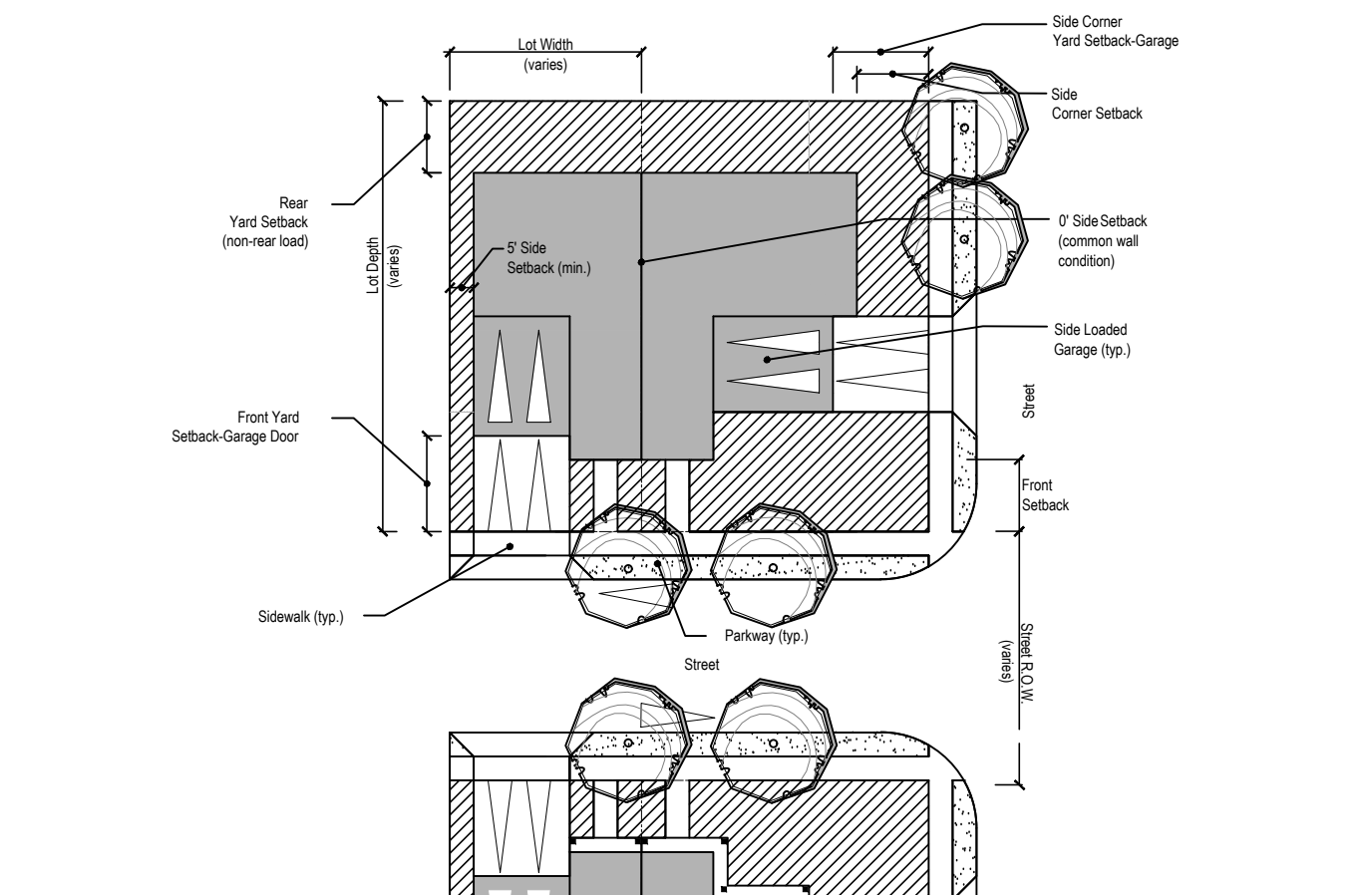
Two-Family - Rear Load - Green Court
Conceptual Drawing Subject to Change
Not to Scale



Two-Family - Rear Load with Detached Garage
Conceptual Drawing Subject to Change
Not to Scale

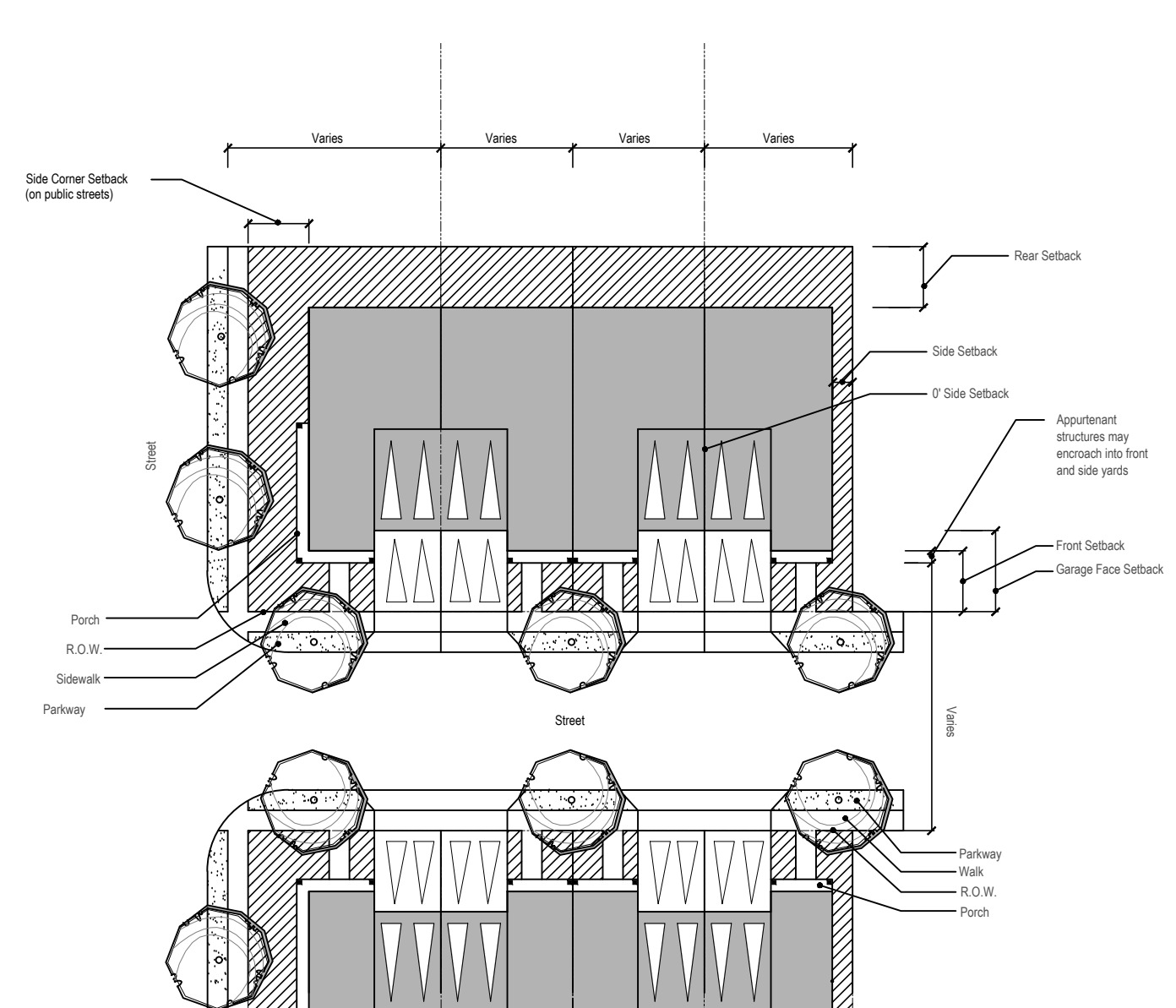


Two-Family - Front Load with Single-Car Garage
Conceptual Drawing Subject to Change
Not to Scale

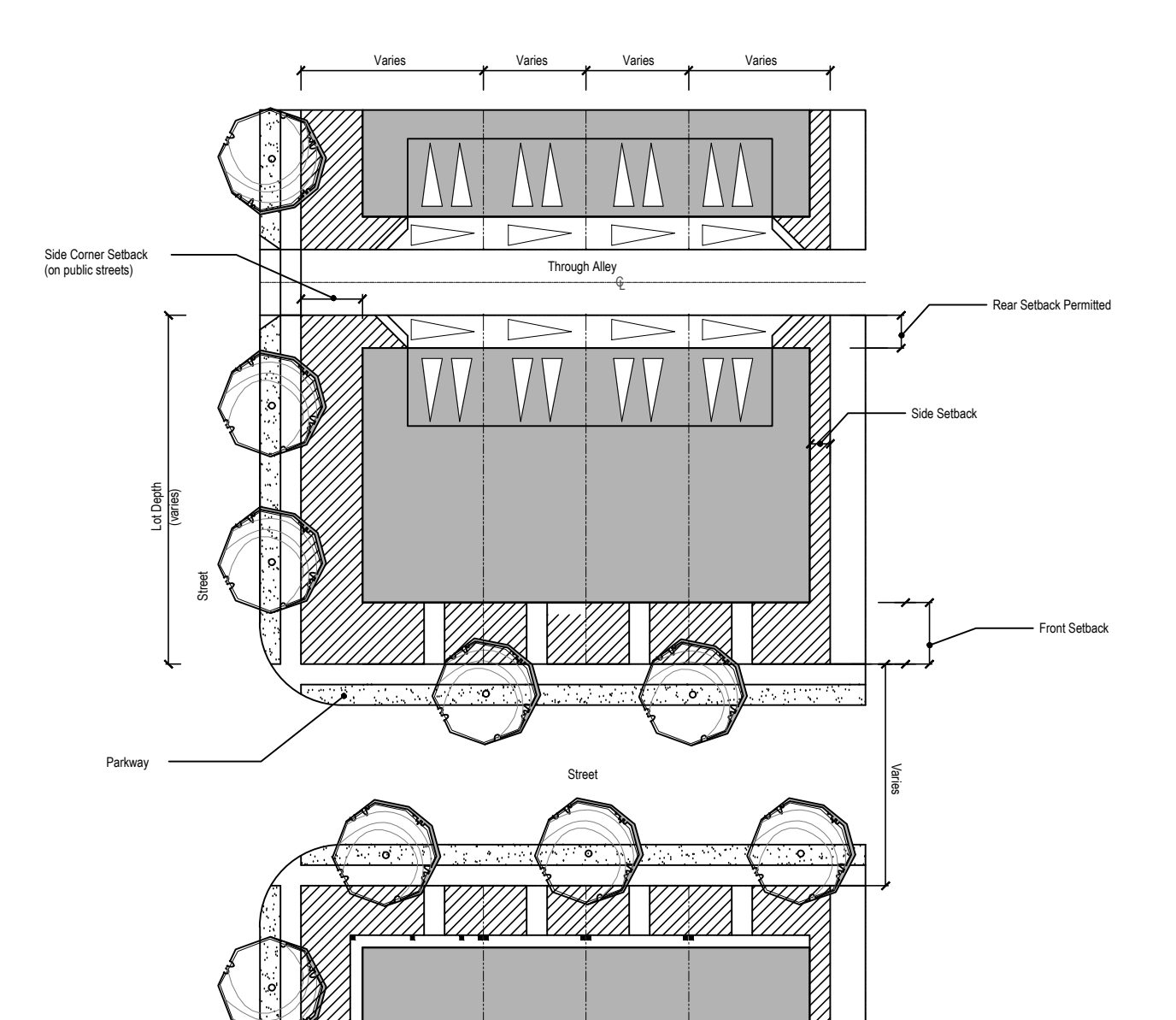


Two-Family - Side Load
Conceptual Drawing Subject to Change
Not to Scale

Row House Lot Typicals



Row House - Front Load
Conceptual Drawing Subject to Change
Not to Scale



Row House - Rear Load
Conceptual Drawing Subject to Change
Not to Scale

Lot Typical Notes

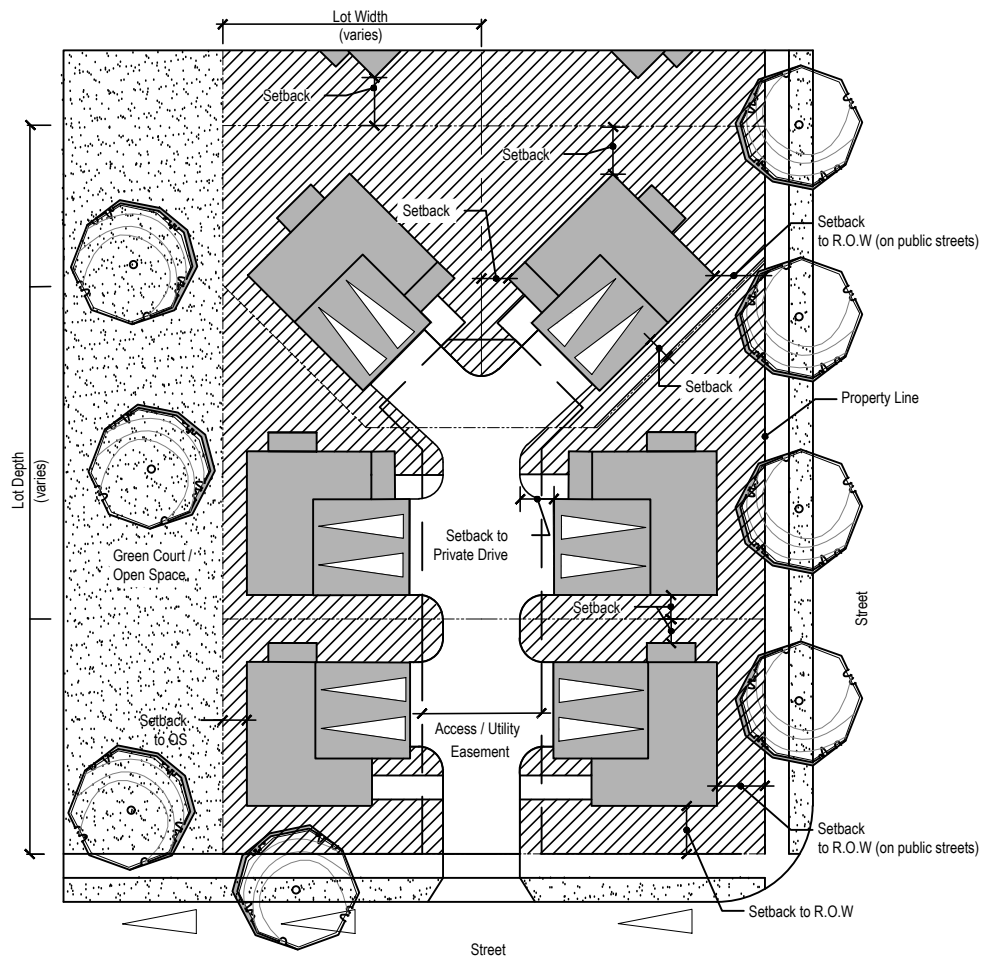
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- Shared drive aisles are allowed in instances where drive aisles are in close proximity as permitted in access and parking standards in this PUD.

Cascadia
Planned Unit Development

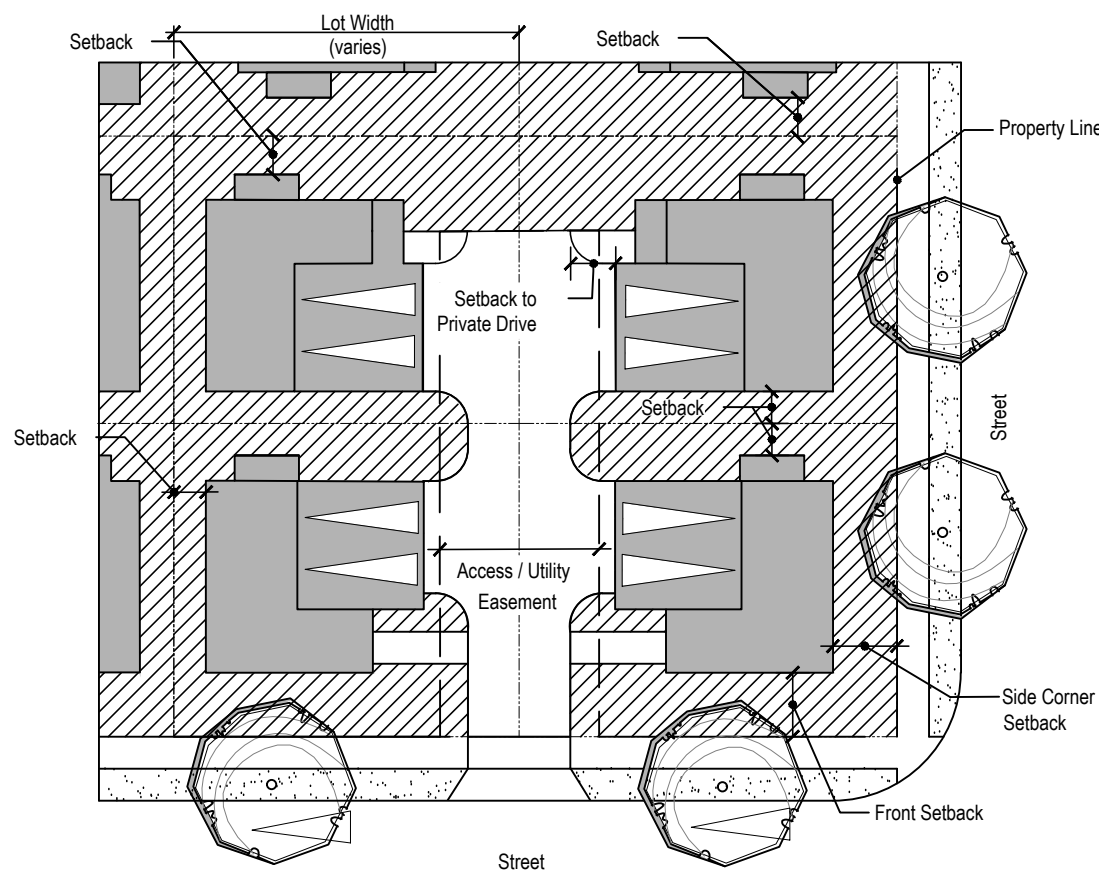
Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

Lot Typicals

Single-Family Detached, Small Cluster Lot Typicals

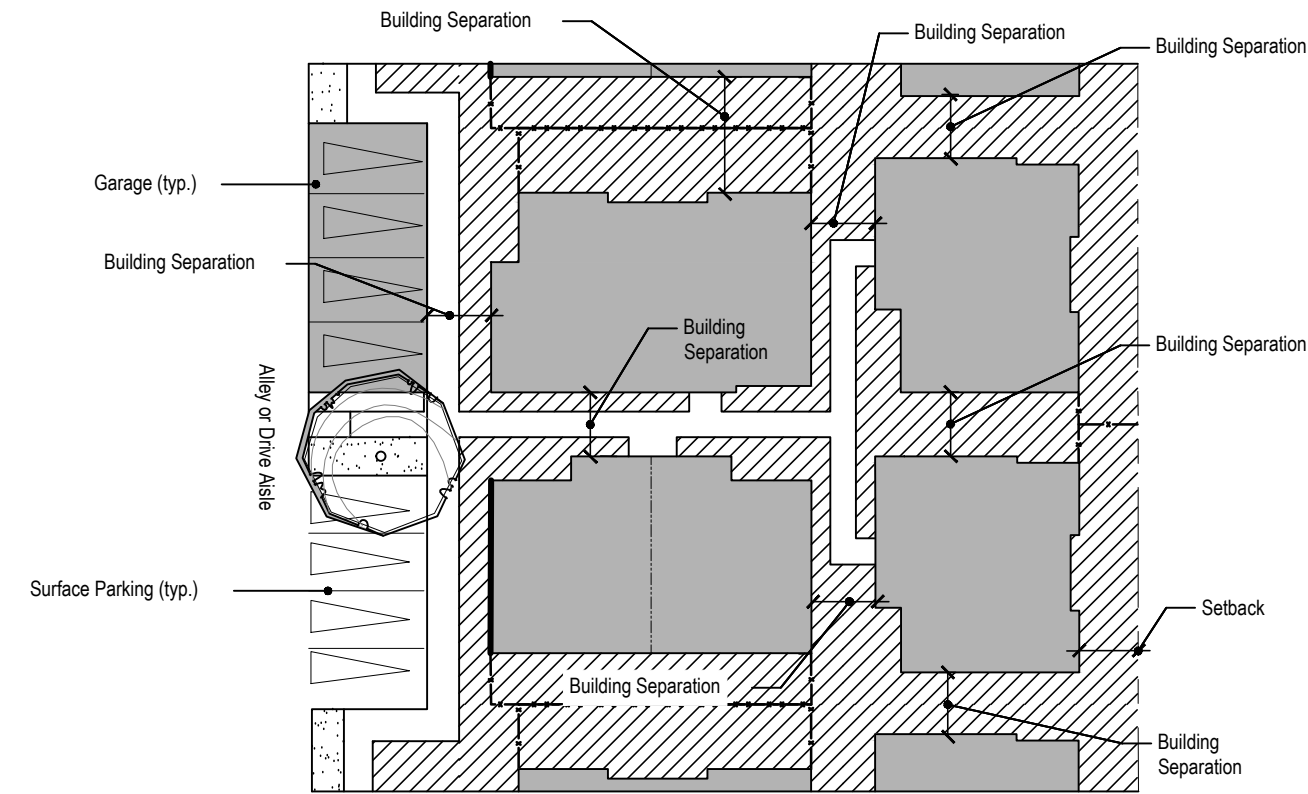


Single-Family Detached, Small Cluster - 6 Pack - Front Load - Green Court
Conceptual Drawing Subject to Change
Not to Scale



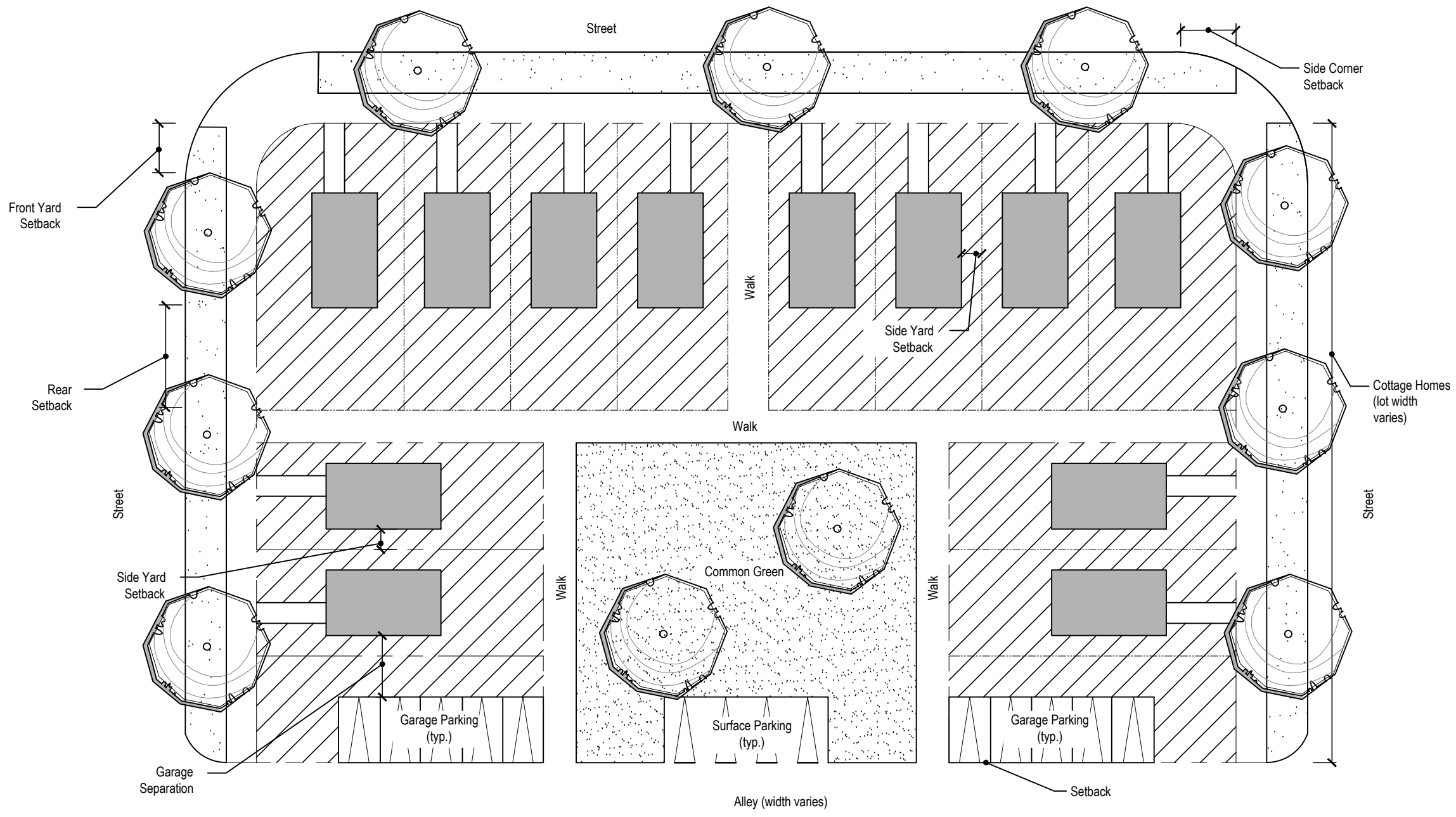
Single-Family Detached, Small Cluster - 4 Pack - Front Load
Conceptual Drawing Subject to Change
Not to Scale

Common Lots



Single-Family Detached & Duplex - Common Lots
Conceptual Drawing Subject to Change
Note: Pedestrian access to a public or private street is required.
Not to Scale

Single-Family Detached, Small



Single-Family Detached, Small
Conceptual Drawing Subject to Change
Note: Perpendicular parking conditions adjacent to alleys or drive aisles are subject to review at the time of subdivision/site plan application.
Not to Scale

Lot Typical Notes

- Typical layouts are for conceptual diagrammatic purposes. These layouts reflect bulk standards conveyed within this PUD and represent multiple, but not all configurations for each lot component depicted. Width and dimensions may change as appropriate provided design is consistent with the Development Standards. Refer to the Bulk Standards Chart within this PUD for specific dimensions and standards.
- Shared drive aisles are allowed in instances where drive aisles are in close proximity as permitted in access and parking standards in this PUD.

DATE:

01 Sub: 7/11/25

02 Sub: 7/25/25

03 Sub: 8/8/25

04 Sub: 8/18/25

SHEET TITLE:

Lot Typicals

Cascadia Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
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CASCADIA PUD INTENT STATEMENT

Overall Intent

Overall, this Cascadia PUD is planned to create a high-quality, catalyst development in West Greeley which will serve as a new gateway to the City. Cascadia will provide a mix of desired entertainment, commercial, and diverse residential neighborhoods while preserving quality open space and natural areas for residents of Greeley. This PUD is planned to feather density from the more intense and dense uses in and near the Entertainment District and along Highway 34, and transitioning outward, with the lowest intensity and density to the north in Planning Area F.

Cascadia – General

Cascadia is composed of approximately 833 acres of land and will set the stage for a new west side of Greeley. Cascadia is a comprehensive and cohesive land use and transportation framework, which includes a wide range of land use types, an interconnected open space and trail system, identification of key gathering places, and the relationships among these elements of the PUD.

Cascadia is organized into three (3) Character Areas, according to location, similarities in land use, and other development characteristics of the PUD Planning Areas. These three (3) areas are unique but bound together through consistency in development and design standards. The Entertainment District is anchored by an indoor arena, a youth ice sports facility, a hotel/water park, an activated plaza, and also includes a range of supporting uses. Cascadia Ranch consists of a variety of uses ranging from mixed-use areas to low-density residential neighborhoods and is planned to include an equestrian center as a central gathering place. Cascadia East has a general character of commerce, employment and mixed-use, with supportive higher density residential opportunities.

While architectural character may be expressed in varying ways across Cascadia, especially from Character Area to Character Area and for specific buildings with unique forms and functions, general consistency is planned among the site and streetscape elements across Cascadia.

Character Areas

1. Entertainment District (Planning Area A & Planning Area B)

The Entertainment District is a regional destination of higher intensity uses influenced by its adjacency to Highway 34, WCR 17 and its identity as a catalyst for future development in the greater Greeley area. The district is centered around key amenities and gathering spaces including an indoor arena, a youth ice sports facility, a hotel/water park and a corridor of public space including a plaza and Cascadia Falls Park (featuring a series of activated cascading pools which follow the natural topography of the land). This entertainment activity area is planned to also include restaurants, retail establishments and other entertainment venues. Multi-modal improvements planned in or adjacent to the Entertainment District include e-mobility trails adjacent to 4th Street and 131st Avenue, e-mobility connections into the entertainment facilities, parking for e-mobility vehicles, and a local mobility hub. Many use areas within Planning Areas -A & -B are focused on Cascadia Falls Park to further enrich the interconnectivity within the district.

- Planning Area A hosts the indoor arena, a youth ice sports facility, a hotel/water park, a plaza, park, and local mobility hub. This Planning Area is generally urban in character with allowances for vertical and horizontal mixed-use, higher density residential, streets designed to support multimodal travel, regional transit connections and local transit hub, and active public spaces.
- Planning Area B is the southwestern terminus of Cascadia and anchors a new gateway opportunity to Greeley from the I-25 corridor. The type of development planned in this Planning Area will be higher-density, mixed-use (potential for both horizontal and vertical), and a range of commercial uses. Residential use types are anticipated to include denser and more compact housing types, set among commercial uses. Site design will allow a variety of modes of transportation and emphasize pedestrian friendly connections as this Planning Area has the potential to include a pedestrian-oriented cluster of uses and will provide opportunities to shop, work, live, and play. A portion of the Planning Area will be adjacent to Cascadia Falls Park.

CATALYST CHARACTER IMAGERY



Imagery is conceptual and subject to change. Imagery is intended to show character and design quality intent.

OVERALL DESIGN STANDARDS INTENT

The Design Standards of this PUD are intended to promote consistent, high-quality design throughout Cascadia and ensure compatibility among various land uses as they develop over time. Planning and design within the Entertainment District is envisioned to, specifically, permit an intended level of flexibility to allow a variety of unique building and land use types. A range of residential and nonresidential standards across Cascadia allow for individual expression of architectural design that is cohesive without being the same. Architecture shall create visual interest and be used to promote variety among buildings or continue an established character within a neighborhood. Complimentary design character may be achieved through built amenities and elements such as fencing, signage, monumentation, walls, street/site furnishings, and lighting. The landscape materials palette will provide a unifying element along the streetscape through Cascadia and key gateways.

INTENT OF ENTERTAINMENT DISTRICT DESIGN STANDARDS

As a regional destination, hosting large gathering events, the Entertainment District is a dynamic place, featuring a more intensive range of uses and potential densities. Signage, lighting, parking, and architectural expressions within the district are unique and may be different from other parts of Cascadia. Due to the unique and large-format uses planned within the Entertainment District, alternative standards are necessary to accommodate innovative/alternative architectural solutions. These standards will continue to support high-quality design while allowing for flexibility tailored to the context of the area and the proposed developments.

- The Entertainment District prioritizes multimodal transportation. It features a local transit hub, opportunities for golf cart transportation connectivity, and bicycle and pedestrian-oriented streetscapes.
- As parking will be dynamic over the lifetime of the Entertainment District the flexibility exists within the PUD to change as development in the area evolves, increasing in quantity and form- potentially from surface lots of hard permeable materials to paved surface lots to eventual structured parking.
- The indoor arena, hotel/waterpark, plaza, and Cascadia Falls Park establish the district as an activity center. A consistent palette of landscape materials, street furnishing, and other public amenities such as fountains and public art opportunities help establish this distinct place.
- Lighting will be important to establish the quality and character of the Entertainment District, to both support the entertainment-based uses and provide general illumination and safety for the various public spaces. Dark sky lighting standards will be less evident in this district due to the character and need of the associated buildings and uses.
- As a regional destination and a gateway to both Cascadia and the City of Greeley, large monumentation signs that are highly visible from primary roadways are essential to welcome and communicate (including project branding/character). In general, signs in this district may be intentionally different from other areas of Cascadia. Sign design and details shall be covered under separate Planned Sign Programs (PSPs) submitted for City review and approval. A PSP for signs within the Entertainment District shall be approved prior to or concurrent with approval of the first site plan within the district.
- Arenas and similar large, complex facilities are exempted from some design standards due to the inherently unique nature of their design, which is directly influenced by the specialized functions and operational needs of such venues. The intent of this exemption is not to circumvent the provision of high-quality design, but rather to encourage and enable creative, context-sensitive architectural solutions that reflect the distinctive character and scale of the buildings. This flexibility allows for innovation while still maintaining the overall goals of quality, cohesion, and compatibility within the broader development.

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
PUD Intent &
Character Imagery

Cascadia
Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
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833.786 Acres
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COMMERCIAL CHARACTER IMAGERY



Imagery is conceptual and subject to change. Imagery is intended to show character and design quality intent.

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
Commercial
Character Imagery

Cascadia
Planned Unit Development

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833.786 Acres
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RESIDENTIAL CHARACTER IMAGERY



Imagery is conceptual and subject to change. Images shown are solely for representative purposes of the type of character and design quality intent of the Cascadia PUD. They are not intended to depict actual build out.

Cascadia PUD
Planned Unit Development
Greeley, CO

DATE:
01 Sub: 7/11/25
02 Sub: 7/25/25
03 Sub: 8/8/25
04 Sub: 8/18/25

SHEET TITLE:
Residential
Character Imagery

Cascadia
Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
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RESIDENTIAL STANDARDS

Intent and applicability.
The following standards shall replace Chapter 5, Residential Development Standards of the Greeley Municipal code, except as otherwise noted.

1. *Applicability.* The standards in this chapter provide lot, building development, and design standards, and generally apply to all residential development except:
- a. Where stated, some sections may only apply to specific building types, specific districts or specific scales of projects;
 - b. The character overlay established according to section 24-1007 of the Greeley Municipal Code may modify standards for a particular area; or
 - c. Residential development may be further impacted by the standards for areas of ecological significance in section 24-1004 of the Greeley Municipal Code.
2. *Housing diversity.* The Cascadia PUD permits and encourages a diversity of housing types to create inclusive neighborhoods that accommodate a wide range of household sizes, income levels, and lifestyle needs, fostering a more integrated and resilient community. A mix of single-family homes, townhomes, duplexes, and multi-family units help prevent visual monotony, encourages architectural variety, and allows for adaptable neighborhood design. This diversity also promotes long-term sustainability through more efficient use of land and infrastructure, while enhancing social connectivity and vibrancy throughout the community.

In order to promote variety, the following housing types are permitted in each Character Area (if residential is proposed):

Entertainment District (Planning Areas -A & -B)

- Row house dwellings, rear loaded
- Row house dwellings, front or side loaded
- Multi-family dwellings containing up to 4 units per building
- Multi-family dwellings containing 5 to 8 units per building
- Multi-family dwellings containing 9 to 12 units per building
- Multi-family dwellings containing 13 to 16units per building
- Multi-family dwellings containing 17 to 20 units per building
- Multi-family dwellings containing more than 20 units per building
- Mixed-use dwelling units
- Accessory dwelling units (ADUs)

Cascadia Ranch (Planning Areas -C -- -G)

- Estate single-family detached dwellings with front or side loaded garages (-E, -F, & -G only)
- Estate single-family detached dwellings with rear (alley) loaded garages (-E, -F, & -G only)
- Standard single-family detached dwellings with front or side loaded garages
- Standard single-family detached dwellings with rear (alley) loaded garages
- Small single-family detached dwellings with front or side loaded garages
- Small single-family detached dwellings with rear (alley) loaded garages
- Two-family dwellings with rear (alley) loaded garages
- Two-family dwellings with front or side loaded garages
- Row house dwellings, rear loaded
- Row house dwellings, front or side loaded
- Multi-family dwellings containing up to 4 units per building
- Multi-family dwellings containing 5 to 8 units per building
- Multi-family dwellings containing 9 to 12 units per building
- Accessory dwelling units (ADUs)

Cascadia East (Planning Areas -H & -I)

- Small single-family detached dwellings with front or side loaded garages
- Small single-family detached dwellings with rear (alley) loaded garages
- Two-family dwellings with rear (alley) loaded garages
- Two-family dwellings with front or side loaded garages
- Row house dwellings, rear loaded
- Row house dwellings, front or side loaded
- Multi-family dwellings containing up to 4 units per building
- Multi-family dwellings containing 5 to 8 units per building
- Multi-family dwellings containing 9 to 12 units per building
- Multi-family dwellings containing 13 to 16 units per building
- Multi-family dwellings containing 17 to 20 units per building
- Multi-family dwellings containing more than 20 units per building
- Mixed-use dwelling units
- Accessory dwelling units (ADUs)

Throughout the entire PUD area, there will be a minimum of four housing types with no more than 50 percent of any one type. (ADUs are excluded from this maximum percent standard.)

3. *Fences and walls.* Fences and walls in residential districts shall be limited to the sizes and locations in the table below, and the following additional standards.

Location	
Front In the front setback or any location in front of front of building line	• 3.5' high • 3.5'-6' if it is ornamental design that is at least 75% open (i.e., wrought iron). • Up to 8' for ornamental features at pedestrian entries.
Side and Rear In the side, street side, or rear yard and behind the front building line	• 6' high • A fence or wall outside of required setbacks (i.e., in the buildable envelope) and behind front building line can exceed 6', but may be limited by building codes or other general development and design standards.
Perimeter Fences Any fence within 30' of a collector or arterial street right-of-way as part of the perimeter landscape and screening requirements of this PUD.	Any fence designed as part of a perimeter landscape area along collector or arterial streets, or otherwise located within 30' of a collector or arterial right-of-way and longer than 100', shall meet the following standards: • All fencing shall be softened with landscape materials on the street side of fences meeting the perimeter landscape standards of this PUD. • Expanses of over 100' shall be broken up by either: ◦ Offsets of +/- 3' on 1/3 of length for every 150' span; or ◦ Ornamental designs on at least 50' of every 150' space that is at least 75% open (i.e., wrought iron); or ◦ Architectural pillars or posts (i.e., stone, or masonry) at least every 50'. • Alternatives may be approved by the director.
All locations	All fences or walls along right-of-way or easements shall be set back at least: • 1' from any ROW or easement that prohibits structures; otherwise fences in easements shall be permitted only subject to specific easement language and limitations. • 2' from any sidewalk. • 3' from the edge of any alley or similar vehicle access surface. • Fences or walls may only be located in the right-of-way or public easement by a revocable right-of-way permit from the public works department.

- a. *General fence and wall design standards.*
- i. All fences or walls located along common lot lines shall be located so the fence is on the property line, or at least three feet from the property line. Any areas set back three feet or more, which could become enclosed by other similarly located fences, shall provide at least one gate for access and maintenance equipment.
 - ii. The finished side shall face adjacent property or any public right-of-way, public space, or common areas.
 - iii. Any fence or wall in the floodplain shall also require a floodplain development permit.
 - iv. All fence or walls shall be located and designed to comply with sight distance requirements. Any fence or wall that could potentially create a sight obstruction for vehicles crossing pedestrian areas or entering the street may require greater transparency or additional location restrictions to allow for safe sight distances for the vehicle.
 - v. Temporary fences for construction may be up to six feet tall or as otherwise specified in construction permits.
 - vi. All fences and walls may be subject to additional standards of the building code, approved drainage plans for the lot, or other design and development standards. In particular, the following require a building permit when allowed by this PUD:
 1. Any fence or wall over six feet.
 2. Any retaining walls over four feet.
 3. Walls in the setbacks over six feet shall only be permitted by alternative compliance in section 24-208 of the Greeley Municipal Code.
- b. *Materials.* Fences and walls shall be consistent in character, materials and appearance with the architecture of the principal building on the same lot. Fences and walls shall be constructed out of any of the following materials:
- i. Wood or vinyl simulating wood. Wood shall be either naturally rot resistant (such as cedar), or pressure treated for rot resistance;
 - ii. Wrought iron, ornamental metal/steel, or aluminum simulating wrought iron;
 - iii. Stone, brick, concrete with stone or brick veneer, pre-cast concrete simulated stone or brick, or decorative concrete textured to simulate masonry; or
 - iv. No chain link or vinyl clad chain link fences are allowed except around sports facilities, courts, pools, or similar facilities.

Residential design standards.

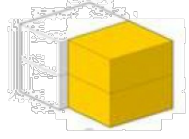
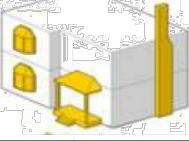
1. *Applicability.* The design standards shall apply to residential development within the Cascadia PUD. The standards shall specifically apply to the following circumstances:

Activity	Applicability of Standards
Site or landscape work on less than 50% of the lot	Standards only apply to changes associated with the proposed work, and only to the extent that any nonconforming situations for the entire site are brought closer to compliance.
Site or landscape work on 50% or more of the lot	All site and landscape for the entire lot shall be brought into compliance with the standards.
Rehabilitation, remodeling or additions to buildings that add more than 200 sf to the building footprint or mass, but less than 50%	Standards only apply to changes associated with the proposed work, and only to the extent that any nonconforming situations for the entire site are brought closer to compliance. However, staff may require full compliance for the building and lot for any rehabilitation, remodel or addition that is grater than 75% of the assessed value.
New primary structure; or rehabilitation, remodeling or additions to the building that add more than 50% to the building footprint or mass	All standards for the entire building and lot shall be met.
Ordinary maintenance	The standards shall not apply to ordinary maintenance of existing buildings, except that maintenance to any building may not occur in a manner that brings the building or site to a greater degree of nonconformance with these standards.

2. *Driveways:* Maximum driveway widths up to 24' within front and side setback are allowed. Alternative compliance for wider driveways may occur where larger amounts of traffic require wider driveways to accommodate traffic needs -- to be approved by director. In cases where driveway width and garage standards prohibit front-loaded garages and driveways on a particular lot, a range of options with different access patterns and garage locations may be used.
3. *Residential Landscape*
- a. Planning Areas -A & -B: Due to varying types of public realm design elements (primary streets, plazas, Cascadia Falls Park, etc.) flexibility in meeting these standards is permitted, as approved by the director during the development application process.
 - b. All other Planning Areas shall include landscape and hardscape per the Lot Typical depictions in this PUD. Maximized amounts of landscape vs. hardscape is encouraged and in most cases, a minimum of 50 percent landscape and a maximum of 50 percent hardscape should be achieved.
 - c. *Driveway limits.* Driveway limits maintain active spaces along the frontage, preserve areas of streetscape landscape, and reduce curb cut width protecting sidewalks and curbside parking. The following standards apply to the driveway limits:
 - i. Driveway width limits apply to the front and side setbacks.
 - ii. In cases where driveway width and garage standards prohibit front-loaded garages and driveways on a particular lot, a range of options with different access patterns and garage locations may be used.
 - d. *Garage design.* Garage design reduces the extent; massing, and proximity and of front-loaded garages relative to the streetscape, and promote more human-scale building elements and active living areas along the frontage. The following standards apply to the garage limits:
 - i. Garage limits apply to front-loaded garages. Alternatives such as detached garages, side or rear-loaded garages, or attached garages that are accessed from the front but located on the rear of buildings are not subject to the limits.
 - ii. Garage limits shall be measured from the garage door face.
 - iii. Any front-loaded garage that is more than 35 percent of the elevation or that projects in front of the main mass of the house shall include at least two of the following features to reduce the scale and prominence of the garage:
 1. A front entry feature associated with the non-garage mass of the building that projects in front of or is no more than four feet behind the garage entry, and is at least ten feet wide.
 2. The wall plane with a garage door is limited to no more than 350 square feet, and distinguished from other wall planes by the following:
 - a. At least one bay stepped back at least two feet; and/or
 - b. Ornamental features such as canopies, eyebrows, or cantilevers distinguish the wall plane of any upper level gables or living space.
 3. Garage doors and any other related wall planes have at least 15 percent windows, and other ornamental trim or accents are included on the doors and pillars related to the garage entry.
 - e. *Front entry features.* The entry feature standards and design techniques in the following table shall be used where entry features are required by frontage types and are otherwise recommended to achieve the design objectives of this section and to meet the standards.

Design Element	Width	Depth	Details and Ornamentation
Porch	8' minimum	6'-12'	• Decorative railing or wall 2.5' to 4' high along at least 50% of the perimeter. • If not roofed, a canopy, pediment, transom windows, enlarged trim and molding or other similar accents accompany the front entrance.
Stoop	5'-12'	6'-8'	• Decorative railing or walls along steps and side of stoop. • Ornamental features accent the front entrance such as canopy, pediment, transom windows, enlarged trim and molding, or other similar accents that emphasize the door over other facade features. • May be associated with a single-story enclosed front entry portico, projecting from the building.
Entry court	12'+, but never more than 50% of facade	10'-24'	• Recessed entry within the building footprint. • Decorative wall or railing, no higher than between 2.5' and 6' high along at least 50% of the opening. • Ornamental pillars, posts or landscape accent the pedestrian entrance and create a gateway into the entry court.
General design			• All entry features shall have a sidewalk or path at least four feet wide directly connecting the entry feature to the public sidewalk or street. For suburban frontage, this can connect via the driveway. • All entry features shall be integrated into the overall building design including compatible materials, roof forms, and architectural style and details. • Except for estate single-family detached dwellings, entry features shall be single-story, so that any roof structure and any ornamentation occur between 8' and 14' above the floor-level of the entry feature. • Entry features meeting these standards may encroach up to 10' in front of the front building line, but never closer than 5' to a public or common property line, provided they are unenclosed with at least 65% open and unobstructed on all sides that project into the setback. • Any non-single-family detached building with more than 150' of front facade, or any side greater than 200' and permitted within 20' of the street, shall have 1 entry feature for every 100 linear feet of building frontage on the street.

- f. *Alternative compliance.* Alternative compliance to the frontage design standards established in this section may be authorized according to the process and criteria in section 24-208 of the Greeley Municipal Code, Alternative compliance, and any of the following additional applicable criteria:
- i. The context presents clear pattern of existing buildings and lots on the same block and opposite block face with a different arrangement in terms of the front building line, driveway access patterns, and extent and placement of garages.
 - ii. An alternative design allows the building, garage, and access to be sited in a way that preserves topography or other natural features on the site, and does so in a way that equally or better meets the design objectives.
 - iii. The alternative preserves the streetscape landscape area and the curb areas available for on-street parking to the greatest extent practical.
 - iv. For multi-unit houses, alternatives to the driveway widths and setbacks may be approved for a required, accessory or guest parking space provided:
 1. All drainage and potential impacts on adjacent property are addressed; and
 2. The director may require other design or landscape mitigation to ensure the parking and access is as discreet as possible.
 - v. In all cases the deviation is the minimum necessary to address the circumstance and does not negatively impact other design standards applicable to the building or site.
4. *Building design.* Building design refines the scale and form of buildings beyond basic height, setback and lot coverage standards.
- a. *Design objectives.* The following design objectives shall be used in applying the building design standards in this section:
 - i. Relate buildings to public realm and streetscape in a consistent manner and create a compatible massing along the block.
 - ii. Arrange buildings in a way that creates meaningful outdoor spaces on the site, with building designs that define and activate these spaces.
 - iii. Use combinations of height, width, depth, and roof forms to break down the building volume into smaller-scale masses.
 - iv. Blend a variety of building sizes and types and create compatible transitions between adjacent buildings of different scale by mimicking similar massing and proportions of adjacent development.
 - v. Use materials and human-scale architectural features to create depth, texture, variation and visual interest to walls, particularly on larger façades, along streetscapes, and near active open spaces or adjacent lots.
 - vi. Encourage unique architectural expression, and promote the use of key details and design characteristics inherent in the chosen style for the building.
 - vii. Promote enduring investments with the application of durable, quality materials.
 - b. *Building design standards.* The table below provides standards for massing and façade design. Subsections following the table provide specific design strategies and techniques to be used in meeting these standards and design objectives.

Design Detail	Building Type	SFD, Two-Family, and Row House	Multi-family
Wall plane limits Maximum wall plane without a massing variation of 2' + on at least 25% of elevation		50 linear feet	70 linear feet
Blank wall limits Maximum wall plane without modulation on at last 20% of the wall plane		30 linear feet	45 linear feet
Roof plane limits Maximum roof plane without offset of at least 2', complex planes, dormers or gables		50 linear feet	70 linear feet
Transparency Minimum window and door openings per elevation (includes decorative trim, molding and casing)		Does not apply to flat roofs, provided there is a parapet, cornice or other defined edge at the roofline	
		<i>Front</i> – 20%; 15% Upper Floors <i>Side</i> – n/a, except 8% if the side yard is greater than 2 times the required setback, or side yard condition <i>Street-side</i> – 10% <i>Rear</i> – 8%	<i>Front</i> – 20% <i>Side</i> – 8% <i>Street-side</i> – 10% <i>Rear</i> – 8%
Materials		Exterior walls of any allowed garage may be excluded from this requirement, provided other architectural details and materials are used to meet any applicable modulation requirements	
		<i>Primary Materials</i> – 80%-90% (limit 2 materials, no more than 80% of any one material) <i>Secondary/Accent Materials</i> – 10%-20% (limit 2 materials)	<i>Primary Materials:</i> Lap siding (9" maximum board); vertical siding; alternative exposure pattern siding; brick, stone, stucco, synthetic/veneer brick or stone; and standing seam metal (roofs only) <i>Secondary/Accent Materials:</i> All primary materials, plus architectural metals, integrally tinted and textured masonry block; and wood or prefabricated synthetic trim or architectural details.

- c. *Wall plane limits.* Massing techniques use changes in the building footprint, height, or significant shifts in wall and roof planes to break down the volume of larger buildings. Wall planes that exceed the wall plane limits shall have at least 25 percent of the elevation differentiated by one or more of the following massing techniques:
- i. Break the building into distinct masses (primary mass, secondary mass, and wings), where portions of the building are offset from the main mass by at least eight feet, or are otherwise be noticeably smaller and subordinate to the main mass.
 - ii. Step back portions of the building or upper stories by at least four feet in association with meaningful outside space, such as a balcony, deck, patio or entry court.
 - iii. Use cantilevers of upper stories that provide at least a two feet overhang of other portions of the wall plane.
 - iv. Provide single-story entry feature that project at least six feet from the wall plane.
 - v. Articulate rooflines by stepping the roof, using gables and dormers, dropping eaves, and using prominent overhangs to create offsets and projections of at least two feet.
 - vi. Where larger buildings are next to smaller buildings, or are along a block with smaller buildings, step the height of the building or offset secondary masses to create compatible massing with adjacent structures.
- d. *Blank wall limits.* Modulation uses materials, ornamental details, and subtle variations in the wall plane to break up blank wall planes. Wall planes that exceed the blank wall limits shall use one or more of the following techniques so that at least 20 percent of the façade is distinguished with modulated elements:
- i. Create projections in the wall planes with bay windows, balconies, awnings, or canopies that project at least two feet from the wall plane.
 - ii. Create voids in the wall plane with step-backs of upper stories or balconies that recess at least four feet beyond the wall plane.
 - iii. Differentiate stories, roofs, or other masses with prominent trim materials and/or incorporate material changes on different modules of the building. Significant trim or ornamentation used to break up blank walls or wall planes shall project between two inches and two feet from the wall and be at least eight inches wide.
 - iv. Use color changes and accent materials to emphasize distinct components of the façade. Material and color changes should wrap corners and occur at the inside corner of a massing element, or occur in association with a significant trim or ornamentation to give a finished and unified appearance to the element.
 - v. Break up remaining large expanses of blank walls with façade composition that considers the location and grouping of windows, doors, or architectural details.
- e. *Transparency.* Windows and doors provide transparency, detail, and visual rhythm on the façade, and they break up blank walls with the location, pattern, and proportions of these openings. The following techniques should be used to achieve the design objectives of this subsection and to meet windows and doors requirements:
- i. Provide transparency with the location, pattern, and proportions of windows and doors, and create relationships to surrounding spaces and buildings.
 - ii. Incorporate distinct and visually significant windows and doors (size, orientation, and ornamentation) to emphasize key locations on the façade or to relate to important outside open spaces.
 - iii. Locate windows and doors to create a coordinated façade composition considering the entire façade as a whole, and to break up large expanses into different components with the grouping of windows and doors.
 - iv. Emphasize a hierarchy of doors with different levels of ornamentation and details, particularly to make multi-unit houses compatible with adjacent detached houses and appear as single houses.
 - v. Locate and design windows strategically in relation to privacy concerns in adjacent spaces and buildings, but maintain consistent exterior patterns; recall that high-bank windows, transom windows, opaque windows, and window treatments that are adaptable and user-controlled are a better strategy than simply no windows at all.
 - vi. Use windows and doors with projecting trim and ornamentation to create depth, texture, and shadows on the façade; to emphasize openings; or to gang groups of openings. Openings that have projecting trim and casements (at least one inch off the façade and four inches wide); or otherwise group widows with significant details that clearly differentiate these elements from the main façade may count these features for up to 25 percent of the window and door requirement.
 - vii. The window requirement may be waived on sides of buildings that are closer than three feet to the property line, if necessary to meet applicable building code requirements.

Cascadia
Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

- f. **Materials.** Building materials with texture and patterns create visual interest and signify quality construction and detailing. The following techniques should be used to achieve the design objectives of this section and the materials standards:
- Use natural materials such as painted or natural finish wood siding (horizontal lap, tongue-and-groove, board and batten, or vertical), brick, stone, stucco, ceramic, or terra cotta tile. Synthetic alternatives to these natural materials may be used if manufacturer specifications and/or precedents for application demonstrate that it will perform equally or better than the principal materials in terms of maintenance, design, and aesthetic goals.
 - Siding shall be continued to within 8 inches of finished grade on any side, unless the foundation is stone, stone veneer, or other ornamental finish is applied.
 - To ensure a higher neighborhood aesthetic, a minimum of 10 percent of the front building façade must include higher quality materials such as brick, stone, or high quality synthetic alternatives. These materials shall wrap the corner for at least two feet on any façade, or otherwise terminate at interior corners to give a finished appearance to the architectural element.
 - Coordinate changes in color and materials in association other changes in massing and modulation of the building.
 - Use changes in color or materials to differentiate the ground floor from upper floors and the main body of the building from the top or roof structure, particularly on buildings three stories or more.
 - In multi-building projects, use subtle variations in building materials and colors on different buildings, within a consistent palette of materials and colors.
- g. **Variations of buildings.** All projects involving three or more buildings shall provide variations in the elevation from the two buildings on each adjacent side, and the three nearest buildings on the opposite side of a facing block, with at least two of the following:
- Variations in the front entry features as indicated in the *Front entry features* section. Variations should include combinations of at least two of the following changes:
 - Different types of entry features: such as, porch, stoop, or entry court;
 - Different roof styles associated with the entry feature: such as gable, hip, shed, flat, arched, or no roof;
 - Different locations and extent of the entry feature: such as centered, shifted, wrapped; projecting, or embedded; and half or full; and/or
 - Different ornamentation or architectural styles that lead to distinct qualities within a similar scale or pattern;
 - Variations in the façade composition, including massing, modulation, window types and placement, materials and material changes, and details and ornamentation, to the extent that the buildings have a distinct appearance;
 - Variations of the roof forms considering the type of roof, orientation of gables, or use of dormers; or
 - Variations of the model or building type with distinctively different floor plans that lead to different massing. Mirror images of the same model and floor plan shall not be used to meet the variation requirement.
 - In the case of multi-unit buildings:
 - For duplexes/multi-unit houses that are intended to mimic the scale and form of detached houses, a hierarchy of doors and entrances shall be used to create the appearance of a single building, and the variation shall apply between buildings.
 - For row houses and similar buildings that are clearly designed for multiple units, subtle variations in the materials and entry features shall apply to emphasize different units, and the variation shall apply between units in the building.
- h. **Alternative compliance.** Alternative compliance to the building design standards established in this section may be authorized according to the process and criteria in section 24-208 of the Greeley Municipal Code, and any of the following additional applicable criteria:
- The requirement is not consistent with the particular architectural style selected for the building based on reputable resources documenting the style.
 - The requirement would make the building less compatible with designs or characteristics of other buildings or sites adjacent to the project or that are prevalent throughout the area.
 - Deviations from material standards and any simulated products demonstrate a proven performance in terms of maintenance and quality appearance.
 - In any case, the deviation is the minimum necessary to address the circumstance and does not negatively impact other design standards applicable to the building or site.
5. **Lot open space design.** Lot open space is based on the Maximum Lot Coverage requirements in the Bulk Standards table of this PUD. Lot open space helps scale buildings property to the lot and block, create transitions from public streetscapes to private lots, and ensure that residents have usable open space and outside social areas. These spaces also complement the neighborhood features, common areas, and public parks throughout the neighborhood. Open space designed according to the standards and design objectives of this subsection shall be used to meet the lot open space standards established in this PUD.
- a. **Design objective.** To the highest degree that is feasible based on site constraints and specific requirements of the various residential product types, the following design objectives shall be used to apply the lot open space standards in this subsection:
- Promote the arrangement of neighborhoods, blocks and lots in a way that responds to the existing natural features and ensures access to a variety of open spaces.
 - Design all feasible unbuilt areas to serve as valuable neighborhood features, considering the aesthetic, ecological, recreation, or community serving potential of these spaces.
 - Ensure that all lots and buildings have access and proximity to usable open space, whether public, common or private on-lot spaces.
- b. **On-lot open space design.** On-lot and building open space required for each building type in the PUD shall create a common or private amenity for the site and building that is appropriate to the building type, and will vary. Buildings and open spaces on a lot shall be arranged to create usable outdoor spaces that meet one or more of the following types:
- Private frontage areas designed according to the standards in this PUD, excluding any driveways, parking areas or other automobile space;
 - A front entry feature designed according to the standards in this PUD, provided it is at least 80 square feet, and at least six feet in all directions—this space is limited to no more than 25 percent of the requirement for the lot and building.
 - Courtyards, meeting the Development Standards established within this PUD;
 - Rear or side yards provided they are part of an open area at least 300 square feet and at least 10 feet in all directions.
 - Uncovered decks or patios, provided they are part of an open area at least 120 square feet and at least ten feet in all directions—this space is limited to no more than 50 percent of the requirement for the lot and building;
 - Apartment or mixed-use buildings may also count the following spaces:
 - Common rooftop decks provided they are at least 200 square feet, and at least 12 feet in all directions—this space is limited to no more than 25 percent of the requirement for the lot and building; or
 - Private balconies or patios, provided they are at least six feet by ten feet — this space is limited to no more than 25 percent of the requirement for the lot and building.
- c. **Alternative compliance.** Alternative compliance to the open space design standards established in this section may be authorized by the director.
6. **Exterior lighting.** All exterior lighting in residential zoning districts shall meet the lighting standards within the nonresidential design standards found within this PUD

Neighborhood features and common areas.

1. **Design objectives.** The following design objectives shall be used to design and locate neighborhood features and common space:

- Arrange neighborhoods, blocks and lots around a connected system of open lands, parks, trails and civic spaces.
 - Design and locate unbuilt areas to serve multiple aesthetic, ecological, recreation and social functions.
 - Integrate civic spaces and neighborhood features into streetscape designs and create gateways and transitions to unique neighborhoods and districts.
 - Design neighborhoods with access to outdoor recreation and opportunities active living.
 - Locate formal civic spaces to serve as gathering places and focal points of compact, walkable neighborhoods.
 - Preserve natural features for their aesthetic and ecological value, including groves of trees, prairie, streams, unusual and attractive topography, and similar natural landscape features.
 - Distribute open and civic spaces so that all development has access and proximity to a variety of amenities appropriate to its context.
2. **Required features and common areas.** Neighborhood features and commons areas shall be required for all residential projects based on the number of dwelling units specified below.

Required Features	Dwelling Units
0	Less than 25
1	25-50
2	51-100
3	101-200
+1	each increment of 100 units

3. **Neighborhood feature and common area design.** Neighborhood features and common areas may include the types of spaces identified below:

Type	Size	Service Area	Feature Points
Natural areas	At least 1 acre, parcels that are largely maintained in a natural condition, or designed as such, which may or may not include activated uses, such as trails, benches, detention, and other similar amenities	N/A	0.5 per acre provided
Trail system	• 20' min. width landscape corridor • 8' min. width paved or crusher fine path; 10' min. if multi-modal; • At least 1 block length, but sufficient continuity to connect entire project with pedestrian and bicycle systems outside of project.	w/in 1,000' of trail, or up to 0.25 mile from trail head	1
Pocket park	• 1-4 acres • At least 100' wide in all directions • Frontage on at least 1 public street OR connection to street by a trail	w/in 0.25 miles	1
Recreation center	• 10,000 sf-4 acres • 2,000 sf min. community building and/or • 20' x 40' min. community pool	w/in 0.5 miles	2 for building 2 for pool 3 for both
Square/green	• 5,000 sf-1 acre • At least 50' wide in all directions • Frontage on at least 2 public streets	w/in 1,000'	1
Plaza/courtyard/community garden	• 1,000-5,000 sf • At least 25' wide in all directions • Frontage on at least 1 public street OR connection to street by trail or pedestrian passage	abutting lots or on the same block	1
Enhanced streetscape	• 50% minimum increase above pedestrian/amenity area required by this PUD; OR • Median 12' minimum on collector; 16' minimum on arterial • At least 1 block length	abutting lots on the same block	0.25
Gateways	• 100-1,000 sf at all intersections of collector streets or higher classifications OR • Smaller but equivalent monumentation and identity features dispersed at all intersections.	abutting lots on the same block	0.25
Pedestrian passage	• 12'-20' wide corridor • 6' wide minimum paved path • 150' length minimum, and through the entire block or connecting from street to other civic space.	abutting lots on the same block	0.25

- Design criteria.** All neighborhood features and common space shall include enhanced landscape design to ensure a distinctive identity and amenity for the neighborhood.
 - Natural areas (open lands and trails) include large areas of vegetation, native or natural landscape, and undisturbed or restored topography and natural features. These areas shall be located to preserve valuable ecological resources such as riparian corridors, plant or animal habitat, or prominent landscape features. This includes parcels that are largely maintained in a natural condition, or designed as such, which may or may not include activated uses, such as trails, benches, detention, and other similar amenities.
 - Recreation areas (parks, trails, and recreation centers) include playgrounds, sport courts, and larger landscape areas designed for un-programmed outdoor recreation. These areas shall be located at highly visible, central locations and important intersections of the street networks and/or trail systems.
 - Formal areas (greens, plazas, squares and courtyards) include hardscape, public art, seating areas, ornamental landscape, water features or other enhancements to serve as focal points and gathering places. These areas shall be located to serve as focal points for compact development patterns or higher density development serving the immediate surrounding area.
- Designated outlots.** All neighborhood features and common space shall be designated on a plat as outlots under common ownership and reserved for the limited and specified purpose of serving surrounding development with amenities, except that multi-family projects may include the neighborhood features or common space within the required 30 percent lot open space in private ownership.
- Coordination with other public space.** All neighborhood features and common areas shall be coordinated, to the greatest extent practical, with the larger system of parks and civic spaces created as part of Cascadia.
- Stormwater facilities.** Stormwater facilities shall be designed and integrated into the street network or open and civic space system in order to avoid redundant and inefficient facilities on individual lots. Any area used for stormwater may be counted towards the neighborhood feature and common areas provided:
 - It is integrated into the design of the space as aesthetic amenity and is consistent with the design, function, and character of the space.
 - The design does not impact the utility of the space for either purpose (i.e., stormwater functions do not compromise the use and value of the space as intended open space, and open space designs do not compromise maintenance and management and performance for stormwater functions according to the design and performance standards of the design criteria and construction specifications for stormwater,
 - The maintenance and management of the portion of the facility serving stormwater function is clearly identified, whether that is a public dedication or whether it is an obligation of the owner or property owners' association.
- Ownership and management.** Neighborhood features and common areas plated as part of a development shall require specific designation on the final plat as a separate outlot. Construction, ownership and maintenance responsibilities will be determined at the time of future subdivisions and site plans. These responsibilities may fall

to the Metro District, GID, or future covenant-controlled communities (HOA's). Additionally, options for ownership and management include:

- Creation of or dedication to a nonprofit entity capable of carrying out the ownership and management.
- Creation of a homeowners', leaseholders' and/or property owners' association that owns the space in common and is capable of carrying out the ownership and management.
- Dedication to a public entity as part of the rights-of-way, parks or other community facilities element of the plan. The city may accept dedications of land in its sole discretion, provided it meets other open space and conservation goals of the city indicated in the comprehensive plan or other official culture, parks, and recreation department plans.

All neighborhood features and common areas shall require documentation recorded with the final plat that outlines the ongoing maintenance plans, as well as administrative and financial management of the space according to these standards. Documents such as covenants for a homeowners' association, bylaws or charter for a nonprofit entity, or similar agreements and guarantees, shall be filed with the clerk and recorders office in association with the plat prior to any building permits.

6. **Alternative compliance.** Alternative compliance to the neighborhood feature and common areas standards established in this section may be authorized according to the process and criteria in section 24-208 of the Greeley Municipal Code, and the following additional applicable criteria:
- The location, accessibility and quality of existing publicly dedicated areas, streetscape, or other public realm elements, particularly as it relates to infill development.
 - The extent of lot open space associated with buildings and the opportunity for it to provide usable open space to residents.
 - Alternatives to the neighborhood amenity and common area types that create a distinct identity or preserve a valuable resource.

NONRESIDENTIAL STANDARDS

Intent and applicability.

The following standards shall replace Chapter 6. Nonresidential Development Standards of the Greeley Municipal code, except as otherwise noted.

1. **Applicability.**
- All new structures shall comply with these standards.
 - Modification or additions to existing structures or sites shall meet these standards to the extent of the modification or addition, except that the director may waive any design standards applied to modifications or additions:
 - That conflict with the consistent design of an existing building;
 - That conflict with the prevailing character on the block or immediate vicinity of the project; or
 - To otherwise facilitate infill development or adaptive reuse of an existing building.
 - The standards shall not apply to ordinary maintenance of existing buildings, except that maintenance to any building shall not occur in a manner that brings the building or site to a greater degree of nonconformance with these standards.
2. **Fences and walls.** Fences and walls in nonresidential districts shall be limited to sizes and locations in the table below.

Location (1)	
Front (2) In the front setback or any location in front of front building line.	• 3.5' high • 3.5' - 6' if it is ornamental design that is at least 75% open (i.e. wrought iron). • Up to 8' for ornamental features at pedestrian entries.
Side and Rear In the side, street side, or rear yard and behind the front building line.	• 6' high • 8' for industrial uses, provided the fence remains open (i.e., wrought iron or chain link) • A fence or wall outside of required setbacks (i.e., in the buildable envelope), and behind front building line can exceed 6', but may be limited by building codes or other general development and design standards.
Perimeter Fences An fence within 30' of a collector or arterial street right-of-way as part of perimeter landscape required within this PUD.	- Any fence designed as part of a perimeter landscape area along collector or arterial streets, or otherwise located within 30' of a collector or arterial right-of-way and longer than 100', shall meet the following standards: • Expanses of over 100' shall be broken up by either: • Offsets of +/- 3' on 1/3 of length for every 150' span; or • Ornamental designs on at least 50' of every 150' space that is at least 75% open (i.e., wrought iron); or • Architectural pillars or posts (i.e., stone, or masonry) at least every 100'. • Or in residential areas, every other lot corner or direction change, regardless of space distance. • Alternatives may be approved by the director.

1. Fences and walls within PAs -A & -B are encouraged to follow, but may exceed, these standards in limited circumstances where determined appropriate. Such determination will be made by the director at the time of site plan application.
2. Within PAs -A & -B, all sides of buildings may be considered "Front".

- General Height and location standards.** The following standards are applicable to fences and walls in all locations:
 - All fences or walls along rights-of-way or easements shall be located:
 - At least one foot from any ROW or easement that prohibits structures; otherwise fences in easements shall be permitted only subject to specific easement language and limitations.
 - At least two feet from any sidewalk.
 - At least three feet from the edge of any alley or similar vehicle access.
 - Fences or walls may only be located in the right-of-way or easement by a revocable right-of-way permit from the public works department.
- All fences or walls located along common lot lines shall be located so:
 - The fence is on the property line; or
 - The fence is at least three feet from the property line. Any areas set back three feet or more, which could become enclosed by other similarly located fences, shall provide at least one gate for access and maintenance equipment.
 - The finished side faces adjacent property or any public right-of-way, public space or common areas. Any fence or wall in the floodplain shall also require a floodplain development permit.
- All fence or walls shall be located and designed to comply with sight distance requirements. Any fence or wall that could potentially create a sight obstruction for vehicles crossing pedestrian areas or entering the street may require greater transparency or additional location restrictions to allow for safe sight distances for the vehicle.
- Temporary fences for construction may be up to six feet or as otherwise specified in construction permits.
- All fences and walls may be subject to additional standards of the building code, approved drainage plans for the lot, or other design and development standards. In particular, any of the following allowed by these standards, permitted by alternative compliance, or approved by a variance, requires a building permit:
 - Any fence or wall over six feet high;
 - Any retaining walls over four feet high;
 - Walls in the setbacks over six feet high shall only be permitted by alternative compliance in section 24-208 of the Greeley Municipal Code.
- Materials.** Fences and walls shall be consistent in architectural character, materials, and appearance of the principal building on the same lot. Fences shall be constructed out of any of the following materials:

- Wood or vinyl simulating wood. Wood shall be either naturally rot resistant (such as cedar), or pressure treated for rot resistance;
- Wrought iron or aluminum simulating wrought iron;
- Stone, brick, concrete with stone or brick veneer, architectural veneer, pre-cast concrete simulated stone or brick, or decorative concrete textured to simulate masonry; or
- Chain link or vinyl clad chain link is not permitted, except in the following situations:
 - Chain link fences (no exposed metal permitted) may be up to 12 feet for any security fence around sports facilities, courts, pools or similar facilities, provided it is 20 feet from any lot line and provided all portions over eight feet remain free of opaque screens.
- Barbed wire is not permitted within the Cascadia PUD, except as used for agricultural uses occurring prior to development.

Nonresidential Design Standards

1. **Applicability.** The design standards shall apply to nonresidential development within Cascadia.
- General applicability. The design standards apply based on the type of building and the context of a particular project, according to the general applicability provisions in the table below.

Cascadia PUD	Applicability
PAs -A & -B	• Buildings within PAs -A & -B are encouraged to comply with Frontage A standards with the overall intent to have buildings front primary streets, plazas, and Cascadia Falls Park (the public realm), provide entrances that are clearly recognizable, facilitate ease of pedestrian access and other typical urban design features. • Frontage C and D standards are permitted. • Arenas or similar large and complex buildings located in the Entertainment District (ED) are exempt from these Building Design Standards.
PAs -C, -D, -H, & -I	• Frontage C standards preferred and generally applicable; • Frontage D standards should be used in these Planning Areas only when Frontage A, B, and C are not feasible, but may be applied on large commercial sites (over 2 acres) or industrial buildings; • Frontage A and B standards are permitted.
PAs -E, -F, & -G	• Nonresidential design standards do not apply. Refer to Residential Development Standards of this PUD.
Residential Development	• Where residential building types are permitted in any nonresidential district, they may be developed according to the Residential Development Standards of this PUD.

- Alternative compliance.** Alternative compliance to the general applicability of the design standards may be authorized by the director, and/or any of the following additional applicable criteria:
 - Streets with pedestrian amenities or on-street parking are generally appropriate for the Frontage A and Frontage B frontage type and design standards.
 - Streets with higher traffic speeds or volumes, that lack pedestrian amenities, or that lack on-street parking are generally appropriate for Frontage C and Frontage D frontage type and design standards.
 - Where the context of a specific block or site has a prevalence of development that reflects patterns similar to any particular frontage and design type, the prevailing pattern may be implemented.
 - A development plan for an area or project may more specifically map street types and frontage types on a block-by-block basis, and any plan officially approved by the planning commission or city council in association with the development may further specify the applicability of the frontage types and design standards for a particular district, area, or project.
- Frontage design.** Frontage design determines the relationship between private development and the public realm, and determines the character of different districts. Building placement, parking and access locations, and landscape and streetscape design encompass the design of the frontage. Frontage types designed according to the standards and design objectives of this subsection may be used to modify the front setback established within the PUD Bulk Standards Chart, as indicated by the applicability provisions found herein.
 - Design objectives.** Frontage types shall be applied to meet the following design objectives:
 - Enhance the image of the city by coordinating streetscape investment with private lot and building investment.
 - Orient all buildings and lots to the public street, private streets, or to common open spaces that serve as an extension of the streetscape and public realm.
 - Design frontages based on the context of the area, block, and street, particularly emphasizing landscape areas to screen and separate sites from higher-volume/higher speed streets and emphasizing social spaces and human-scale architectural features on streets intended for more compact and walkable development.
 - Coordinate development across multiple lots along block faces, considering access, parking, landscape, and open space design.
 - Allow a range of different building types to engage the streetscape in compatible ways along a block through similar frontage designs.
 - Strengthen the identity and economic value of distinct places by reinforcing consistent patterns of streetscape, frontage design, and building placement and form.
 - Frontages should be similar for all lots on the same block face or gradually transition to different types in contexts that allow multiple frontage types.
 - Frontage design standards.** Frontage types shall be designed according to the development type. Subsections following the table provide specific design strategies and techniques to be used to meet these standards and the design objectives of this subsection. Modifications to the frontage design standards may be administratively approved by the director.

	Frontage A	Frontage B	Frontage C	Frontage D
Front building line (Build-to range)	0'-10'	0'-25'	25'-80'	80'+ / 0' (1)
Required front building line	80%	60%	25%	N/A
Access width (max.)	As required to meet Life Safety Requirements.			
Access spacing (min.)	1 per block	1 per block	150'	50'
Parking setback (min.)	Behind rear of building	Behind front building line	5'-20' min. (2)	5' - 20' min. (2)
Extent of parking frontage (max.)	0%	30%	N/A	N/A
Landscape	Refer to Street Sections of this PUD.		Refer to Perimeter Landscape and Screening Requirements of this PUD.	

1. 0' front building line permitted within PAs -A & -B.
2. See Access & Parking Standards for setbacks specific to parking lot sizes.

Cascadia Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
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- c. *Building form and placement.* All buildings shall establish a front building line. The required front building line may modify the required front setback based on the appropriate frontage for the street and block. All buildings shall occupy the minimum percentage specified for required front building line with either of the following:
- Front building façades meeting the design standards, Nonresidential building design; or
 - Open spaces meeting the requirements provided:
 - There are defining features at the extension of the required front building line, such as decorative walls or fences, landscape features. Seating areas, gatherings spaces, or other human scale details; and
 - All building façades fronting the open space meet the standards otherwise applicable along the streetscape.
 - Projects designed around internal access streets according to Street Standards within this PUD may use the internal access streets for the purpose of applying frontage standards.
- d. *Access and parking limits.* The following standards apply to the driveway and parking limits:
- Access width limits apply to the first 25 feet of the lot depth, or up to the front building line, whichever is less.
 - Access spacing specifies the minimum distance between edges of driveways or internal access streets. However, the Greeley Design Criteria and Construction Specifications for Streets may specify different access standards on any particular street or lot.
 - In cases where these standards limit access to a particular lot, options that coordinate access to lots on the same block shall be used, including mid-block alleys, internal access streets, common access lanes, or shared drives and cross access easements.
 - All parking shall be set back and limited only to the extent specified along the frontage, and be screened according to the standards Access and Parking Standards of this PUD.
- e. *Landscape.* The remainder of the frontage between the streetscape and front building line shall include landscape and open space designs.
- For Frontages A and B this area shall be designed to coordinate as an extension of the streetscape according to Street Standards of this PUD.
 - For Frontages B and C this area shall be designed according to the parking setback and landscape design standards in Access & Parking and Landscape Standards of this PUD.
 - On all frontage types, lot open space meeting the standards of this section may be included in this area.
- f. *Alternative compliance.* The appropriate application of frontage types is based upon a combination of the character of the zoning district, the streetscape design on which the development fronts, and the building form and placement on a specific lot. Alternative compliance to the frontage design standards established in this section may be authorized by the director and/or any of the following additional applicable criteria:
- The context presents a clear pattern of existing buildings and lots on the same block and opposite block face with a different arrangement in terms of the front building line, driveway access patterns, and extent and placement of parking lots and service areas.
 - An alternative design allows the building, access, and parking to be sited in a way that preserves topography or other natural features on the site, and does so in a way that equally or better meets the design objectives.
 - Parking and access that serves a greater area beyond the site and block may deviate from these standards, provided the location is consistent with development patterns in the vicinity and it is designed to minimize impacts on streetscapes.
 - In all cases the deviation is the minimum necessary to address the circumstance and does not negatively impact other design standards applicable to the building or site.
3. *Building Design.* Building design refines the scale and form of buildings beyond the basic setback, height, and lot coverage standards by breaking down the volume into smaller-scale masses, and by adding depth, texture, and variation to surfaces to relate to the spaces around the building.
- a. *Design objectives.* Building design standards shall be applied to meet the following objectives:
- Reinforce the context, patterns, and design character of the Planning Area or a particular area.
 - Refine the scale, massing, and details of buildings to a greater degree the closer they are to the public realm and other publicly used spaces.
 - Arrange buildings and vary the massing in a way that defines streetscapes, public spaces, and other valuable active and social spaces on the site.
 - Locate doors and windows in a way that activates spaces, creates connections to important exterior spaces, and promotes economic activity at the interface of buildings and public spaces.
 - Relate buildings to adjacent development by mimicking similar scale, massing and proportions though step-backs and secondary masses that break up larger masses and reduce the volume and perceived size of larger buildings.
 - Use materials and human-scale architectural features to create depth, texture, variation, and visual interest to walls, particularly on larger façades, along streetscapes, or near active open spaces or adjacent lots.
 - Strengthen the identity and economic value of distinct places by reinforcing any prevailing architectural themes or styles; where no prevailing theme or style exists, encourage unique architectural expression and design characteristics inherent in the chosen architectural style for the building to establish distinctive themes and styles.
 - Emphasize the quality and longevity of investments with materials and colors that are attractive, durable, and have low maintenance requirements.
- b. *Building design standards.* The following table provides standards for massing and façade design based on the frontage type and the placement of the building. Subsections following the table provide specific design strategies and techniques to be used in meeting these standards and the design objectives.
- i. *Standards applicable to Planning Areas -A & -B:* Due to the atypical site plan layout, buildings located inside of the area bounded by the loop street and 4th Street rights-of-way, within the Entertainment District (known as the Center ED) are subject to specific Building Design Standards in the chart below. All other buildings located on the outside of the area described above, within the Entertainment District area in Planning Areas -A & -B, shall be subject to Building Design Criteria for either standards of Frontage A or B.
- ii. Arenas or similar large and complex buildings located in the Entertainment District (ED) are exempt from these Building Design Standards.

	Center ED	Frontage A	Frontage B	Frontage C	Frontage D
Front building line	N/A	0'-10'	0'-25'	25'-80'	80'+/-0' (1)
Wall plane limits	200' / 10,000 sf	50'	100'	100'	200'
Blank wall limits	100' / 2,000 sf	15' / 300 sf	30' / 600 sf	50' / 1,000 sf	50' / 1,000 sf
Entry feature spacing (max.)	1 per building	50'	75'	1 per building	1 per building
First story transparency	10-90% (2)	70% min.	50% min.	30% min. within 50' of entrance	25% min. within 25' of entrance
Upper story transparency	15-60%	25% min.	15% min.	15% min.	N/A

1. 0' front building line permitted within PAs -A & -B.
2. Transparency alternatives such as masonry articulation or material changes may be applied.

- c. *Wall plane limits.* Larger building elevations may be broken into smaller components by one or a combination of the following techniques:
- Emphasize structural bays and vertical breaks in interior components of the building at regular intervals,

- with visible features such as columns, pillars, or pilasters, materials changes, or other details and accents that are between six and 48 inches wide, project between four and 24 inches off the façade.
- Differentiate massing with projections, balconies, cantilevers or step-backs from the main mass associated with entrance features, different stories, or secondary masses of the building. Massing shall create deviations in the wall plane of at least two feet if projecting from the façade and at least four feet if recessed from the façade, and encompass at least 20 percent of the entire elevation.
 - Horizontal differentiation of a base, body, and top of buildings.
 - For buildings less than three stories, this can be a distinct foundation, a main façade, and an embellished roof structure, such as eaves and fascia for pitched roofs, or cornices and parapets for flat roofs.
 - For buildings three stories or more, the first floor should be clearly differentiated from upper stories to establish the base and an embellished roof structure.
 - Any belt course or trim band establishing the break in base, body and top shall use a material or pattern distinct from the primary material, be six to 36 inches wide, and offset from the wall plane four to 24 inches; or be a lesser trim associated with a material change.
 - Blank wall limits.* Building elevation design shall feature interest, variation, depth, and texture. The following techniques or a combination thereof may be utilized:
 - Patterns of windows and doors meeting the transparency requirements.
 - Massing elements
 - Ornamental architectural details complimentary to the materials and architectural style of the building.
 - Color and/or material changes associated with trim or massing elements of the building.
 - Primary entrance features.* Primary public entrances shall be clearly defined on all front façades with at least three of the following elements and be located at required intervals:
 - A single-story architectural emphasis such as raised parapets or gables, canopies, porticos, overhangs, pediments, or arches.
 - Transom or sidelight windows that frame and emphasize the entry.
 - Architectural details such as tile work and moldings, columns, pilasters, or other similar material changes.
 - Integral planters or wing walls associated with a recessed or projecting entry court or plaza that integrates landscape and hardscape designs.
 - For corner buildings, any entrance feature located on the corner may count to both sides, and may be considered located at 25 feet from each corner for the purpose of the required primary entry feature intervals.
 - Other architectural elements that further define the entrance as permitted by the director.
 - Transparency.* Buildings shall have the required percentage, based on the following:
 - Where expressed as a first story requirement the percentage shall be measured between two feet and eight feet above the sidewalk grade, or within ten feet above the first floor elevation if the building is set back more than ten feet from the street.
 - Where expressed as an upper story requirement, the percentage shall be measured between the floor level and ceiling of each story.
 - All first story windows required shall provide direct views to the building's interior or to a lit display area extending a minimum of three feet behind the window.
 - For industrial and civic buildings set back more than 25 feet from the street, clerestory windows may meet the first or upper story window requirements.
 - Materials.* Use building materials with a texture and pattern that creates visual interest and signifies quality construction and detailing.
 - The predominant surfaces on building walls shall be one of the primary materials listed below.
 - With the exception of non-residential uses within Planning Area A, a minimum of 15 percent of the street fronting façade is required to be either brick, stone, or high quality synthetic. This also includes a minimum 4 ft return on any side walls that are adjacent to a street front wall with brick or stone veneer.
 - Synthetic alternatives may be approved by the director if manufacturer specifications and/or precedents for application demonstrate that it will perform equally or better than the principal materials in terms of maintenance, design and aesthetic goals.
 - No more than four materials should be used, including the use of secondary and accent materials.
 - Material changes shall emphasize different elements of the building, in association with the massing and modulation standards.
 - Where material changes are vertical (i.e., different materials stacked one above another), the transition between materials should include a belt course, trim band, sill, cap, frame, roof (if at ceiling height), or similar element to separate the two materials.
 - Where material changes are horizontal (i.e., different materials side by side) the transition between materials should occur at interior corners or at the trim line, architectural column, or pilaster in association with a different structural or massing component of the building.
 - Material colors shall be used to blend buildings into an area, to coordinate elements of a development, and be drawn from the prevalent color schemes in the surrounding area. Primary material colors should be low-reflectance, subtle, neutral or earth tone colors. Monotonous or monochromatic color palettes are strongly discouraged. The use of high-intensity colors, metallic colors, black or fluorescent colors is limited to accent areas.
- | Primary Materials
(50% - 90%) | Secondary Materials
(20% - 40%) | Accent Materials
(10% - 30%) |
|---|---|---|
| <ul style="list-style-type: none">BrickStoneStuccoSlateExterior insulation and finish system (EIFS) - water managed onlyConcrete masonry units (CMU) - colored and textured onlyHorizontal wood lap siding (50% limit)Architectural metals (prefinished non-corrugated) (50% limit)Standing seam metal (roofs only) | <ul style="list-style-type: none">Any of the primary materialsArchitectural tiles<ul style="list-style-type: none">GlassColor concretePrecast concrete | <ul style="list-style-type: none">Any of the primary or secondary materialsPrecast stoneWood trim |
- h. *Four-sided design.* All buildings shall incorporate four-sided design, so that no matter what view you have of the building, the design is not interrupted and all parts are perceived as a coordinated part of a unified whole. Specifically:
- All sides shall exhibit the same quality, continuity, and durability of design including the same primary and secondary materials, although more important sides can reflect priority in the allocation of these materials.
 - All sides that are visible from streets, public spaces or active portions of adjacent sites shall have a similar level trim, accent material, details, and ornamentation, although the extent and details may be different to reflect the greater importance of certain areas closest to the public realm or with greater visibility, and parts not exposed to the public may be designed for utility.
- i. *Alternative compliance.* Alternative compliance to the building design standards established in this section may be authorized by the director, and/or any of the following additional applicable criteria:
- The requirement is not consistent with the particular architectural style selected for the building based on reputable resources documenting the style.
 - The requirement would make the building less compatible with designs or characteristics of other buildings or sites adjacent to the project or that are prevalent throughout the area.

- The requirement is inconsistent with the principal function of the building when applied to industrial buildings.
 - Deviations from material standards and any simulated products demonstrate a proven performance in terms of maintenance and quality appearance.
 - In any case, the deviation is the minimum necessary to address the circumstance and does not negatively impact other design standards applicable to the building or site.
4. *Lot open space design.* The design of open space can reinforce the character of unique districts and distinct places. Lot open space coordinates unbuilt areas with the public realm design of commercial, mixed-use, and industrial areas or uses landscape areas to mitigate undesirable impacts.
- a. *Design objectives.* If lot open space is provided it shall be designed and located to meet the following design objectives:
- Coordinate site design with the larger open space system and public realm design of the area, as appropriate.
 - Use open space as an organizing element for development, creating focal points for buildings or groups of buildings, and creating transitions between distinct building sites or different places.
 - Design a hierarchy of gateways, gathering places, parks, landscape perimeters, and natural features, integrated with streets, internal access streets, trails, and pedestrian passages.
 - Select open space types based on the context of the areas and natural amenities of the site; in general more compact and formal gathering spaces are most appropriate in walkable commercial and mixed-use areas, and more spacious and natural areas are most appropriate in large commercial or industrial areas.
 - Use landscape, furnishings, fixtures, art, planters, and other elements of common spaces to complement buildings, coordinate buildings and sites within an area, and distinguish the unique character of different places.
 - Preserve natural features and historical drainage patterns that can serve as amenities for development, maintain views to and from important outside spaces, perform ecological functions, or provide important connecting corridors.
- b. *Lot open space design.* Lot open space provided for each building and lot as based on the Maximum Lot Coverage requirements in the Bulk Standards table within this PUD shall create a common or private amenity for the site and building. Buildings and open spaces on a lot shall be arranged to create usable outdoor spaces that meet one or more of the following types:
- Private frontage landscape areas designed as required, excluding any driveways, parking areas, or other automobile space;
 - Courtyards, plazas, patios, or similar outdoor seating areas that are either designed as an extension of the public streetscape on the frontage, or at least 500 square feet and 20 feet in all directions if internal to the site;
 - Common rooftop decks provided they are at least 200 square feet, and at least 12 feet in all directions;
 - Private balconies or patios, provided they are at least six feet by ten feet; or
 - Landscape areas and perimeter treatments designed according to the standards of this PUD. These areas shall be limited to:
 - No more than 25 percent of the requirement for lot open space in mixed-use districts;
 - No more than 50 percent of the requirement for lot open space in commercial districts;
 - No limit in industrial districts; or
 - Adjacency to accessible private or public spaces in instances of Common Open Space Lots. See Lot Typicals.
- c. *Alternative compliance.* Alternative compliance to the lot open space design standards established in this section may be authorized according to the process and criteria in section 24-208 of the Greeley Municipal Code, and any of the following additional applicable criteria:
- The lot and building has access to at least two different active open space on the same block or abutting block, and meeting the design and service area standards of section 24-302 of the Greeley Municipal Code, or the Residential Design Standards of this PUD.
 - Other designs that promote infill development or rehabilitation of existing buildings and sites in a compact, and walkable context.
5. *Exterior lighting.*
- a. *Design objectives.* The following design objectives shall be used in applying the lighting standards in this section:
- Provide sufficient illumination for security and safety needs in specific areas.
 - Ensure lighting does not interfere with the proper and safe function of the rights-of-way, and mitigate any potential negative affects on adjacent property.
 - Protect residential property or other low-intensity uses from unnecessary light impacts from adjacent uses.
 - Maintain adequate lighting for publicly accessible outdoor areas and social spaces.
 - Enable lighting that enhances architectural elements and landscape features, in subtle and attractive ways.
- b. *Location and height.* Exterior lighting shall be located as specified below:

Location	Maximum Height
Within 50' of any residential zoning	• 20'
All other locations - freestanding	• N/A for PAs -A & -B • 30', but no taller than the principal building
Building-mounted	• N/A for PAs -A & -B • 30' or 3' below the eave, parapet or cornice, whichever is less

- c. *Maximum lighting levels.* Maximum lighting levels are provided below. Lighting levels are average maintained horizontal levels, measured using a calibrated, color and cosine-corrected portable light meter and taken at a level position not more than six inches above the ground which the subject light source is on.

Area	Residential Planning Areas	Commercial and Industrial Planning Areas
Building exterior	0.5; (0.0 at property line)	1.0 - 10.0 - PAs -A & -B 1.0 - 5.0 - All other PAs
Walks, pathways	0.5; (0.0 at property line)	1.0 - 2.0
Parking lots	1.0; (0.0 at property line)	0.5 - 2.0
Street or driveway lighting (internal to site)	0.6; (0.0 at property line)	0.5 - 2.0
Loading docks	N/A	30.0 - PAs -A & -B 20.0 - All other PAs
Auto sales (outdoor display)	N/A	30.0 average, 60.0 spot location

Table Note: Information gathered from Illuminating Engineering Society Lighting Handbook. One footcandle is equal to 1 lumen uniformly distributed over an area of 1 square foot.

- d. *General standards.* All lighting shall be subject to the following design and performance standards:
- No lighting shall be used in any way which could interfere with the safe movement of vehicles on public streets, including:
 - Any fixed lighting that is not designed for street illumination that produces light which could interfere with the operation of a vehicle;
 - Any lighting which could be confused with any type of traffic control device, emergency or warning signals; or

- Any lighting that blinks, flashes, flickers or changes intensity with the exception of temporary holiday displays or electronic messaging or video boards.
- No light spillage or glare shall be visible at or beyond the property line of the development. Lighting shall be provided at sidewalks or pathways, common areas or facilities, primary building entrances and in parking areas. All outside lighting shall include fixtures with a dimming interface. This standard does not apply to uses within PAs -A & -B.
 - For PAs C – I, outdoor lighting shall be LED (light emitting diode) "Dark Sky" compliant, per the International Dark Sky Association requirements for reducing light pollution and minimizing glare. This standard shall not apply to PAs -A & -B. The use of low pressure sodium light fixtures shall be prohibited in the city.
 - The style and materials of light standards and fixtures shall be compatible with the architectural character and materials of buildings on the site, and building-mounted lights are encouraged to use ornamental lights rather than wall pack fixtures.
 - All lights, except those within PAs -A & -B, shall be directed downward and the light source shall be shielded to direct light away from and not visible from any adjacent property. Lighting within PAs -A & -B shall follow these standards to the extent feasible.
 - An exception for accent and flagpole lighting may be permitted for upward lights as long as the light source is shielded and not visible from any adjacent property.
 - Wall lights shall be full cutoff fixtures, with flat lenses, and mounted so the lights are directed downward and the light source shall not go beyond the property line.
 - Fixtures installed under canopies, awnings, and overhangs shall be fully recessed.
 - Except within PAs -A & -B, no activity shall be conducted within 500 feet of a residential zone which creates glare exceeding 0.0 footcandle at the property line, except for parking lots, neighborhood recreation and service facilities and streets, which may be illuminated at levels up to 1.0 footcandle.
 - All parking lot lighting fixtures and exterior building floodlights, except those required for security purposes, shall be extinguished within one hour after the end of business hours and remain extinguished until one hour prior to the beginning of business hours. If a portion of a parking lot is offered for use after dark, only that portion shall be lighted.
 - Lighting within parking structures shall be designed to provide safety and security and be integrated into the architectural character of the structure.
 - Solar-powered lighting fixtures are acceptable in all Planning Areas of Cascadia.
 - In addition to all other standards lighting of all outdoor recreational facilities except baseball, softball, soccer, volleyball or football fields; driving ranges; outdoor arenas and amphitheaters shall meet the following:
 - All lighting or illumination units or sources shall be hooded or shielded and directed downward so that they are not visible from any adjacent lot or property; and
 - Lights or illuminating units shall not allow light either directly or through a reflecting device to spill upon any adjacent real property.
 - In addition to all other standards, baseball, softball, soccer, volleyball or football fields; driving ranges; or other field recreation facilities shall meet the following:
 - Light fixture or illumination source shall not exceed 90 feet high.
 - Individual lighting of 150 watts or greater shall not be used after 11:00 p.m., or within one hour after the event, whichever is later. Exceptions to this section may be granted by the director.

LANDSCAPE STANDARDS

The following standards shall replace Chapter 8. Landscape Standards of the Greeley Municipal code, except as otherwise noted.

- Applicability.* The standards of this section shall apply to all new development as follows:
 - Minor development.* Minor development shall meet the landscape standards to the extent of any work or improvement on the site, however, are not required to upgrade landscape areas or nonconformances where no work is being done. Minor development includes:
 - Expansion by five percent to 25 percent of an existing multi-family or nonresidential building footprint or associated impervious surface;
 - Detached house or multi-unit house projects involving five or fewer new buildings
 - Major development.* Major development shall require full compliance with all standards of this section for the entire site, any public streets and frontages, and any common areas. Major development includes:
 - Any new nonresidential or multi-family building;
 - Expansion of more than 25 percent of any existing nonresidential or multi-family building footprint or associated impervious surface;
 - Any detached house or multi-unit house project involving more than five new buildings.For major development, the intent is to bring the site into full compliance with these standards, except that the director may prorate the requirements to the extent of new development on the site where full compliance is not possible or practical.
- Landscape plan.* Construction or development of a site shall not be undertaken until a landscape plan has been approved by the director.
 - The landscape plan shall be designed in conjunction with the drainage plan for the subject property in such a manner as to maximize stormwater runoff absorption.
 - Landscape plans shall be prepared and stamped by a Colorado registered landscape architect unless waived by the director or the director's designee.
 - For phased development, a proportionate share of landscaping acceptable to the city, as outlined in an approved subdivision improvement agreement, development agreement or this PUD, shall be installed and maintained with each phase based on the size of the proposed phase. Development permit applications may be processed concurrently with building construction so long as any permit application is complete; the requirements of this PUD and Greeley Code, as applicable, are met; approvals from all relevant city departments have been received; and the fee developer/builder accepts potential liability for concurrent construction.
- Inspection and approval.* Installation of approved landscape plans shall occur in the following manner:
 - Minor development shall require an inspection by the city prior to a certificate of occupancy. If not previously installed, all required on-lot and rights-of-way landscaping for detached houses and multi-unit houses shall be installed within one year of the issuance of the certificate of occupancy.
 - Major development shall require a letter of substantial completion of the landscape plan, stamped by a landscape architect or certified irrigation auditor, and city inspection within one year of certificate of occupancy, or as otherwise approved in the subdivision improvement agreement, development agreement, or this PUD.
 - If weather prevents the required landscaping from being installed, collateral in the form of a financial security agreement, acceptable to the city, in the amount of 125 percent of the cost of materials and installation is to be provided to the city and approved prior to issuance of the certificate of occupancy.

Landscape design.

- Design objectives.* Landscape plans shall meet the following design objectives, as appropriate:
 - Frame important streets and emphasize gateways with street trees, landscape massing, and other vertical elements.
 - Promote stormwater management and prevent erosion through natural landscape elements and site features that intercept precipitation, filter, infiltrate, store, and convey runoff.
 - Encourage the use of bioretention facilities or other creative landscape and stormwater designs that use vegetation and natural processes to improve the quality of stormwater prior to discharge or infiltration into the ground.
 - Create focal points, gathering places, and pathways that enhance the comfort, interest and movement of pedestrians.
 - Improve resource and energy efficiency with landscape arrangements that consider wind blocks, strategic shading, heat gain, water usage, slope and drainage patterns, and other elements inherent to the site.

Cascadia

Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres

Project Number: PUD2025-0003

- f. Encourage the protection and preservation of healthy plants that can meet the current and future needs of the site through development.
2. *Planting requirements.* The required plants shall be based on different elements of the site according to the following:

Site Element	Trees	Evergreen Trees	Shrubs
Streetscape. The landscape area in the right-of-way or along the lot line immediately abutting the right-of-way	1 shade tree per 35' of lot frontage	N/A	N/A
	Rights-of-way with constrained planting areas (including due to utility placement) may substitute 1 ornamental tree per 25' in place of the shade tree requirement.		
Frontage and Foundation. The area between the building line and right-of-way along a street, including sides of corner lots, used to create transitions to the streetscape and to provide accents and soften larger expanses of buildings. This does not apply where a building is directly adjacent to parking areas.	1 shade tree per residential lot or per 50' of nonresidential or multi-family lot frontage, if buildings are set back more than 20' (0' to 20' = no requirement)	Evergreen trees may be substituted for shade trees at a rate of 1 for 1 up to 50% of the requirement.	4 shrubs per 25' of building foundation. 3 ornamental grasses or large perennials may be substituted for each shrub up to 50% of the requirement.
	Corner lots shall meet this requirement on street side lot lines at a rate of 50% of the frontage & foundation requirement.		Seasonal planting beds or pots associated with the streetscape and entrance may substitute for any building located closer than 10' to the front lot line.
	Ornamental trees may be substituted for shade trees at a rate of 1 for 1 if buildings are set back less than 25', or at a rate of 2 for 1 if buildings are set back 25' or more.		
Parking. Areas on the exterior edge or interior of parking where plants are used to soften the appearance, mitigate heat gain, and infiltrate stormwater	1 shade tree per 5 parking spaces	Evergreen trees may be substituted for shade trees at a rate of 2 for 1, for up to 50% of the parking lot requirement.	4 shrubs per 25' of parking lot exterior edge. 8 shrubs per 25' for any exterior edge within 20' of the right-of-way or a sidewalk.
	Ornamental trees may be substituted for shade trees at a rate of 2 for 1 for up to 50% of the requirement.		3 ornamental grasses or large perennials may be substituted for each shrub up to 50% of the requirement.
Other. All other unbuilt or unpaved areas of a site	All other unbuilt or unpaved areas of a site shall require ground cover, perennials, grasses, rock, mulch, or other natural and permeable surfaces. Up to 50% of any landscape area may consist of inorganic (non-living) decorative material such as river rock, colored pea gravel, boulders, pavers, or similar natural material, provided it is designed and arranged in a way that can infiltrate runoff through associated planting areas. Artificial turf is only acceptable as ground cover for areas not visible from public rights-of-way and streets, as well as active spaces (sports fields, putting greens, and other similar amenities) and may be subject to other engineering specifications subject to grading or drainage plans. Native grass or native grass seed shall be planted in detention and retention ponds and areas not highly trafficked by pedestrian activity.		

3. *Credits for existing vegetation.* Preservation of existing landscape material that is healthy and a desirable species may count towards these requirements, provided measures are taken to ensure the survival of the vegetation through construction, and all other location and design standards are met.
- a. Landscape plans shall provide an inventory of all existing trees or significant woody vegetation including size, health, species, and any trees proposed to be removed.
- b. Existing landscape credits shall only count towards the portion of the site where it is located. For example, an existing tree may only count towards the required planting for parking lots if it remains in the parking lot in the final design.
- c. Credits shall be on a one for one basis provided existing trees shall be at least three-inch caliper to count. The director may approve landscape material that is more than three times the size specified for new plants on a two for one basis, or may approve plants of exceptional quality due to species, location, maturity, and health on a three for one basis.
- d. Trees or other existing landscape that contributes to the standard shall be identified on a landscape plan and protected by a construction fence installed for the entirety of construction around the tree protection zone (TPZ). The TPZ shall be based on ANSI A300 Standards and Best Practices but be at least 15 feet from the trunk of any tree and to the extent of the drip line in all cases. Tree wells or retaining walls may be necessary to protect existing plants.
4. *Design and location.* The plants required by the table above shall be arranged and designed on a particular site in a way that best achieves the intent and design objectives of these standards, considering the specific context, street frontage, property adjacencies, and other elements proposed on the site. Required plantings shall be planted in the following specific locations and open spaces on the lot, where landscaping requirements cannot be met within the lot or building envelope, the landscaping requirements may be met within adjacent common areas owned and maintained by an HOA or Metro District surrounding the lot or building envelope, as long as the intent of this section is met which will be determined at the time of development application(s). See *Common Open Space Lot Typical* within this PUD for example scenario.
- a. *Residential Parkway Consistency* – Being a key community element for consistency across Cascadia, all residential parkways shall be designed and approved with the subdivision or site plan process. Once residential parkway design solutions are approved by the city, all residential parkways must be constructed in accordance with the approved plans. Any future proposed changes to the residential parkway designs will not be approved by the city, unless requested by the original subdivision and/or site plan applicant (or assigns).
- b. *Streetscape trees.* Streetscape trees shall be located in line with other trees along the block, to the extent feasible and if appropriate to support the intended design character, to create a rhythm along the streetscape and enclosure of the tree canopy. In the absence of a clearly established line along the block, trees may be planted in the following locations where applicable and in order of priority:
- i. On center in the parkway where at least six feet of landscape area exists;
- ii. Five to ten feet from the back of curb where no sidewalk exists or five feet from the sidewalk where sidewalks are attached and no parkway exists; or
- iii. Within the first five feet of the front lot line where any constraints on the lot or in the right-of-way would prevent other preferred locations.
- iv. Ornamental trees may be substituted for street trees only in situations where no other alternative is available due to constraints of the site and right-of-way conditions.
- v. Trees shall maintain a clearance of at least eight feet above any sidewalk and at least 14 feet above any street or similar vehicle access way.
- vi. Shrubs or perennials planted in the parkway shall have no height restrictions unless in areas impacted by sight distance limits, in which they shall be limited to 36 inches.
- vii. For parkways and amenity zones less than seven feet wide, tree planting specifications and design standards shall be determined as part of future development application(s), as appropriate, as part of mutual agreements between the City and the Developer.
- c. *Frontage and foundation plantings.* Frontage and foundation plantings shall be located in open spaces between the building and the right-of-way or in planting beds associated with any hardscape design along the building frontage.

- i. Where the building setback requires additional shade trees per the table above, they shall be coordinated with the streetscape planting locations and located at least 20 feet from any streetscape tree.
- ii. Shrubs and other plantings shall be located within ten feet of the foundation, or abutting any sidewalk or hardscape areas along the foundation.
- iii. Where planting beds are used within hardscape around a foundation, they should be at least six feet deep, at least 80 square feet, and concentrated along at least 50 percent of the building frontage.
- iv. Use larger and vertical landscape elements to frame entrances, anchor the corners of buildings, or break up and soften larger building expanses. Ornamental and evergreen trees shall be located within 20 feet from the building to support this design objective.
- d. *Parking lot landscape.* Parking lot landscape requirements shall be planted along the exterior edge and landscape islands planned and designed according per the Access and Parking standards found within this PUD. These provisions do not apply when parking areas with hard permeable surfaces, or other surfaces approved by the director, are developed, as permitted within PA-A.
- i. There shall be at least one shade tree per 35 feet of parking lot exterior edge, or one ornamental tree per 25 feet of exterior edge.
- ii. There shall be at least one shade tree or two ornamental trees per 325 square feet of parking lot islands or other internal landscape areas.
- iii. Shrubs shall be located to define parking lot edges, screen parking from adjacent sites, or create low barriers along sidewalks and streetscapes. The required shrubs may be reduced by 50 percent when used in combination with a decorative fence or wall between 30 and 42 inches tall that complements the architecture of the building or other hardscape features of the site.
- e. *Visibility at intersections.* All landscape materials, screens, or buffers shall be located and designed to maintain proper line of sight at all intersections of streets, alleys, driveways, and internal access streets as required.
- f. *Specific applicability.* Where landscape standards for different conditions or elements of a site overlap, effective site and landscape design may enable the space and plants to count toward more than one requirement. Approval shall be based on the greater requirement applicable to that area, and subject to the director determining that the intent and design objectives of this section are achieved.
- g. *Utility line clearance zones.*
- i. Landscaping shall not obstruct or grow into fire hydrants, water meter pits, public traffic signs, sidewalks, or utility boxes except to comply with the requirement to screen mechanical equipment.
- ii. No plant material with mature growth greater than 15 feet in height shall be planted within potable water, sanitary, or non-potable irrigation easements.
- iii. No shrubs shall be planted within five feet or trees within ten feet of potable and non-potable water meters, fire hydrants, sanitary sewer manholes, or potable water, sanitary sewer, and non-potable irrigation mains and services.
- iv. Trees or shrubs may encroach into the utility clearance zone but shall never touch or bump into overhead phone or utility lines when the landscape material has fully matured. Shorter ornamental trees with a maximum height of 20 feet are typically acceptable but shall follow service provider guidelines.
- v. Placement of landscape materials that are determined to produce pollutants that may negatively affect the quality of stormwater runoff shall not be permitted near drainage, stormwater detention, or 100-year floodplain areas.
5. *Alternative compliance.* Alternative compliance to the landscape design standards in this section may be authorized according to the process and criteria in the Greeley Municipal Code section 24-208, and the following additional criteria:
- a. Properties that include large monumentation, artwork, architectural hardscape, or other similar civic spaces, and that locate them in a manner that reduces the impact or perceived extent of surface parking, may request up to 25 percent reduction in parking lot or frontage and foundation landscape requirements.
- b. Parking lots that include bio-retention areas greater than 1,000 square feet, or that otherwise use design strategies that cleanse and infiltrate parking lot runoff may request up to 25 percent reduction in parking lot landscape requirements.
- c. To allow for future phasing, landscaping requirements for parking lots within PA-A may be evaluated at the time of site plan with approval by the director.

Perimeter landscape and screening.

1. *Design objectives.* Intense land uses or site elements shall use perimeter landscape to transition or separate from streetscapes and adjacent property according to the following design objectives:
- a. Areas of parking or circulation near streets or property lines require physical barriers or landscape transitions to reduce impacts of surface parking areas and provide low-level headlight screening.
- b. Areas that transition to different uses or building scale require landscape areas to soften transitions or screen and buffer potentially incompatible transitions with a combination of dense vegetation or fences and walls compatible with the buildings on the site.
- c. Service and utility areas of buildings and sites shall be screened with architectural features, fences, or landscape materials to limit visibility or noise from adjacent property or streetscapes.
- d. Berms, vertical landscape elements, dense plantings, or other grade or spatial changes shall be used to alter views, subdue sound, mitigate lighting, and change the sense of proximity of high-intensity elements of a site or building in relation to adjacent property and public rights-of-way.
- e. Create landscape clusters that soften long expanses of building walls, fences, surface parking, or other similar areas.
- f. Address layers of screens, including shade trees (high layer — 30'+); evergreen or ornamental trees (mid-layer — 6' to 30'); and shrubs, annuals and perennials, and ground cover (low layer — under 6'), in a way that most directly mitigates the potential impacts and adjacencies.
2. *Perimeter planting.* The planting requirements in the following table shall be used to create transitions or to buffer and screen more intense uses or elements of a site, according to the design objectives of this section. The perimeter width exists independent of and may include any setback, parking edge or other open space requirements, and whichever width is greater and whichever planting requirement is greater for each type of plan will control.

Perimeter Type & Application	Width	Plant Requirement (per 100 linear feet)		
		Trees	Evergreen	Shrubs
Type I - Applied where any parking is within 20' of the right-of-way or along a public sidewalk (parking areas with hard permeable surfaces, or other surfaces approved by the director, excluded from this requirement)	5'	3	N/A	32
Type II - Applied to: Medium to low and high to medium land use transitions Perimeter of residential projects along collector streets; or perimeter of commercial and industrial projects along collector or arterial streets	10'	2	N/A	16
Type III - Applied to: Very high to high land use transitions Perimeter of residential projects on arterial streets; or perimeter of commercial or industrial projects along highways, expressways, or freeways (includes frontage along Highway 34 adjacent to PAs -A & -B)	15'	2	2	16
Type IV - Applied to: High to low and very high to medium land use transitions	20'	3	3	24
Type V - Applied to perimeter of residential projects along highways, expressways, or freeways	30'	3	3	36
Design Details & Alternatives		- To support compatibility between the mix of uses in Cascadia, the buffering and screening standards shall apply in areas where land uses are potentially less compatible. These standards do not apply to compatibly designed vertical mixed-use and horizontal mixed-use. Final applicable perimeter standards shall be determined at time of development. - Shrub amounts may be reduced by 50% along ROW where a property fronts on the street; or be designed according to the building frontage standards in this PUD. All landscape requirements may be reduced by 25% if used in combinations with decorative walls and fences meeting applicable fence berm standards found herein.		

3. *Perimeter locations.* Perimeter landscape required shall generally be located based on the land use intensity and detailed within the Perimeter Application table. Perimeter landscape shall be required on lots of the more intense level of development. However, perimeter landscape may be required on lots of lower intensity in association with the platting process when located near existing higher-intensity uses.

Intensity	Land Use
Low-intensity use	<i>Residential:</i> detached house, row house, and two-family dwellings <i>Institutions:</i> churches, schools, public facilities including recreation fields, community swimming pools and similar facilities <i>Commercial:</i> offices, day care, and similar non-retail services 2 stories or less
Medium-intensity use	<i>Residential:</i> multi-family <i>Commercial:</i> neighborhood retail (under 3,000 sf) or office uses (3 stories or more); neighborhood service uses (non-drive-up service), or similar uses that typically do not operate between 10:00 p.m. and 7:00 a.m.
High-intensity use	<i>Commercial:</i> general commercial uses that may be larger scale (over 3,000 sf), higher intensity (repair shops, gas stations, or drive-up services), or similar uses that typically operate beyond 10:00 p.m. <i>Industrial:</i> light manufacturing and research facilities - Any other commercial or industrial use under 3,000 sf of gross floor area
Very high-intensity use	<i>Commercial:</i> commercial uses with outside sales or storage; outside commercial recreation; vehicle or heavy equipment sales and storage <i>Industrial:</i> heavy industrial and manufacturing uses - Other commercial or industrial properties typically greater than 20,000 sf gross floor area
Oil & gas	Reductions to perimeter landscape requirements for oil and gas sites located in non-urbanized areas may be approved by the director on a case-by-case basis, considering the context of the site and long-term anticipated development patterns in the area

4. *General screening.* All of the following shall be screened from rights-of-way and adjacent property by placement of buildings or open space, dense evergreen vegetation, a decorative solid fence or wall complementing the architectural details and materials of the building, or a combination of these screening strategies. Where the design of the building, frontages, open space, buffers, and other site requirements do not adequately screen these elements, the director may require additional planting to achieve the design objectives of this section.
- a. Electrical and mechanical equipment such as transformers, air conditioners, or communication equipment and antennas whether ground-, wall- or roof-mounted.
- b. Permanent or temporary outdoor storage areas.
- c. Trash enclosures.
- d. Utility stations or fixtures.
- e. Delivery and vehicle service bays, except that bays do not need to be screened from adjacent property with the same or more intense zoning.
- f. Large blank walls visible from public streets, public or common areas or other sensitive boundaries in association with the buffer standards.
- g. Nonresidential parking lots, or multi-family parking lots over ten spaces, adjacent to residential lots.
5. *Alternative compliance.* Alternative compliance to the perimeter landscape standards in this section may be authorized according to the process and criteria in section 24-208 of the Greeley Municipal Code, and the following additional criteria:
- a. Projects with vegetative water quality ponds, bioswales, or prominent native or xeric landscape designs that lead to better water resource management and improved water quality may request up to a 25 percent reduction in the landscape materials.
- b. Projects that incorporate improved civic spaces and streetscapes beyond those required by the subdivision standards or development standards, and which provide active gathering places on the site with seating, public art, or other enhanced architectural hardscape and amenities, may request up to a 25 percent reduction in the perimeter landscape standards.
- c. Projects that retain significant amounts of existing trees, plant or animal habitat, or other natural areas, and which result in improved aesthetic or environmental performance, may request up to a 25 percent reduction in the perimeter landscape standards.
- d. Areas where a compatible mix and relationship of different land uses is better achieved through the enhanced design of buildings, streetscapes, and civic spaces, and where it results in a compact, walkable pattern may request a waiver of the perimeter standards.

Plant specifications.

1. *Design objectives.* The plant specifications have the following design objectives:

- a. Ensure the longevity and survival of landscape investments with proper species, location, installation, and maintenance of plants.
- b. Promote regionally appropriate strategies, including limiting the risk of disease or infestation through diversity of urban forest materials on an area- or city-wide basis.
- c. Establish minimum standards that balance immediate conditions with reasonable long-term growth and performance of landscape plans.
- d. Require water-efficient strategies in terms of the water needs of landscape plans, and the continued operations and maintenance of sites.
2. *Species.* All trees and shrubs shall be selected and planted according to Greeley's official landscape manual. In addition to any species on these lists, alternatives may be proposed and approved as part of the site plan provided they:
- a. Are documented by a landscape architect or other credible information comparable in type and performance to any species on this list;
- b. Are adaptable to the climate of the front range region and the specific conditions in which they are proposed; and
- c. Are not invasive or otherwise problematic to the overall health of the landscape.
3. *Plant specifications.* All landscape materials shall be healthy at the time of planting and be selected for their native characteristic or survival in the climate for the front range region. Species, specifications installation, and maintenance shall otherwise be according to American National Standards Institute (ANSI) standards. Plants shall meet the following specifications at planting:

Type	Specification
Tree (large, shade)	2" DBH; mature height of 30'+
Ornamental tree	1.5" DBH; 8' to 10' minimum planting height for multi-stemmed; mature height 15'-25'
Evergreen tree	6' minimum planting height; mature height of 10'; evergreens with mature heights of 20' or more may be classified as large trees
Shrub	Volume #5 (ANSI Standards)
Perennials	Volume #1 (ANSI Standards); Volume #2 (ANSI Standards) if substitution for shrubs
Ground cover	Areas designed for vegetative cover shall have 50% ground cover at the time of planting and full coverage within 2 growing seasons
General	Plants used for screening and buffers shall achieve the required opacity and function in its winter seasonal conditions within 2 years following planting

4. *Xeric guidelines.* Projects that incorporate xeric planting design in streetscapes, outlots, and common open space areas, may request a raw water reduction subject to review and approval by the water and sewer department. Landscape plans are recommended to conserve water with landscape materials and design techniques using the following xeric principles:
- a. Reduce water demand by grouping plants with similar water requirements together. Water-efficient, drought-tolerant, pollinator gardens and xeric landscaping are encouraged to be planted together to promote water conservation.
- b. Limit high-irrigation turf and plantings to appropriate high-use areas with high visibility and functional needs, and use water-efficient or drought-tolerant grasses.
- c. Use drought-tolerant plants suitable to the region, with low watering and pruning requirements.
- d. Incorporate soil amendments and use of organic mulches that reduce water loss and limit erosion. All plant areas shall install soil amendments as required by the water and sewer department's adopted criteria.
- e. Install efficient automatic irrigation systems that incorporate water conservation measures, including spray heads for ground cover, drip irrigation for shrubs and trees, and high-efficiency or precision nozzles. Provide regular and attentive maintenance to ensure irrigation systems are functioning properly.
- f. Alternative sources of irrigation for all landscape areas is encouraged.
5. *Installation and maintenance.* All landscape plans shall include installation specifications, method of maintenance including a watering system and statement of maintenance methods.
- a. The metro district or property owner shall be responsible for maintaining all on-lot plantings, right-of-way landscaping, or other landscaping in common areas.
- b. All elements of an approved landscape plan including plant materials shall be considered elements of the project in the same manner as parking, buildings or other details.
- c. Prior to the installation of turf-grass and/or other plant materials in areas that have been compacted or disturbed by construction activity, such areas shall follow soil amendment procedures pursuant to title 20 of the Greeley Municipal Code and the water and sewer lawn installation specifications.
- d. Installed landscape material may be inspected periodically throughout the life of a development.
- e. Plant material that fails to grow within a three-year period from the certificate of occupancy or which exhibits evidence of insect pests, disease, and/or damage shall be appropriately treated, and any plant in danger of dying is considered a violation of the site plan approval. The director may order that the plants be removed and replaced, or otherwise enforce this as a violation of this section.
6. *Berms.* Where earthen berms are used as part of the buffer or screen requirements, they shall meet the following specifications:
- a. Berms shall have a slope not exceeding a horizontal to vertical ratio of no less than 3:1 ratio to no greater than a 4:1 ratio for turf-grass mowing, and must have a crown width of at least two feet.
- b. All berms, regardless of size, shall be stabilized with grasses, especially at the crown.
- c. Berms proposed to be placed along street rights-of-way shall be designed and constructed to provide adequate sight distances at intersections and shall not impair the safe operation of vehicles.
7. *Stormwater treatment.* Landscape amenities that incorporate stormwater treatment are recommended. Techniques such as bioswales, water quality ponds, and rain gardens should be used to infiltrate runoff from parking lots, streets, civic spaces, and other impervious surfaces. Native grass or native grass seed shall be planted in detention and retention ponds and areas not highly trafficked by pedestrian activity. Landscape areas that are part of the stormwater system shall adhere to the storm drainage design criteria and construction specifications and the City of Greeley Urban Design Criteria Manual.
8. *Irrigation systems.* All major and minor development shall have an automatic irrigation system for all landscape areas, meeting the requirements of the storm drainage design criteria and construction specifications, and including the following:
- a. Irrigation systems for major development shall require review and approval by the water and sewer department.
- b. Irrigation systems shall be designed and maintained to minimize overspray and runoff onto adjacent impervious surfaces, such as roadways, sidewalks, and parking lots.
- c. Trees, shrubs, and plantings in bed areas, such as landscape islands, shall be designed to group plants with similar water requirements and be irrigated by drip, bubbler systems, low volume spray heads and/or subsurface irrigation systems.
- d. A temporary irrigation system is only allowed where native grass has been installed on an undeveloped lot or part of a developed lot, an outlot, retention or detention pond, or areas in a development where long-term native grass are to be established. Plants shall be established within three to four growing seasons and shall comply with the re-vegetation standards as provided in the storm drainage design criteria and construction specifications. After native grass is established, the temporary irrigation must be removed within three months after establishment is complete.
- e. An irrigation audit shall be required following the installation of the irrigation system.
- f. The director may waive the requirement for irrigation systems for minor development or to facilitate infill development or redevelopment of existing sites without irrigation.
- g. Areas landscaped for the grazing, stabling, or holding of animals are not required to have permanent irrigation.

Cascadia Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

9. **Alternative compliance.** Alternative compliance to the plant specification standards in this section may be authorized according to the process and criteria in section 24-208 of the Greeley Municipal Code, and the following alternative criteria:
- Projects with vegetative water quality ponds, bioswales, or prominent native or xeric landscape designs that will lead to better water resource management and improved water quality may request equal or better alternates to the specifications in this section.
 - Projects that include plantings with demonstrated superior survival rates in the front range climate, or which have reduced maintenance may request equal or better alternates to the specifications in this section.

SIGN STANDARDS

Intent and applicability.

The following standards shall replace Chapter 9. Sign Standards of the Greeley Municipal code, except as otherwise noted. Any signage shown within this PUD is for illustrative purposes only.

As noted in the General Provisions #2 of the PUD, given the magnitude of the development within the property associated with this PUD and the timeline it will take to develop, it is essential that the Sign Standards be approved with the understanding of inherent flexibility. In granting approval, the City shall allow variations for the purposes of establishing the sign standards. These variations will be granted through an administrative process and approved by the director. Sign design and details shall be covered under separate Planned Sign Programs (PSPs) submitted for city review and approval. A PSP for signs within Planning Area A shall be approved prior to or concurrent with approval of the first site plan within Planning Area A. A PSP for signs within Planning Areas B-I shall be approved prior to or concurrent with approval of the first site plan within any of those Planning Areas.

- Applicability.**
 - Permits.** All signs, including the replacement, repair, or major alteration of a sign, require a permit prior to installation unless specifically exempted by this PUD. Community development department staff shall review sign applications for consistency with this PUD, and the building official shall be responsible for issuing sign permits.
 - Change of copy.** Once a structure receives legally conforming status from the city, the sign copy may thereafter be changed without a permit. All other copy changes, such as painted signs or channel lettering, shall require a sign permit. Where a sign frame or structure has been approved as a changeable copy sign, subsequent changes of copy only shall not require a permit.
 - Interpretation.** This chapter is not intended to and does not restrict speech on the basis of its content, viewpoint, or message. No part of this chapter shall be construed to favor commercial speech over noncommercial speech. Messages may be changed without the need for any approval or permit, provided that the size and structure of the sign are not altered. To the extent any provision of this chapter is ambiguous, the provision shall be interpreted not to regulate on the basis of the content of the message.
 - Abandoned signs.** Abandoned signs must be removed or covered upon determination of their abandonment. At the time that either a portion or all of a sign, sign frame, sign components, or sign supporting structure are no longer in use for a period of 90 consecutive days, the sign frame, sign components, or sign supporting structure shall be brought into conformance by removal or the placement of a new permitted conforming sign, components and structure.

Exempt signs.

The following signs are exempt from the sign permit process provided the sign meets all other applicable requirements and any other applicable building and electrical code. Unless specifically noted, exempt signs do not count towards the sign allowance specified for Planning Areas.

Any sign beyond the limits of this section shall require a permit and be subject to other general sign limits and standards.

- Required signs.**
- Temporary signs.** Temporary signs associated with approved temporary uses, provided that the schedule for display and removal of the signs is set out in the temporary use permit.
- Construction site sign.** Up to three site signs per street frontage are allowed as follows:
 - Construction site signs for all residentially developed properties shall not exceed seven square feet of sign area per face and five feet in height. Properties greater than 2½ acres are allowed up to one 32-square-foot sign;
 - Construction site signs on nonresidential zoned properties with less than 200 feet of lot frontage shall not exceed 24 square feet of sign area per face and eight feet in height;
 - Construction site signs on nonresidential zoned properties greater than 200 feet and less than 500 feet of frontage shall not exceed 32 square feet of sign area per face and eight feet in height;
 - Construction site signs on nonresidential zoned properties with greater than 500 feet of frontage shall not exceed 64 square feet per sign face and ten feet in height; and
 - The sign may be displayed no more than 45 calendar days before and 45 calendar days after the completion of construction.
- Cornerstone sign.** A cornerstone may be up to a total of four square feet in size.
- Directional on-premises sign.** A property may have any number of directional on-premises signs sufficient to safely direct customers to key locations.

Planning Area	Maximum Area per Sign
PAs -A, -B, -H, & -I	250 sf per sign
PAs -C, -D, -E, -F, & -G	150 sf per sign

- Yard and site signs.** Yard signs and site signs are allowed in all Planning Areas of the Cascadia PUD and are subject to the following provisions:
 - The total cumulative sign area allowed for yard signs is as follows:

Lot Size	Less than 1/4 acre	Over 1/4 acre to 1 acre	Over 1 acre to 3 acres	Over 3 acre to 5 acres	Over 5 acres
Sign allowance (cumulative square feet)	64 sf	128 sf	192 sf	224 sf	256 sf
 - No individual sign shall have a sign area that exceeds 32 sf.
 - Yard signs and site signs may be located on a property only with the consent of the property owner, authorized property manager, or legal tenant.
 - In no event shall a yard sign or site sign be posted or displayed in a manner or location that limits sight visibility to the traveling public or in such a way that creates a vehicular or pedestrian traffic obstruction or hazard. If any yard sign exceeds six square feet, it is counted towards any applicable standards of Construction Site Signs.
- Flag.** Flags are allowed which do not exceed a maximum size of 150 sf in size per flag. A total of 300 sf flag area is allowed per property.
 - No part of any flag when fully extended shall protrude over any public right-of-way or property line in any direction.
 - The freestanding maximum mounting height of flags shall be equal to or less than the maximum building height allowed in the Planning Area in which the flag is located or ten feet above the height of the principal structure on the premises, whichever is less.
 - The flagpole for any individual flag over 100 sf must be set back at least equal to the flagpole height from the property line.
- Holiday decoration.** Temporary decorations, lighting, or displays which are clearly incidental to and customarily and commonly associated with any national, state, local, religious, or commonly celebrated holiday shall be displayed not more than 60 days prior to the holiday and no more than 30 days after the holiday. The decorations may be of any type, number, size, location, illumination, or animation if the decorations are located so as not to conflict with traffic regulatory devices or create a traffic hazard.
- Incidental sign.** The combination of incidental signs shall not exceed 2 square feet in sign area per building

- entrance.
- Interior signs.** Signs within a building, or other signs interior to a development and not legible beyond the boundaries of the property on which they are located, and which are not intended to attract off-site attention, shall not be counted for the purpose of zoning regulations toward sign calculations.
 - Portable sign.** One portable sign is allowed per storefront if it can meet all of the following conditions:
 - Is located within 20 feet of the principal public entrance to the tenant or occupant that displays the sign;
 - Is no larger than six square feet per face and no greater than 48 inches in height;
 - Is located outside of clear vision zones identified in the Greeley Municipal Code;
 - Is in place only during hours of operation;
 - Is not posted or displayed in a manner or location that limits sight visibility to the traveling public or in such a way that creates a vehicular or pedestrian traffic obstruction or hazard;
 - Two immediately adjacent tenants or occupants may share a single sign, not to exceed the standards listed above; and
 - Any portion of a portable sign located within the public right-of-way must be authorized by a right-of-way revocable sign permit from the city.
 - Public sign.** Public signs may be of any type, number, area, height above grade, location, illumination, or animation required by the law, statute, or ordinance under which the signs are erected. Public signs, government signs, and signs on public bus benches and/or shelters in the right-of-way shall not be subject to a right-of-way revocable sign permit. Signs on governmental property outside of the right-of-way shall require a right-of-way revocable sign permit.
 - Subdivision or multi-family entry signs.** Detached wall signs or monument signs that are located within 40 feet of a street intersection that provides entry into a subdivision or multi-family complex, provided that they are no greater than 20 square feet in sign area, including all sign faces, and not greater than six feet in height. Two residential complex identification signs are allowed per intersection.
 - Vehicle signs.** It shall not be a violation of this chapter if the vehicle to which a sign is mounted, painted, or otherwise affixed is used for travel between home and work or is temporarily parked away from the business premises while being used to provide the business' services or products, or as personal transportation for the vehicle operator. A parked vehicle that contains or displays signs is allowed when:
 - The sign does not extend more than one foot above the roofline of the vehicle;
 - The vehicle is not illuminated or does not have flashing signs;
 - The vehicle is licensed and operable; and
 - The vehicle is in use or legally parked.
 - Wind-driven devices.** The following devices, which are designed to move with wind or forced air, are allowed as follows, provided that signs are not affixed to the device. Wind-drive devices may be displayed for no longer than 45 days. No more than 3 wind-driven devices per lot:
 - Pennant.** A pennant flag may be a maximum of one square foot per flag face, and pennant lines shall be no longer than the front lot line or exceed the height of the building. For residentially zoned properties, pennants are allowed for open house events only three days per year. For commercial and industrial zoned properties, pennants are allowed on a single property for any length of time, provided they are maintained and in good condition.
 - Ground kite.** Ground kites are allowed only in commercial or industrial zoned properties as follows:
 - Ground kites shall be affixed to the ground and shall not exceed two feet wide and eight feet tall.
 - One ground kite is allowed for every 25 feet of lot frontage.
 - Sky dancer.** Sky dancer devices are allowed only in commercial and industrial zoned properties as follows:
 - Sky dancers shall be affixed to the ground and shall not exceed two feet wide and eight feet tall.
 - One sky dancer is allowed for every 50 feet of lot frontage, with a maximum of three for each property.
 - Wind signs.** Wind signs cannot be used in combination on a property, unless approved in advance with a temporary sign permit.
 - Window sign.** A window sign is allowed but shall not exceed 25 percent of the glass surface of individual window panes visible from the public right-of-way.

Prohibited signs.

Except for signs within buildings and not legible or intended to attract the attention of persons outside the building, or signs interior to a development, the following signs are declared to be a public nuisance and are prohibited in all Planning Areas. They must be removed unless determined to be legally nonconforming except as provided in this PUD:

- Exposed incandescent, high-intensity exposed light bulbs.** The use of exposed light bulbs independently or as a sign or portion of a sign visible from any property line on which the sign is located is prohibited.
- Flashing, animated or imitating signs, including signs that have moving, blinking, chasing, scrolling, or other animation effects.** (Other than EMD signs as permitted within this PUD) Signs either inside (including, but not limited to, open signs and electronic display signs, etc.) or outside of a building and which are legible from a public right-of-way must be removed except as follows:
 - Time and temperature messaging, which changes its message instantly and does not change copy more frequently than every once every three seconds; or
 - Electronic message boards used by the city or other public agency to address a health, safety, or welfare matter.
- Imitating sign.** Regardless of any clear safety concerns are present.
- Off-premises signs,** except as follows:
 - Temporary real estate signs which are located on a common area outlot, approved by the property owners' association; and
 - When two or more adjacent landowners collocate signs on a single sign structure or on a shared property line through a legally binding agreement.
 - In PAs -A, -B, -H, and -I, off-premises signs (including supporting structures) used for commercial or non-commercial messages are permitted only along Highway 34 frontage and Highway 257 frontage. Off-premises signs are not permitted in PAs -C, -D, -E, -F, and -G.
- Nongovernmental signs on public utilities.** No sign may be attached to utility poles or other public structures within the public right-of-way, except as specifically authorized by the city.
- Roof signs**
- Right-of-way signs.** Except as otherwise permitted elsewhere in this PUD, no signs other than regulatory signs are allowed in the public right-of-way, except as provided by a right-of-way revocable sign permit.
 - In addition to all other enforcement authority available to the city, the city may also remove or cause to be removed any illegal or unauthorized sign from the public right-of-way without notice to any party. The cost of removal as may be assessed by the city is the responsibility of the owner of the sign or, if unknown, the property owner.
 - The city shall have the authority to dispose of all unauthorized or illegal signs removed from the public right-of-way without notice to the owner of such signs. The cost of removing and storing of removed signs as may be assessed by the city shall be the sole responsibility of the owner of the sign.

Standards applicable to all signs.

- General standards.**
 - With the exception of real estate, election, ideological, and prohibited activities signs, signs shall not be permitted unless there is a primary structure on the parcel. In PAs -A, -B, -H, and -I, off-premises signs (including supporting structures) used for commercial or non-commercial messages are permitted only along Highway 34 frontage and Highway 257 frontage. Off-premises signs are not permitted in PAs -C, -D, -E, -F, and -G.
 - All signs shall comply with the adopted building and electrical codes, model traffic code, historic preservation, and other codes and ordinances as adopted by the city. All electric signs shall comply with and bear independent testing laboratory labels. In the event of any conflict between any of these codes or ordinances and this chapter, the more restrictive provision shall apply.
 - No person may damage, destroy, trim or remove any trees or shrubs located within the public right-of-way for increasing visibility of a sign. The director may authorize this work through an approved use by special

- review, site plan, or any other land use zoning permit.
- Sign lighting.** Signs may be internally illuminated, backlit, or illuminated by down-lighting or by ground-mounted light fixtures that illuminate only the sign face and base and shall conform to the following:
 - Illuminated signs for all residential development or illuminated signs on nonresidential development immediately adjacent to residentially zoned properties shall either have an opaque background and translucent letters or letters without background lighting;
 - In no case shall sign lighting create more than 0.1 footcandle impact on habitable residential uses in residentially zoned areas;
 - Neon lighting shall only be permitted within the lettering or logo of a sign;
 - Illumination of the sign face by down-lighting or ground-mounted light fixtures shall not exceed 50 footcandles as measured on the sign face; and
 - Flashing or strobe lighting shall not be permitted, whether used as part of a sign or to draw attention to a site or location.
 - Construction and maintenance standards.**
 - All signs and sign parts, portions, and materials shall be manufactured, assembled, and erected in compliance with all applicable state, federal, and city regulations and the adopted building and electrical codes.
 - All signs, including those exempt from sign permits, shall be maintained and kept in good repair, and in conformance with the original sign permit. A sign that is maintained and kept in good repair shall meet the following criteria:
 - All sign supports, braces, guy wires, anchors, and related screening are kept in repair, in a proper state of preservation.
 - There is no evidence of deterioration, including chipped or peeling paint, rust, corrosion, fading, discoloration, broken or missing sign faces, text, logos, graphics, or other elements of the sign.
 - There are no missing, flickering, or inoperative lights that create a perception of deterioration or abandonment of the sign.
 - Any non-maintained sign shall be repaired or replaced within 15 calendar days following notification from the city, unless the owner receives a written extension from the City to repair or replace the sign. Noncompliance with such notice shall constitute a nuisance subject to enforcement actions.

Permitted sign allowances.

This section provides allowances and standards for specific types of permitted signs.

- Awning sign.**
 - Awning signs greater than 25 percent of the exterior surface of the awning shall be permitted and count to the wall sign allowance.
 - The entire surface of the awning shall be considered the sign.
 - The entire illuminated exterior area of an internally illuminated sign shall be included in the calculation of the sign area.
 - Any portion of an awning sign projecting over the public right-of-way must obtain a right-of-way revocable sign permit.
- Canopy sign.**
 - If the canopy is attached to a building, all or a portion of the available wall sign allowance may be transferred to the canopy, subject to setback provisions.
 - If the canopy is a freestanding structure, all or a portion of the available freestanding sign allowance may be transferred to the canopy, subject to setback provisions and height.
- Electronic messaging display (EMD).**
 - EMD signs are allowed only within PAs -A, -B, and -I and for institutional uses in any PA. EMD signs require an administrative site plan review subject to the process and criteria of the Greeley Municipal Code.
 - Cascadia may include up to 3 signs with electronic messaging displays of up to 700 sf per digital messaging board in PA-A and 525 sf per digital messaging board in PAs -B & -I. Signs may be located as noted within the following exhibit. Each EMD is not counted towards the permitted sign allowance, as permitted in the tables below.



Note: Sign locations are approximate. Final locations to be determined as part of a Planned Sign Plan.

- Freestanding and monument signs.** The following table provides the allowance for permitted freestanding signs:

	PAs -E, -F, & -G	PAs -C & -D	PAs -A, -B, -H, & -I
Size	Max. of 250 sf	Max. of 250 sf per sign face	700 sf per sign face (along Highway 34 and State Highway 257) 250 sf per sign face all other frontages
Height	12'	30'	40'
Quantity			
Less than 200' of frontage	1 freestanding sign in place of one allowed wall sign; OR Allocate a percentage of the wall sign allowance to a freestanding sign, provided the cumulative wall and freestanding sign size does not exceed the maximum allowed for either category	PA-C - 2; PA-D - 1 freestanding sign in place of one allowed wall sign; or allocate a percentage of the wall sign allowance to a freestanding sign, provided the cumulative wall and freestanding sign size does not exceed the maximum allowed for either category	Adjacent to Highway 34 - 2 (per PA) Adjacent to 131st - 1 (per PA) Adjacent to CR 17 - 1 (per PA) Adjacent to 4th Street - 2 (per PA) Adjacent to SH 257 - 2 (per PA)
200'-499' of frontage	1 freestanding sign		
500'+ of frontage	2 freestanding signs		

- All freestanding signs shall have a base covering at least 25 percent of the sign width, unless there is less than two feet clearance from the bottom of the sign.
- Where two or more property owners share a common lot line, the property owners may combine the lot frontage for the purpose of sharing a freestanding sign on or near the common lot line.
- If a lot has more than one street frontage, such as with corner lots, up to two cumulative lot frontages may be used to determine the maximum number of signs.
- Noncontiguous lot frontage is calculated separately.
- Monumentation signs within the Entertainment District may be subject to the following general standards:
 - May feature two electronic messaging display faces up to 700 sf each and feature text up to 90 ft in length with letters up to 7 ft in height.
 - Material finishes may include concrete, stone, architectural precast concrete, manufactured stone and wood products, aluminum, wood, metal, plastic translucent panels, illuminated sign panels, electronic messaging displays or video boards, or other similar materials. Materials will be determined with a Planned Sign Program.
 - Monument signs may be of a variety of forms and sizes from typical sign shapes to more organic and natural profiles.
 - Individual letters may be several feet in height and long bands of text are allowed.



Conceptual EMD and Monument Sign. Graphic is conceptual and subject to change.

- Projecting wall sign.**
 - A projecting sign shall not be higher than the top of the wall or the bottom of the roof eave.
 - A projecting sign must have eight feet clearance from grade and may not extend more than four feet from the building wall except where the sign is an integral part of an approved canopy or awning.
 - A projecting sign is included in the total wall sign allowance.
 - A projecting sign over public right-of-way must obtain a revocable sign permit.
- Wall signs.** The following table provides the allowance for permitted wall signs:

Planning Area	Principle Building Frontage	Secondary Building Frontage	Maximum Area per Sign
PAs -A, -B, -H, & -I	1.5 sf	1 sf	1,000 sf per sign
PAs -C, -D, -E, -F, & -G	1.5 sf	1 sf	250 sf per sign

- Except for within PA-A, no wall sign may be attached to or displayed against any parapet wall that does not extend at least 75 percent of the perimeter of the roof enclosed by the parapet. No sign shall exceed the height of the parapet wall. This standard does not apply to an existing building as of the date of the adoption of this PUD.
- Except for within PA-A, no wall sign may extend above the roofline of a building except as permitted on a parapet wall.
- Except for within PA-A, no wall sign may be displayed on the wall of a mechanical room or penthouse or other such enclosed space which is not habitable by the occupants of the building.
- No sign, including any light-box or other structural part, shall exceed a depth of 20 inches.
- Public and institutional uses.** Nonresidential institutional and public uses allowed in residential districts shall comply with the standards required per the Planning Area they are located. Public schools are encouraged to comply with the same standards as other public or institutional uses.
- Planned unit development (PUD).** The provisions in this chapter shall be used to guide signs within planned unit development (PUD) requests.
- Temporary signs.**
 - Temporary signs shall be allowed per tenant in addition to the amount of permanent signs that is otherwise permitted. Temporary signs shall require a temporary sign permit according to these standards.
 - The total amount of temporary signs shall not exceed the following:

Planning Area	Maximum Area per Sign
PAs -A, -B, -H, & -I	1,000 sf per sign
PAs -C, -D, -E, -F, & -G	250 sf per sign

Except for the following (up to 2 of the following signs are permitted):

- Temporary monument signs in the following style are permitted and shall not exceed 25' in height and 52' in width.



Note: Conceptual design and scale. Subject to change.

- Temporary signs shall be allowed for a time specified within the temporary sign permit application.
- Temporary signs associated with a temporary use under the provisions of section 24-405 of the Greeley Municipal Code and the Land Use Matrix of this PUD.** Any temporary use longer than 60 days will require director approval. The temporary sign permit may be extended for up to an additional 30 days, provided the director has granted an extension of the associated temporary use.
- Any property that contains an outdoor electronic messaging display shall not be permitted to have an additional temporary sign allowance. This standard does not apply to PAs -A, -B, -H or -I.
- Balloons, inflatable signs and other inflatable objects containing text and/or graphics, which have a total visible area (individually or combined) that does not exceed 33 square feet shall be considered a temporary sign and shall require a sign permit. Balloons that do not contain text and/or graphics shall not require a sign permit. No balloon, inflatable sign, or other inflatable objects shall exceed the height of the principal building on the site, shall not extend over the public right-of-way when fully extended, shall not impede pedestrian or vehicular traffic.
- Searchlights or beacons shall be considered temporary signs and shall require a sign permit. Searchlights or beacons shall not be placed or used in such a way that impedes pedestrian or vehicular traffic, or results in light or glare at grade. Searchlights and beacons are only permitted within PAs -A, -B, -H, and -I.

DATE:

01 Sub: 7/11/25

02 Sub: 7/25/25

03 Sub: 8/8/25

04 Sub: 8/18/25

SHEET TITLE:

Design Standards

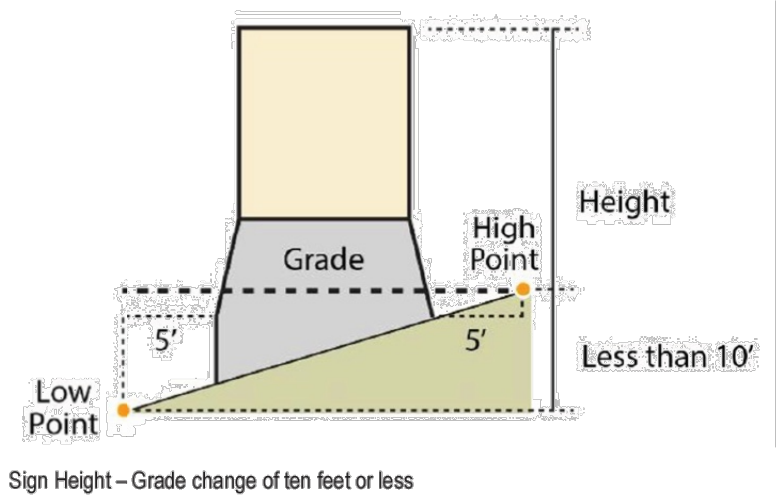
Cascadia

Planned Unit Development

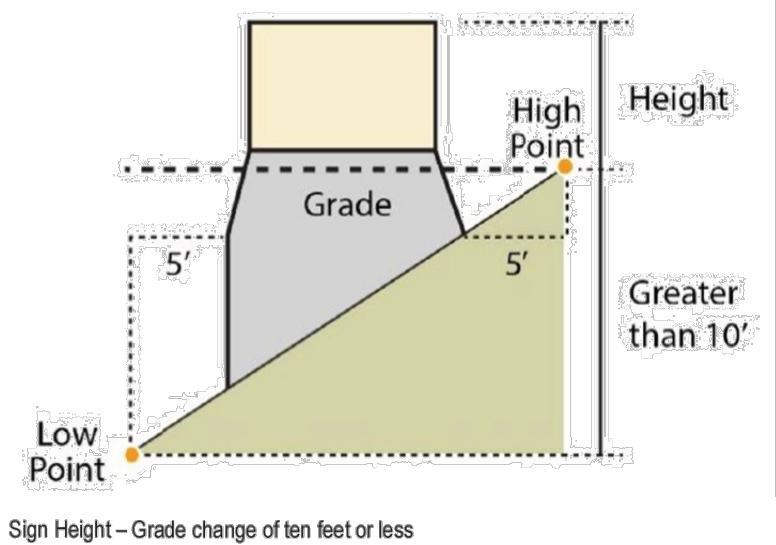
Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

Sign measurements and interpretation.

1. **Sign area.** The area of a sign is measured by determining the total sign face, which includes the backing and the frame of the sign.
- a. The area of a sign shall be measured utilizing a continuous rectilinear perimeter of not more than 12 straight lines, the extreme limits of writing, representation, lines, emblems, or figures contained within all modules, together with any air space, materials or colors forming an integral part or background of the display or materials used to differentiate such sign from the structure against which the sign is placed. For replacement of existing signs, the applicant may choose to utilize an exact calculation of sign area in lieu of this requirement.
- b. Freestanding signs in Planning Areas other than monumentation signs within PA-A are subject to the following requirements:
A freestanding sign area and its support structure may be equal in size to 1½ times the maximum-sized sign allowance at that location. The base of a monument sign shall not be counted as part of the calculation, provided that:
- i. The base does not account for more than one-third of the combined area of the sign face and the base; and
- ii. At least 60 percent of the bottom edge of the sign, including its supports and structure, has contiguous contact with the ground. Where the base has an unusual shape, such as circular or diamond-shaped, the bottom of the base shall be determined by measuring at a point that is one-third of the distance from the ground to the top of the base; and
- iii. Any portion of the base that contains a sign will be counted, with the exception of a numeral address that is clearly incidental to the sign.
- c. The area of a sign which has multiple sign faces not parallel to the right-of-way, such as V-shaped, triangles, or cubes, shall be calculated using the total of all faces which may be viewed at the same time from the public right-of-way or adjacent property.
- d. All writing, representations, emblems, or figures forming an integral part of a display used on an awning to identify, direct or attract the attention of the public shall be considered to be a sign for the purposes of measurement.
- e. Internally illuminated awning signs that are translucent, with backlighting, shall include the entire area of the awning in the calculation of the sign area. (See also *Awning sign* within these Sign Standards.)
2. **Sign height.** The height of a sign shall be determined by measuring the vertical distance from the adjacent grade to the highest point of the sign or sign structure. For purposes of this section, "grade" as a point of measure shall mean either of the following, whichever yields a greater sign height:
- a. The elevation of the highest ground surface within a five-foot horizontal distance from the leading edge of the sign, when there is less than a ten-foot difference between the highest and lowest ground surfaces within a five-foot horizontal distance from said sign; or



- b. An elevation ten feet higher than the lowest ground surface within a five-foot horizontal distance from the leading edge of the sign, when there is greater than a ten-foot difference between the highest and lowest ground surface within a five-foot horizontal distance from said sign.



3. **Orientation.** The principal orientation of any sign shall be determined by the director in accordance with the intent and standards of this chapter, street classification, and the following:
- a. The orientation of a freestanding sign is to the nearest public right-of-way to which it is perpendicular or parallel;
- b. The orientation of a wall sign is to the nearest street with the highest traffic volume;
- c. The orientation of a projecting wall sign is to the nearest street with the highest traffic volume and to which the sign is most nearly perpendicular;
- d. The orientation of all other signs, including canopy signs, shall be to the nearest public right-of-way.
4. **Sign setbacks.** Sign setbacks are the minimum distance required between the apparent centerline of the right-of-way and any portion of a sign or sign structure. Where the property is adjacent to a frontage road, the centerline of the highway to the leading edge of the sign is used to determine setback (i.e., frontage road is disregarded for calculation of the setback).

Relief from standards.

1. **Alternative compliance/Variances** to the dimensional standards established in this section shall be granted through an administrative process and approved by the director as general as part of General Provisions found within this PUD.

PARKS REQUIREMENTS

Purpose and Intent.

The Park standards emphasize the importance of well-designed public spaces, in shaping Cascadia's community image and identity. These standards promote the integration of parks, trails, open space, natural space and common areas into the fabric of neighborhoods to create a cohesive and functional public realm. They prioritize the quality, context, and multifunctionality of these spaces – supporting ecological, recreational, aesthetic, and urban design goals. The standards also encourage civic focal points, sustainable design practices, and alignment with the city's master plans for parks, trails, and natural areas in the following ways:

- Being broadly accessible to the public,
- Including natural or landscaped open space where functionally appropriate,
- Supporting a range of active and passive uses, and
- Encouraging a range of unstructured use as well as organized activities appropriate to the type and purpose of the space.

Any standards, provisions or alternative solutions proposed to meet Parks requirements of this PUD not explicitly stated in this PUD shall require administrative approval as an amendment to this PUD.

The following standards shall replace Section 24-302. of the Greeley Municipal code, except as otherwise noted.

1. **Required Parks – Quantity.** All residential subdivision applications within this PUD shall meet Park Requirements in the following quantity:

	Requirement	Formula
Total acre requirement	9.75 acres / 1,000 people	Units x 2.74 people / unit x 0.00975 acres / person

2. **Park Dedication.** Park dedication requirements may be fulfilled by any of the following methods (or combination thereof):
- a. Land Dedication to the City of Greeley (for any of the types listed in *Section 3*, below); and/or
- b. Cash-in-Lieu of land dedication paid to the City of Greeley; and/or
- c. Parks, Open Space, Trails and/or Recreational/Entertainment Facilities that are developed, owned and maintained by a public, quasi-public or private entity (City, Developer, Metropolitan District, HOA, or similar),
- d. All land and facilities attributed to Park dedication shall remain broadly accessible to the public to the degree appropriate for the type of use, facility or space.
3. **Meeting Park Requirements.** Meeting Park Requirements (other than through cash-in-lieu payments), may include any of the following:
- a. **Parks** – include land developed with passive and/or active uses. They may include programmed sports facilities, play equipment, informal and formal sports and multipurpose fields, sports courts, trails, group picnic areas, gardens, water features, dog parks, gardens, plazas, courtyards, trail connections, water features, natural areas associated with more active areas, and other/similar improvements.
- b. **Plazas and Courtyards** – include spaces that are characterized as highly pedestrian-oriented spaces that are primarily paved and provide a compact park environment within higher density and more intensive use areas. They are centers of activity throughout the year and should be designed for year-round use. Plazas are typically located adjacent to a street, providing visibility and access from the adjacent street or walkway system. Courtyards may be enclosed on multiple sides by buildings, with at least one side visible from a street or walk, conveniently accessible for public use.
- c. **Open Spaces** – include areas that are largely maintained in a natural condition, or designed as such, which may or may not include activated uses, such as water features, trails, benches, and other/similar improvements.
- d. **Trails** – include significant trail corridors (including the land associated with the trail improvements) that provide a greater level of connectivity between regional locations and amenities in the area, provide unique pedestrian opportunities and environments, provide extended e-mobility improvements and connectivity, or other/similar improvements.
- e. **Uses** – includes land, facilities and site improvements associated with projects that are designated for publicly accessible City, regional or significant community recreational and/or entertainment uses (i.e. arenas, youth ice hockey facilities, indoor/outdoor water parks, equestrian centers, and others).
- f. **Neighborhood features and common area systems** – includes creation of substantial: pocket parks (min. 2.0 acres), civic spaces (min. 20,000 sf), or other open land features (min. 4 acres) operated and owned by a metropolitan district, homeowners' association or other governing entities for any other public, common, or private purpose. These areas shall be coordinated with the design and location of street networks, parks and trails to better leverage a system of parks, trails, open lands, and civic spaces throughout the area.
4. **Additional Park Dedication Standards.**
- a. Existing residential dwelling units within a subdivision shall be excluded from the calculation of the park dedication requirement.
- b. Meeting Parks Requirement through any means stated above or that are developed within any of the Planning Areas in the PUD may be credited towards meeting the requirements of any uses in the PUD that requires Park Requirements calculations to be met. This includes the following improvement areas and minimum acreages (see table below): *if during the site planning/subdivision process these areas increase or decrease in size, the actual acreage of these Park Features shall be applied towards meeting the Parks requirements of this PUD.*

If any future Park dedications are required by development within this PUD beyond the acreages of the Park Features included in the table below, they shall follow Park Land Dedication requirements outlined in City Land Development Code at the time of subdivision application.

Standards and requirements specific to each potential Park Feature to enable eligibility as a Park are described below. Other similar Park Features may be proposed that meet eligibility as a Park when similar features, improvements, and/or uses are included.

Park Feature	Acre (+/-)	Character
Youth Ice Hockey Facility	5.0	Includes Ice Hockey Facility and supporting site plan acreage and improvements, such as drop-off/pickup, parking, landscape areas, entrances, and other similar improvements.
Plaza	5.0	Includes hardscape and softscape areas, various activity areas, an amphitheater, water features, multiple pedestrian areas and connections, and other similar improvements. Includes Transit Hub Pedestrian Connection that connects to Plaza.
Indoor / Outdoor Water Park	9.3	Includes Indoor/Outdoor Water Park facilities and supporting site plan acreage and improvements, such as drop-off/pickup, parking, landscape areas, entrances, and other similar improvements.
Cascadia Falls Park	22.5	Includes a range of amenities such as water course/ falls, fountains, ponds with varied amenities, adjacency to restaurants/retail uses, trails/pedestrian nodes, and other similar improvements.
Equestrian Center	15.0	Includes an equestrian facility intended for both private use and public access. Features are intended to include barns, arenas, various types of pens, parking, pasture riding areas, trails, and other similar improvements. Provide trailer parking, restrooms, and water access to support all users.

Park Feature	Acre (+/-)	Character
Arroyos / Open Space Park (north of 4th Street between PAs -C & -D/-E)	22.6	The intent within this PUD is to generally protect significant natural areas and their ecological functions while allowing for practical and flexible development that allows a range of land uses within and adjacent to them and promotes community access and recreational features. Planning and design of these areas is intended to support native (or naturalized) plant and animal communities and retain their ecological value over time, as appropriate. Includes the area north of 4th Street, between PA -C & PAs -D/-E. Features are intended to include water features, ponds, water falls, trails of various types, smaller park areas, and other similar improvements. Areas within the PUD identified as having ecological significance or natural open space value (as defined by a qualified environmental consultant) should be prioritized for context-sensitive integration into the site design. Minimize development footprints near these features through design techniques such as clustering, use building envelopes, reduced street impacts through the use extended length cul-de-sac, and transitional landscaping to buffer and enhance habitat edges. Allow vehicular, pedestrian and other crossings and integrated stormwater and enhanced water feature design within arroyos when necessary or desired, provided habitat disruption is minimized and/or mitigated. Crossings should be designed with appropriate low-impact solutions and materials, vegetated swales, or similar ecologically sensitive treatments, where appropriate. Provide at least one public access point to each natural corridor, with clearly marked signage and pedestrian connectivity to the broader trail and sidewalk network. Private HOA-only access is prohibited for park land dedication purposes. If a shared ownership model is proposed, access easements must be recorded to ensure long-term public benefit and connectivity.
Key Trail Corridors / Regional Trails (internal to PUD north of 4th Street and Regional Trail segments along CR 17, Hwy 24 and 131st Ave)	14.2 (plus acreage for Regional Trail corridors)	Includes areas east of PAs -E/-F, through PA-F, and south of PA-G. Features include trails of various types, a regional north-south Mobility Trail that connect the Cascadia Catalyst area with regional destinations to the north (Windsor, etc.), and other associated improvements. Connectivity to Arroyos del Sol is provided in the open space corridor located south of PA-G. The trail system should use best practices to connect significant PUD features to connect residents and visitors in a manner that meets connectivity objectives, ADA and other applicable regulations. Lighting and signage should be provided at major junctions. Multi-use trail design should consider best practices related to safety, accessibility, and enjoyable user experience for shared-use corridors (e.g., golf carts, pedestrians, cyclists, equestrians) to interact appropriately, based on the types of trail users. Ensure public trail segments remain accessible to equestrian and non-equestrian users where applicable, with posted etiquette signage and proper maintenance of shared routes. Portions of regional trails located within the PUD will be constructed as follows and as described in this PUD: - County Road 17: (the Regional Trail incorporated as a 12' min. trail within the arterial road right-of-way and related improvements), - Hwy 34/131st Avenue alternative alignment along 131st Avenue, 4th Street and CR 17 roadway corridors: (the Regional Trail will be accommodated as a combined trail within the 16' wide e-mobility trail along 131st Avenue and continues west along 4th Street to the arroyo, then will extend west from the arroyo to CR 17 via a 12' wide sidewalk/trail associated with the 4th Street improvements), These trails will be implemented using the standards for construction of the then current design and construction specs and associated guidance documents related to trail width, materials, and features (as long as these trails are designed to fit in those corridors without requiring acquisition of additional off-site land). These trails may be located within the rights-of-way for these roads and designed as a part of those road sections. Any required deviations, as related to roadway design improvements will be taken into consideration to avoid redundant trail or sidewalk improvements in these corridors. Regional trails will be managed, maintained, and owned by the City of Greeley (or the General Improvements District or a metropolitan district) once accepted by the City (or appropriate entity) as constructed to spec, and applicable trail regulations will apply at that time. Internal trail and sidewalk system improvements should connect to regional trails for ease of travel for users.

Park Feature	Acre (+/-)	Character
All future remaining Park Land Dedication requirements of this PUD shall be met by using the Land Development Code	Any remaining acreage requirements (not met by the Park Features described above)	Includes other parks of various sizes that are intended to meet parks and recreation needs, including neighborhood, community and/or regional parks. The parks will most likely be located in or near residentially-oriented neighborhoods within Cascadia, or within an accessible proximity to such neighborhoods. These are preliminarily located in PAs -E, -G, -H & -I due to likely residential proximity, which promotes pedestrian or more optimal accessibility. Sizes and programs for amenities for each of these parks will be determined during the subdivision or site plan review/approval process for adjacent use areas within these Planning Areas. Locations are approximate and may vary within the Planning Area as needed. For any remaining required Park acreage needed for this PUD beyond the listed Park Features, the City and Developer will agree on any necessary adjustments to meet the remaining acreage requirement per the Land Development Code intended to meet requirements of the PUD. Additional Parks/Park Features (not considered as typical Neighborhood, Community or Regional Parks) may also fulfill these remaining Future Park land requirements in this PUD, if needed. For any remaining future Park Land Dedication requirements, cash-in-lieu of land dedication may be used when the Developer and the City agree that cash value of land to be more appropriate in satisfying the needs of the proposed subdivision than land within the proposed subdivision. Cash-in-lieu of land dedication for meeting Parks requirements in this PUD shall be provided per the Land Development Code standards.

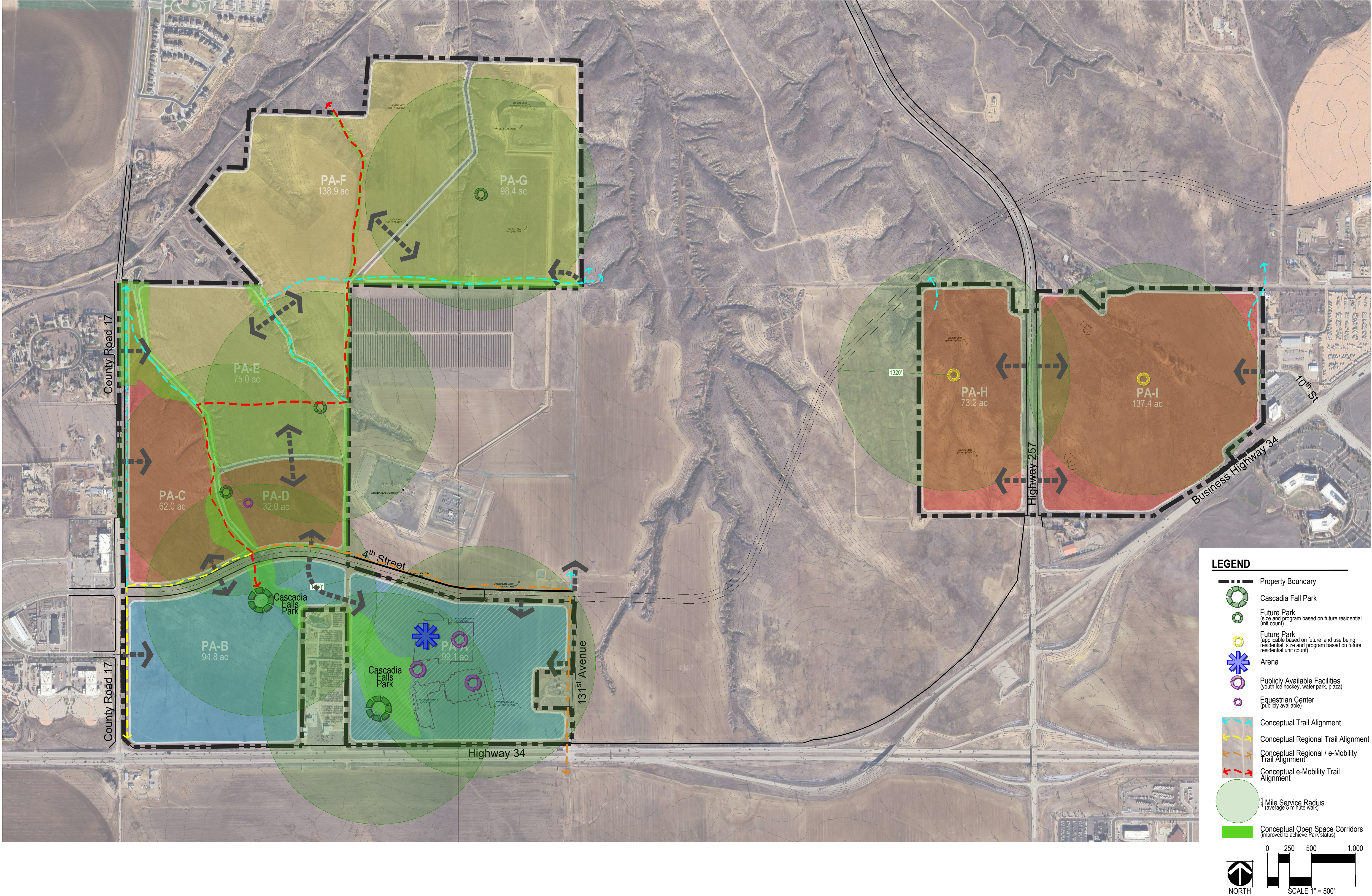
- c. Land proposed to meet Park Requirements shall be clearly identified on any submitted plat including the number of acres for each site and the total acreage proposed for city park dedication within the PUD.
- d. Land intended to meet Park Requirements may include drainage improvements, including improvements required to serve regional needs, as long as these drainage areas are integral to a Park, Trail, or Open Space, and/or include substantial amenities and park-like features appropriate for the type of space it is associated with (i.e. arroyo feature with a trail corridor, Cascadia Falls Park with the cascading water features and associated drainage solutions, etc.). Typical drainage improvements without these types of improvements are not permitted as Park acreage in this PUD.
- e. The dedication or transfer of land intended to meet Park Requirements shall be by warranty deed, and the title shall be free and clear of all liens and encumbrances, including real property taxes prorated to the time of dedication. In addition, for land dedicated to the city, the applicant shall provide the city with a title insurance policy in the city's name and a certified survey at the time of conveyance.
- f. Land intended to meet Park Requirements shall include adequate site improvements that are appropriate for the type of use associated with such land parcel, and shall include necessary water serviceability.
- g. Land intended to meet Park Requirements shall be dedicated or transferred at the time of final plat.
5. Phasing of Parks. Parks may be located in any Planning Area in this PUD that satisfies Parks requirements generated through subdivision or site plan applications from anywhere in the PUD (i.e. Parks generated in PA-B may be satisfied with Parks in PA-A, etc.). Any Park Features identified in this PUD shall satisfy Parks requirements for any Parks requirements in this PUD.
6. **Cash-in-lieu of Dedication.** Cash-in-lieu of land dedication may be used in satisfying the needs of the proposed uses in the PUD per the discretion of the Developer, as subdivision occurs in a phased manner.
- a. The city will adopt a pre-determined per-acre cash-in-lieu of land for parks amount, that may be administratively adjusted periodically and will be available on file with the community development department. The pre-determined amount will be based on a mass appraisal performed by an independent qualified appraiser using generally accepted appraisal practices. As an alternative to the city's predetermined cash-in-lieu amount, the applicant may submit a proposal for determination of the cash-in-lieu amount. The proposal shall supply supporting information, including at least one report by an independent, qualified appraiser using generally accepted appraisal practices. The supporting information supplied must be adequate to allow the city to evaluate the proposed amount. If the city determines that the alternate proposal is not adequately supported, the city's predetermined cash-in-lieu amount will be applied.
- b. The cash-in-lieu amount will be paid at the time a subject plat is recorded, unless otherwise determined by the city and agreed to in a subdivision improvement agreement.
- c. The city may accept combinations of cash in lieu and land dedication as each plat in the PUD is recorded.

Cascadia
Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres

Project Number: PUD2025-0003

Parks Plan



Cascadia
Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
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833.786 Acres
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ACCESS AND PARKING STANDARDS

The following standards shall replace Chapter 7 Access and Parking Standards of the Greeley Municipal code, except as otherwise noted.

Access and circulation.

1. *Vehicle access.* Vehicle access shall be designed according to the following standards:
- Driveway width and location.* Driveways shall generally be located according to the City of Greeley design criteria and construction specifications for streets. The subsections below provide specific and additional considerations to coordinate access with the streetscape and site design of a particular location.
 - Wherever feasible, adjacent lots with a similar land use shall use shared access to preserve the streetscape and eliminate conflicts with pedestrians and vehicles.
 - Direct access to an arterial street shall be permitted only when the subject property has no other reasonable access to the street system, after considering alternatives such as access from side streets, shared driveways, common frontage lanes, rear alleys, or internal access streets.
 - Where driveway spacing standards for streets limit or prohibit access, shared driveways, common access lanes, or alleys internal to blocks shall be used.
 - Driveway setbacks.* Driveways shall be set back from side or rear lot lines as stated in the following table.

Access	Minimum Setback from Side or Rear Lot Line	Setback from Street Side Lot Line
Driveways for residential lots and buildings with less than 13 units	3'	10'
Driveways for residential lots and buildings with 13-40 units	5'	10'
Driveways for nonresidential access and residential lots and buildings with 41+ units	10' if abutting residential uses or lesser zoning districts; otherwise 5'	20'
Shared access	0', with a portion of the access on each lot, subject to easements	10'

- Internal access streets.* Any single project, lot or site greater than five acres, or lots where access is constrained by driveway standards, shall provide a system of internal access streets that establish access and circulation within the site. Internal access streets:
 - The local street system provided by the development shall provide an interconnected network of streets in a manner that results in blocks of developed land bounded by public and/or private connecting streets, natural areas, parks, irrigation ditches, pedestrian passages, high-voltage power lines, operating railroad tracks and other similar substantial physical features.
 - Shall be designed to mimic PUD cross sections, including sidewalks, landscape amenities, on-street parking, and travel lanes.
 - May be treated as public streets for determining the proper location, orientation, and design of sites and buildings within the project, as appropriate.
 - Shall include a maintenance plan with the associated land use application for the internal private facilities, or designated as common areas for all properties in the project.
- General access design standards.* All access shall meet any accepted transportation impact study recommendations associated with the development and the following design standards:
 - All vehicle stacking or queuing must be accommodated on site and shall not interfere with street traffic.
 - Provisions for circulation between adjacent parcels shall be provided by internal access streets, cross access easements, and other shared access provisions to protect the function, design, and character of public streets.
 - Driveway spacing and design shall be located so that safe ingress and egress are provided, considering the function and the design speed of the street from which the access is provided, and minimizing potential conflicts of all modes of transportation, including pedestrians, bicycles and vehicles.
 - Landscape, buildings, and other site elements at access points shall be designed to meet the sight distance requirements of the Greeley Municipal Code.
 - Any access from a state highway shall only be permitted as authorized and approved by the Colorado Department of Transportation (CDOT). An applicant for any development project with access to a state highway should coordinate with CDOT prior to an application with the city.

2. Sidewalks.

- Generally.* Development sites shall include direct sidewalk connections and circulation at the same or greater frequency as provided for vehicles. Sidewalks shall connect public entrances of buildings and sites to the following, in the most direct manner possible:
 - Sidewalks in the public streetscape or along internal access streets.
 - Parking areas and any perimeter sidewalks, internal walkways or crosswalks associated with the parking areas.
 - Civic or open space, or other common areas designed for active use.
 - Transit stops, stations, or park and ride locations — existing or anticipated.
 - Where connections from sidewalks in the public streetscapes or internal access streets are not practical or are too remote, sites shall provide pedestrian connections to any of the above areas or amenities on adjacent sites, as appropriate. Connections directly to adjacent sites shall be made in any case where the connections by sidewalks on public streets or through access ways result in pedestrian routes greater than 300 ft.
- Sidewalk width.* Internal sidewalks shall meet the requirements of below:

Location	Minimum Width
• Generally; OR • Any residential property	5'
• Along the facade of a commercial or institutional building of 5,000 sf or less abutting a parking area; OR • Along any internal access street	6'
• A primary route between the street or parking area and the building entrance of a residential building serving 24 or more units	
• Along the facade of a commercial or institutional building of 5,001 sf to 19,999 sf abutting a parking area; OR	8'
• A primary route between the street or parking area and the building entrance of a commercial or civic/public use building	
• Along the facade of any commercial or institutional building of less than 20,000 sf with a primary entrance, or similar building with significant public and pedestrian access	10'
• Along the facade of a commercial or institutional building of 20,000 sf or more abutting a parking area or with a primary entrance	15'
• Any access designed for both pedestrians and bicycles	12'
• Along any parking area with vehicle overhangs	+ 2' to other required widths

- Pedestrian amenities.* Sidewalks and internal pedestrian circulation shall be separated from moving vehicles with curbs, landscape buffers, curbside parking, or similar elements of the circulation and open space systems; except crosswalks or other similar limited segments, which may be distinguished by paint, brick, or colored or scored concrete and similar design features that signify pedestrian priority.
- Americans with Disabilities Act.* All internal sidewalks and other pedestrian areas shall meet all applicable Americans with Disabilities Act (ADA) standards and guidelines.

- Alternative compliance.* Alternative compliance to the access and circulation standards in this section may be authorized according to the process and criteria in section 24-208 of the Greeley Municipal Code, and any of the following applicable additional criteria:
 - The standards, when applied to a particular project or street, will adversely impact the function of the transportation network in the vicinity of the site.
 - A specific access management study or plan for a portion of the city or street segment has altered the application of these standards.
 - The context of the project warrants a different access design when considering the functional class of the street, the streetscape design on the particular block, and existing and anticipated adjacent land uses.
 - The location of any paved surfaces may reduce or eliminate setbacks, provided the design adequately addresses potential drainage and screening issues relative to abutting property.
 - Alternatives shall be evaluated balancing the streetscape design objectives, traffic conditions of a particular street segment, and pedestrian needs, and may be approved if the intent of these standards are equally or better met by the alternative.

Required parking.

- Vehicle parking rates.* The following table provides minimum parking requirements, and general categories apply to all similar uses not specifically listed. Where a use is not similar to a general use in the table or could meet more than one category, the director shall determine the appropriate classification based on industry guides and the most similar use in terms of scale, format, and operation. The following criteria shall be used in interpreting the table:
 - Employee rates shall consider the maximum number of employees likely to be on site at one time.
 - Square footage rates shall consider leasable floor area or active area dedicated to the particular use. Where this number is not easily or readily determined, 85 percent of gross floor area may be used.
 - A seating or capacity rate shall consider the total number of seats based on industry standards for typical layouts of buildings or building codes, where actual seating is not yet known.
 - Where uses or sites have components of different uses (i.e., hotel with a restaurant), each component shall be calculated and apportioned under the most applicable rate.
 - Parking within the Entertainment District (PAs -A & -B) is anticipated to accommodate a wide range of events which vary in size including professional hockey games and concerts. As parking will be necessary to accommodate these large attendance ranges, nonresidential uses within the Entertainment District are exempt from maximum parking requirements.
 - Parking for nonresidential uses within PA-A, may utilize hard permeable surfaces or other materials as approved by the director parking areas to fully or partially meet parking requirements.
 - If City of Greeley parking requirements are reduced beyond what is required by this PUD, then the parking requirements of the City of Greeley may be alternatively applied.

Use Category / Specific Use	Minimum Parking Rate
Residential	
Accessory dwelling	1 / unit
Dwellings – Single-family, Two-family, & Row house	2 / unit
Dwellings – Multi-family	1.25 / unit (studio/efficiency)
	1.5 / unit (1 bedroom)
	1.75 / unit (2 bedroom)
	2 / unit (3 bedroom)
	3 / unit (4+ bedrooms)
	+ 1 additional space per 10 required spaces for guest parking
Senior living (independent)	1 / unit + 1 additional space per 10 required spaces to be used for guest parking
Senior living (assisted or nursing)	1 / 4 beds + 2 per 3 employees
Group home (up to 8 units)	Same as dwellings (detached, manufactured) + 2 per 3 employees
Group home (more than 8 units)	1 / 2 beds + 2 per 3 employees
Public/Civic	
Assembly	1 / 3 seats
Entertainment District	Parking needs to be identified at time of development application per parking study approved by director.
Public safety/services	1 per employee + 1 per company vehicle
Hospital	1 / 2 beds + 2 per 3 employees
Library	1 / 300 sf
Museum	1 / 1,000 sf
School	2 / class (elementary or junior) + 1 per 10 students
	1 / 4 students + 1 / employee (senior or higher education) OR 1 / 4 seats of all auditorium or event space, whichever is greater
Commercial	
Retail – Small (under 3,000 sf)	1 / 500 sf
Retail – General (over 3,000+)	1 / 250 sf
Retail – Outdoor display area (generally)	1 / 300 sf
Retail – Outdoor display area (large equipment)	1 / 1,000 sf
Drive-through (restaurant)	100' of stacking (5 cars) per service area, but subject to use-specific performance criteria
Drive-up services (service bays or non-food services)	30' of stacking space (3 cars) per service area
Lodging – B&B	2 spaces + 1 / guest room
Lodging – Hotel/motel	1 / guest room + 1 / 200 sf of restaurant
Medical care	1 / 300 sf for all general office and service areas + 1 / 2 beds (admittance permitted)
	1 / 300 sf generally
Office & services	1 / 200 sf or 1 per patron station, whichever is greater, for any uses with frequent customer visits (i.e., salon, barber, etc.)
Restaurant – general	1 / 100 sf
Restaurant – quick-serve, bar, or nightclub	1 / 75 sf
Health and fitness center	1 / 200 sf
Recreation and entertainment	1 / 200 sf generally – indoor
	1 / 500 sf large-scale – indoor (i.e., skating rink, dance hall)
	1 / 4 seats for uses with fixed seating areas
	1 / 2 active patron station (i.e., 2 per lane bowling; 2 per hole golf course; etc.)
	1 / 100 sf for food and beverage service areas with seating

Use Category / Specific Use	Minimum Parking Rate
Industrial	
Manufacturing	1 / 400 sf (artisan/limited or light)
	1 / 1,000 sf or 2 / 3 employees, whichever is greater (all others)
Agriculture	
All uses	Parking shall be provided based on closest applicable residential, public/civic commercial and/or industrial standards, or combination thereof, as listed above, based on type and general nature of agriculture activities. Director has ability to modify, as needed during future development applications.

- Tandem (front-to-back) garage configurations are calculated the same way as a garage with standard side-by-side configuration for meeting residential parking requirements.
- Required parking may be provided to meet minimum requirements in the form of surface, tandem, driveways, garages, carports, on-street, or any mix thereof.
- Maximum parking.* (Not applicable in PAs -A & -B) Nonresidential uses shall not provide more than 125 percent of the minimum required vehicle parking without documented evidence of actual parking demand based on studies of similar uses in similar contexts. In addition, any parking permitted over 125 percent of the minimum shall require mitigating potential impacts of additional parking through one or more of the following strategies, based on the director's discretion:
 - Utilize all eligible parking reductions permitted by this PUD.
 - Provide shared parking for other uses on the block or adjacent blocks.
 - Utilize alternative surfaces designed to infiltrate stormwater, approved by the director, and subject to installation, maintenance, and performance assurances.
 - Provide additional landscape to screen parking with at least a ten percent increase in the required parking landscape area and at least a 25 percent increase in the amount of landscape material required for the parking.
- Parking reductions.* The parking required by the parking requirements table, above, may be reduced depending on context and according to the following strategies. Reductions beyond those provided in this subsection may only be approved according to the Alternate Parking and Access Plan section of this PUD:
 - Administrative reduction.* The director may reduce the required parking for any use that requires more than ten spaces by up to 15 percent of the required spaces due to the nature of a particular use or any unique circumstances on the site. Additional reductions may be granted by the director based on an alternative parking and access plan.
 - On-street parking credit.* All on-street parking within 300 feet of any lot frontage shall count towards the parking requirement.
 - Bicycle parking credit.* All bicycle parking may reduce the required vehicle parking at a rate of one space for every two bicycle parking spaces up to a maximum of 15 percent of the required vehicle parking spaces. To be eligible for this credit, the applicant must demonstrate that it is practical to expect significant bicycle access to the site based on the location and proximity to the city-wide bicycle transportation network, the design of the site, and the nature of the use and anticipated patrons.
 - Public parking credit.* Any site within 1,320 feet of a public parking area may reduce the required vehicle parking at a rate of one space for every two parking spaces, except that if the public parking is part of a managed district, the district policies and management may establish a different allocation of spaces.
 - Transit credit.* The director may reduce the parking requirement up to 25 percent for any development within 1,320 feet of a transit stop. In making a determination on the eligibility for and amount of the credit, the director may consider the nature of the use, the likelihood that it generates transit trip origins and destinations, and the level of transit service at the stop.
 - Shared parking.* Required parking may be reduced for any site containing multiple uses or for adjacent sites with different uses according to the table below. Any shared parking arrangement shall require an agreement among all landowners participating in the agreement to ensure access, joint use, maintenance, and other operational issues. The agreement shall be recorded for each participating property with the office of the applicable county clerk and recorder. The agreement shall state that it cannot be changed or modified without the approval and signature of the director. A shared agreement that differs from this table may also be approved based on a joint parking study for the sites and uses demonstrating adequate parking during peak hours for all parties to the agreement.
 - If parking is provided for e-mobility opportunities (golf carts, etc.) parking may be reduced by up to one vehicular space for every one e-mobility parking spaces provided. In these instances, ADA parking requirements would apply.
 - Affordable housing.* When an applicant provides an executed and recorded deed restriction that a proposed dwelling unit will be reserved for affordable housing for no less than 15 years, the applicant may reduce the required parking for the affordable dwelling unit. All other uses on the site, including market rate dwelling units, do not qualify for this parking reduction. The applicant must provide evidence that the property will adhere to income limits and maximum rents published annually by the department of housing and urban development. The applicant must list each dwelling unit subject to the deed restriction, the number of bedrooms in the dwelling unit, and the area median income for which the dwelling unit is reserved. Upon fulfilling the above-mentioned requirements, the applicant may reduce the required parking as follows:
 - Up to a 75 percent reduction for dwelling units that are affordable to households that earn up to 30 percent of area median income.

Use	Percentage of Required Parking by Time Period				
	Weekday		Weekend		All
	6:00 a.m. to 5:00 p.m.	5:00 p.m. to 1:00 a.m.	6:00 a.m. to 5:00 p.m.	5:00 p.m. to 1:00 a.m.	1:00 a.m. to 6:00 a.m.
Employment	100%	10%	5%	5%	5%
Retail or service	75%	75%	100%	90%	5%
Restaurant	50%	100%	75%	100%	10%
Entertainment & recreation	30%	100%	75%	100%	5%
Place of worship	5%	25%	100%	50%	5%
School	100%	10%	10%	10%	5%
Dwellings	25%	75%	50%	75%	90%
Lodging	50%	90%	75%	100%	100%

- Bicycle parking.* All nonresidential or multi-family development shall provide bicycle parking spaces according to the following table:

Activity	Required Spaces
Primary or secondary school	10% of the student capacity + 3% of employees
Retail or office uses	10% of the required vehicle spaces
Recreation and community facilities	15% of the required vehicle spaces
Other institutional, employment, industrial or entertainment uses	5% of the required vehicle spaces
Multi-unit residential buildings	0.5 per 1 bedroom dwelling unit; 1.5 per dwelling unit with 2 or more bedrooms

Bicycle parking shall be designed according to the following standards:

- A structure shall be securely anchored to the ground and usable for both U-locks and cable locks, support a bike at two points of contact to prevent damage to wheels or frames, and have two feet by six feet clearance for each bicycle.
 - Structures that serve another primary function but are designed to meet these standards may count toward this requirement.
 - Bicycle parking shall be located in a well-lit area with convenient and safe pedestrian access and be on pavement or all-weather, dust-free, stabilized surface.
 - Bicycle parking for nonresidential uses shall be located within 100 feet of and visible from the primary entrance.
 - At least 50 percent of required bicycle parking for residential uses, employment uses, or other similar uses where bicycles are likely to be parked for longer than four hours, shall be located within the building, shelter, or other all-weather and secure enclosure. Garages may count for 2 bicycle spaces per garage space.
 - Short-term bicycle parking facilities may be located in the right-of-way subject to streetscape design plans and the director's approval. Structures shall be designed for some other primary purpose meeting the streetscape standards or be designed with artistic or ornamentation enhancements compatible with the streetscape character at the specific location.
 - Alternative standards and specifications based on recognized industry guidance or best practices for bicycle parking may be approved by the director through site plan review.
5. *Accessible parking.* Accessible vehicle parking spaces shall be provided in accordance with the applicable building codes and the Americans with Disabilities Act (ADA) standards and guidelines for quantity, design, and location.
6. *Alternative compliance.* Alternative compliance to the required parking standards in this section may be authorized according to the process and criteria in section 24-208 of the Greeley Municipal Code.

Parking design.

- Parking landscape design objectives.* Landscape areas required by the Parking Lot Islands and Perimeter Landscape table shall be arranged to achieve the following design objectives. These provisions do not apply when hard permeable surfaces or other materials as approved by the director parking areas are developed, as permitted within PA-A. Hard permeable surfaces or other materials as approved by the director parking areas do not require landscape islands, perimeter landscape, or curbs.
 - All perimeter landscape and islands shall have the proper allocation of landscape materials required by, and be arranged to provide shade, infiltrate runoff, soften large expanses of pavement, and screen parking from adjacent streets and property.
 - In general, no parking or circulation area expanse shall be more than 200 feet in any direction without providing perimeter landscape, internal island, or parking block edge.
 - Parking rows shall be no more than 20 contiguous spaces without landscape islands (end caps, center islands, or peninsulas), or no more than four double-loaded bays without perimeter landscape or a landscape median. This may be adjusted on a specific site plan that results in the same amount of islands and landscape on average for the entire parking lot.
 - No landscape island shall be less than eight feet in any dimension and no less than 160 square feet in area.
 - Any perimeter or center landscape area that contains a sidewalk shall have at least three feet of landscape on one side in order to contribute to the parking landscape requirement.
 - To allow for future phasing, landscaping requirements for parking lots within PA-A may be evaluated at the time of site plan with approval by the director.

Parking lot islands and perimeter landscape

- Location, size and landscape area.* On-site parking shall be designed and located to mitigate adverse impacts on streetscapes and adjacent property. The design standards in the table below are based on the number of parking spaces per area and the location on the parking lot relative to the principal building (front, side, or rear).

Spaces per Parking Block	Front ⁽¹⁾	Side	Rear
201 or more	Must be broken into parking blocks smaller than 150 spaces each	Must be broken into parking blocks smaller than 201 spaces each ⁽²⁾	10% internal landscape islands; AND 10' setback and perimeter landscape
150-200		6% internal landscape; AND 10' setback and perimeter landscape	6% internal landscape islands; AND 10' setback and perimeter landscape
51-149	10% internal landscape island 10' perimeter landscape; AND 20' front setback	6% internal landscape islands; AND 5' perimeter landscape	6% internal landscape islands; AND 5' setback and perimeter landscape
15-50	6% internal landscape islands; AND 5' perimeter landscape; AND 10' front setback	5' setback and perimeter landscape	5' setback and perimeter landscape
Under 15	5' perimeter landscape; AND 5' front setback	5' setback and perimeter landscape	5' setback and perimeter landscape; 0' if abutting an alley

- Any surface parking lot in residential districts shall be no closer than the building setback; parking in nonresidential districts may be located at the setbacks specified in this table, according to the parking lot size.
- Where individual sites require or provide parking areas larger than the maximum size in this table, parking lots shall be broken into "parking blocks" meeting the size, location, and landscape requirements of this table. These "parking blocks" shall be arranged around perimeter landscape, landscape medians, and internal access streets that mimic public streetscapes.

- Sidewalks.* A sidewalk connection shall be provided from the perimeter of the parking lot to the building entrance or building frontage. For parking areas over 200 spaces, a sidewalk connection shall be provided through the parking area and to the building frontage at least once every 300 linear feet of frontage, or as deemed appropriate by the director. Sidewalks meeting this standard may be located along internal access streets, in perimeter landscape, or located in a center landscape median.

DATE:

01 Sub: 7/11/25

02 Sub: 7/25/25

03 Sub: 8/8/25

04 Sub: 8/18/25

SHEET TITLE:

Design Standards

Cascadia

Planned Unit Development

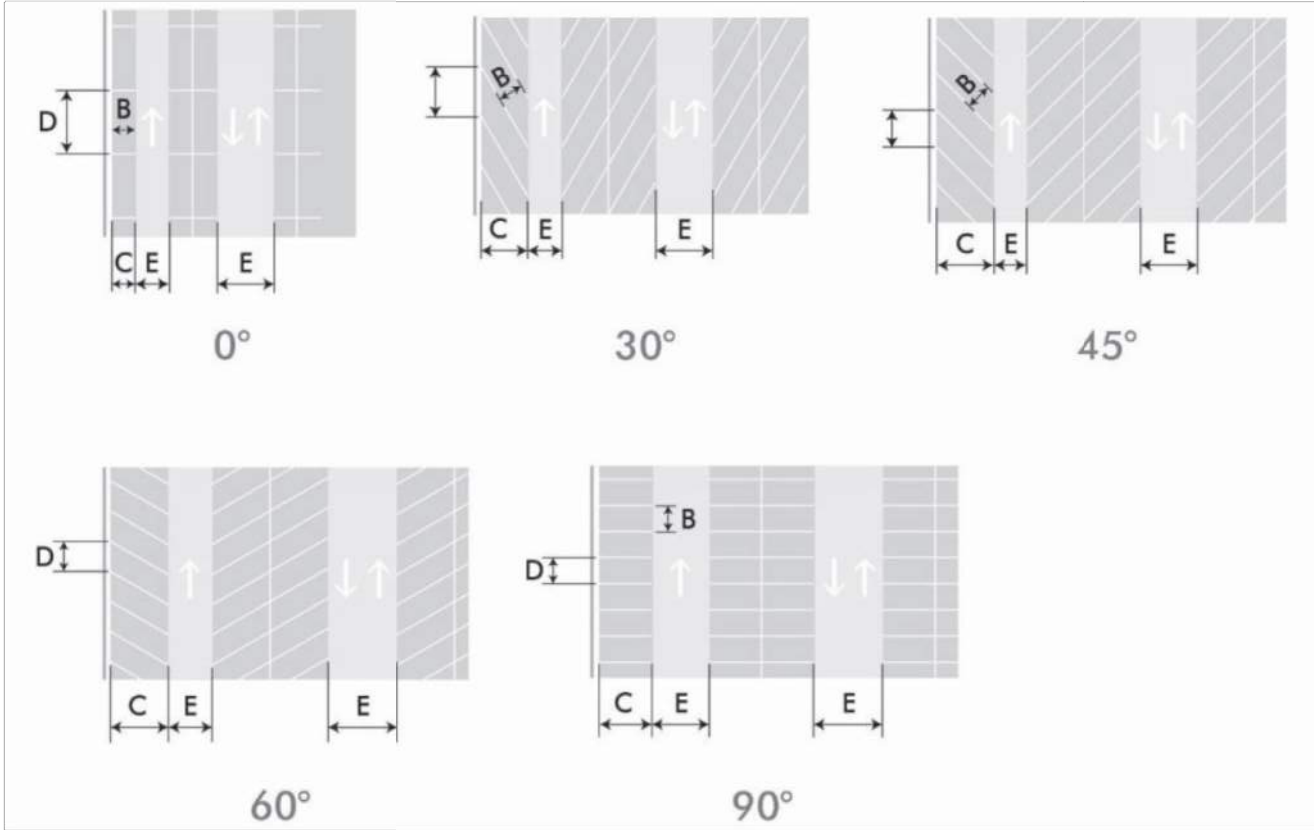
Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres

Project Number: PUD2025-0003

3. **Parking dimensions.** Parking areas shall be designed to meet the dimension specifications below:

Parking Angle	Width (B)	Depth to Curb (C) (1)	Curb Width (D)	Aisle Width — One-way (E)	Aisle Width — Two-way (E)	Bumper Overhang (2)
0°	8.0'	8.0'	22'	12'	20'	N/A
30°	8.5'	16'	17'	12'	20'	1.5'
45°	8.5'	19'	12'	14'	20'	1.5'
60°	9.0'	20'	10.5'	15'	24'	2.0'
90°	9.0'	18'	9.0'	20'	24'	2.0'
Golf Cart	6.0'	8.0'	N/A	N/A	N/A	N/A

1. Where angled parking is interlocked opposite other angled parking, each can use to the farthest corner of the stall for this dimension.
2. Amount of depth to curb dimension that may overhang landscape area or sidewalk other wheel stop block. If overhanging sidewalk, this amount shall be added to the required minimum sidewalk width.



Parking Dimensions Exhibit

4. **General design standards.**

- A flatwork permit is required prior to the installation of any paving.
- All required parking shall be on site except as specifically provided in this PUD for credits or shared parking sections or as approved through alternative compliance.
- No parking space shall be located where it backs into a street or internal access street except:
 - Residential parking in driveways, permitted for detached houses, multi-unit houses, row houses, or small apartments for up to ten parking spaces.
 - On-street parking on streets or internal access streets designed according to the standards in this PUD.
- All required parking areas shall be used solely for parking of vehicles in operating condition for patrons, occupants, or employees of the use unless specifically authorized otherwise by provisions in this PUD.
- All parking and access areas shall be designed to adequately address drainage and runoff, including curb, gutters, and inlets, or any other drainage strategy approved by the director to support best management practices to minimize runoff and encourage infiltration of stormwater.
- All off-street parking areas and driveways shall be graded and paved with asphalt or concrete, meeting the city's design criteria and construction specifications. Exception to this standard applies to parking within PA-A: parking lots paved with hard permeable surfaces or other materials as approved by the director.
- All off-street parking spaces in parking lots shall be outlined with painted stripes or other similar markings on the surface. Alternative marking solutions are permitted when using hard permeable surfaces or other materials as approved by the director for parking lots in PA-A. All non-parking spaces, such as loading zones, emergency lanes, drive-through lanes, or spaces in front of doorways and entrances shall be clearly differentiated from parking.
- Alternative compliance.** Alternative compliance to the parking design standards in this section may be authorized according to the process and criteria in section 24-208 of the Greeley Municipal Code, and the following additional criteria:
 - Properties that include large monumentation, artwork, architectural hardscape, or other similar civic spaces, and that locate them in a manner that reduces the impact or perceived extent of surface parking, may request alternate parking location and dimensions.
 - Parking lots designed with bio-retention strategies that cleanse and infiltrate parking lot runoff may request alternate design and construction standards that better address parking lot runoff, subject to installation, maintenance and performance assurances.
 - Alternative all-weather surfaces for parking or storage areas may be approved on residential property located in a rear yard or interior side yard behind the principal building.
 - Dimensions for compact vehicle parking spaces may be reduced to eight feet by 16 feet for up to 25 percent of the total parking spaces on lots over ten spaces, provided signs and a plan for management of the spaces are provided. Additional reductions may be made through an Alternate Parking and Access Plan per the applicable section of this PUD.
 - All or a portion of required parking may be off site subject to the following specific considerations:
 - The parking area is within 500 feet of the subject site for nonresidential and 250 feet for residential, measured along pedestrian connection routes;
 - It is in the same or comparable zoning district;
 - The presence of the off-site lot does not negatively impact potential development on that lot or any lot in the vicinity;
 - There are no pedestrian barriers or other access constraints between the lot and the use;
 - An agreement shall demonstrate rights and control of the off-site property, coordinated with the duration of the use, or a comparable contingency plan is reasonably available if the agreement is terminated. The city may require recording of the agreement or some other mechanism to enforce parking if there is default or termination of the agreement.
 - To allow for future phasing, landscaping requirements for parking lots within PA-A may be evaluated at the time of site plan with approval by the director.

Loading areas.

- Loading requirements.** In mixed-use, commercial, or industrial districts, off-street loading shall be required as indicated in the Load Areas Table, below.
 - The number and size of spaces may be revised based on the operating characteristics of the particular use and determined through site plan review.
 - Loading areas shall be located on a remote portion of the building and site or internal to the block and buffered by other buildings wherever possible.
 - Loading areas and activities shall not interfere with the use of walkways, drive aisles, stacking areas, internal access streets, or public streets.

- Loading shall be screened from public streets or adjacent residential areas in a manner that best limits visibility and mitigates noise, according to the buffer types and design standards found within this PUD.

Gross Floor Area	Required Loading Area and Size
Under 3,000 sf	N/A, or may be shared as noted below 2. Mixed-use buildings or districts.
3,000 - 10,000 sf	1 space; 10' x 25'
10,001 - 25,000 sf	2 spaces; 10' x 25'
25,001 - 40,000 sf	2 spaces; at least one of which is increased to 10' x 50'
40,001 or more sf	3 spaces, plus 1 for every 50,000 sf over 100,000; at least every third space shall be increased to 10' x 50'

- Mixed-use buildings or districts.** In any area, project, or Planning Area designed to promote pedestrian activity or for buildings and sites where more compact building and site design is required, alternate loading standards shall be permitted by the director. Alternate loading standards may include sharing loading spaces among multiple smaller tenants, using side streets, using on-street parking, or using alleys — particularly where there is sufficient spaces during off hours for loading or deliveries, or other similar strategies that avoid designing sites for large vehicle access.

Recreational and oversized vehicles.

- Recreational vehicle and equipment storage.** Recreational vehicles and equipment shall be prohibited from being stored outdoors on residential property.
- Limited parking.**
 - Loading, unloading, and repairs.** Recreational vehicles shall be permitted to park in front yard driveways if located at least three feet in back of the sidewalk, or the front property line where no sidewalk exists, for loading, unloading or emergency repairs for a maximum of 48 hours.
 - Guests.** Guests traveling in recreational vehicles shall be permitted to park the guest's RV in front yard driveways for a maximum period of seven consecutive days if parking is:
 - At least three feet back from the sidewalk, or the front property line where no sidewalk exists;
 - No clear vision zone is adversely affected;
 - Parking shall be limited to one seven-day period per vehicle in 12 consecutive months. The director may grant extensions for one additional week where unusual circumstances warrant. In no event shall an extension be granted more than one time in a 365-day period for a single property unless there is a change in ownership or occupancy of the property.
 - Dwelling.** Recreational vehicles or equipment stored on a residential property shall not be used for temporary, accessory, or permanent living.
- Registration and licenses.** Recreational vehicles, trailers, or equipment shall be operable and be current on all registrations or licenses required by law, and be legally registered to or owned by the owner or tenant of the dwelling where it is stored.
- Oversize vehicles.** Work vehicles exceeding one-ton capacity, trailers exceeding 15 feet in length, tow trucks, taxicabs, limousines or vehicles not typically associated with a residential use shall not be parked at any time at single-family or two-family dwellings, except as follows:
 - For deliveries made to the dwelling;
 - For construction or maintenance work contracted to be done at the dwelling;
 - As allowed associated with permitted home occupation standards and conditions; or
 - When the occupant of the dwelling has obtained a minor variance from the community development department based upon the user of the vehicle being required to occasionally have the vehicle present overnight on the residential premises as part of limited, on-call work requirements that relate exclusively to a public utility (such as Xcel or Atmos) for emergency response or service

Alternate access and parking plan.

- Site plan.** The director may approve an alternative access and parking plan that varies from the design standards or reduces the parking required by up 25 percent, in addition to all other eligible reductions. The application shall be in association with the site plan process in the Greeley Municipal Code the director shall consider the following:
 - The intensity and operating of the proposed use, as well as potential future uses on the site.
 - Evidence of similar uses in similar contexts or other industry standard indicates a lesser number will be sufficient due any of the following:
 - The format of the use;
 - The likelihood that patrons or tenants have reduced car ownership or drive less;
 - The availability and practicality of walking, bicycling or transit access supporting the use; or
 - Other transportation demand management plans proposed by the applicant.
 - The character of the surrounding area and adjacent land uses, and the availability and overall demand on alternative parking within 600 feet, including on-street parking.
 - All potential negative impacts on adjacent property are mitigated by the plan, in terms of parking design, operation, and contingency plans.
 - The reduction will equally or better meet the intent of this PUD.
- Deferral of required spaces.** In either of the above cases, a portion of the required parking may be deferred through the site plan review if the initial occupancy of the premises will be adequately served by the lesser number of spaces and an approved final plan clearly indicates the location, pattern, and circulation of deferred parking. The deferred parking area shall be brought to finished grade, be landscaped, and shall not be used for building, storage, loading, or other purposes. The approval of the site plan shall specify a time, criteria, or occurrences where the director may require construction of the necessary parking.

STREET STANDARDS.

The following standards shall replace Chapter 3. Section 301. Streets of the Greeley Municipal code, except as otherwise noted.

- Street network.** Arterial, collector, neighborhood connector, and local streets (public or private) shall generally be laid out according to the policies of the comprehensive plan, transportation master plan, and other major street, parks, trail and open space plans. In the absence of more specific guidance in these plans, the following standards shall apply to street networks:
 - Blocks and connectivity.** Streets shall be laid out to provide a network of streets and blocks based on the planning context and development pattern as identified below:

Planning Context	Block Size
PAs -A & -B	N/A
PAs -C, -D, -H, & -I	260' min. 1,000' max. or 8 ac max.
PAs -E, -F, & -G	260' min. 1,000' max. or 8 ac max. (1)

1. Residential lots minimum 0.5 acres or larger are developed, minimum size block standards do not apply.

- Culs-de-Sac.** Culs-de-Sac are permitted in Cascadia as follows:

- Due to the unique physical constraints of Cascadia, and the desire to respect the natural and rural character of the land, culs-de-sac will be permitted as follows:
 - Planning Areas -A & -B: Culs-de-sac are not permitted unless other reasonable access is not feasible. If used, maximum length is 500'. If alternative pedestrian access is needed, it shall be provided via trails/sidewalks in easements or tracts that connect to nearby streets or pedestrian systems (or other points of connectivity).
 - Planning Areas -C, -D, -H, -I, and the eastern portion of Planning Area G: Culs-de-sac are permitted with a maximum length of 500'. If alternative pedestrian access is needed, it shall be provided via trails/sidewalks in easements or tracts that connect to nearby streets or pedestrian systems (or other points of connectivity).
 - Planning Areas -E, -F, and the western portion of Planning Area G: Culs-de-sac are permitted with a maximum length of 1,200'. This length is intended to facilitate the type of neighborhood design desired in this specific neighborhood in Cascadia Ranch. These longer culs-de-sac will be positioned between arroyos to provide access to large lot homes. Water looping may be needed to connect through to another cul-de-sac or street. Pedestrian connectivity is only permitted along the low volume traffic streets/adjacent sidewalks back out to the primary street. Other pedestrian connectivity may be feasible to connect a cul-de-sac to adjacent trails or streets, potentially being co-located with any utility looping/connections, when feasible.



Culs-de-sac Constraints Exhibit: Plan is conceptual and for demonstration purposes only.

- 1,200' Culs-de-sac General Notes:**
 - Large residential lot neighborhoods require fewer streets to create the block pattern.
 - Arroyos spacing prohibits connecting streets without significant negative impacts to natural site features (slope, vegetation, etc.)
 - Rural street sections to be used to minimize infrastructure in less dense neighborhoods.
 - Pedestrian connectivity is intended to primarily be along street corridor, either in the street or an adjacent sidewalk. Connections may be made to adjacent trails or other streets when feasible but are not required.
 - Primary amenities include the arroyos and related improvements, therefore other gathering places or spaces are optional in this area of Cascadia.
- Exceptions.** The following are exceptions to the block and connectivity standards:
 - Natural features, parks, trails, or other civic spaces.** Blocks or parcels abutting or containing natural features, topographical constraints or otherwise creating parts of the public parks or common space system, may be larger provided the proposed street layout preserves these features and integrates them into public realm design for the area.
 - Regional transportation routes.** Blocks or parcels abutting significant regional transportation routes that impede local network connectivity, such as highways or rail rights-of-way, may be larger provided the street networks and development patterns achieve local connectivity in all other ways possible.
 - Rural lots or future development tracts.** Property divided into lots of at least five acres for rural or very low-intensity development, or tracts reserved for future development, may exceed block limits provided development is arranged to allow future streets in compliance with these regulations and a logical pattern of re-subdivision can occur with minimal disruption of buildings, utilities, and other structures.
 - Oversized parcels.** Where oversized parcels are platted for special land uses or projects that involve large-scale buildings and development patterns, such as campuses, large-scale employment complexes, or regional commercial areas, blocks may be larger than specified. Internal access streets shall mimic the block structure specified, to the extent feasible, and create logical extensions and connectivity to the public streetscape beyond the project.
 - Utility Corridors.** Where long runs of utility lines are needed for connections to infrastructure such as transmission lines, pipelines or other services.
 - In any case where streets are not required to connect through exceptions to this section, alternative designs such as loops, eyebrows, closes, or courtyard layouts are preferred over dead ends and culs-de-sac. Options for alternative solutions are presented as part of this PUD. These options are not required or all encompassing, and additional alternative solutions may be presented as part of development applications.
- External connections.** Streets shall be planned to provide continuation to adjacent undeveloped and future growth areas at intervals of at least the maximum block length, unless justified by an exceptions detailed above. The city may require dedication of right-of-way and construction of streets extended to the boundary line of the property to be subdivided, or approve alternative arrangements for location and timing of construction that equally or better coordinate with anticipated future development of adjacent areas.
- Half streets.** Street systems shall be laid out to eliminate or avoid new perimeter half streets between adjacent property owners. The full right-of-way width of streets shall be dedicated and half-streets shall only be accepted by the city when it conforms to the transportation master plan.
- Intersections and offsets.** Streets shall be laid out to intersect subject to the following:
 - Intersection angles should be as near as possible to right angles, and intersections less than 75 degrees are generally not acceptable.
 - Oblique streets should be curved approaching an intersection and should be approximately at right angles for at least 100 feet prior to the intersection.
 - Intersections should be generally aligned with existing intersections on the opposite side of the street, and offsets of the centerlines between 25 feet and 125 feet are generally not acceptable.
 - Intersections of more than two streets at one point are generally not acceptable.
- Alternative compliance.** Alternative compliance to the street network standards established in this section may be authorized according to the process and criteria found in section 24-208, Alternative Compliance within the Greeley Municipal Code and where the proposed network meets any of the following additional applicable criteria:
 - Better coordinate streets and trail connections with adjacent development, and particularly considering a greater frequency of bicycle and pedestrian connections.
 - Implement any officially approved transportation plan for a specific area.
 - Emphasize unique natural features or better correspond to topography.

- Implement traffic calming in a manner that improves pedestrian and bicycle connections.
 - Create gateways and focal points within the street network by unique arrangements of streets and blocks.
 - Average block sizes for the project as a whole implement a comparable or greater degree of connectivity, particularly considering the frequency of collector and neighborhood connector streets that can extend beyond the project.
- Street types and design.** This PUD includes street types and typical cross sections to be used within Cascadia. The street types in this PUD provide typical cross sections to implement context-based street design, design "complete" streets, and result in multimodal networks for the various contexts in Cascadia.
 - Alternative compliance.** The design standards shown for each street type in this PUD: street types and cross sections, are typical. They may be administratively modified based on context, and any of the following additional applicable criteria:
 - The director shall consult with the public works director to reconcile any planning, urban design, traffic, and engineering issues.
 - In contexts where there is constrained rights-of-way, unusual topographic conditions, or unanticipated development pattern and traffic issues, specific elements of the cross section may be modified to best reflect the priorities for the street type.
 - Any official plan approved by the planning commission for streets, or applying specific street types or street sections to a particular area, shall be used by the director and public works director.
 - The director and public works director may consult the guidance provided by the transportation master plan, or any other street specification and design guides officially authorized by the city that meet the intent of this section.
 - Intersection design.** Intersections shall generally be designed according to the Greeley Design Criteria and Construction Specifications for streets. The subsections below provide specific and additional considerations to align intersection design with the development patterns and public realm design of a particular area.
 - Corner radii.** In order to balance the competing interest of vehicle turning movements and the safety and distance of pedestrians crossing the street, the director and public works director may approve decreases from the corner radii specified in the design criteria and construction specifications based on the following considerations:
 - The context of a particular development, and in particular, whether walkable development patterns are a priority.
 - The impact that the specified radii has on increasing the distance that pedestrians must cross.
 - The desired speeds of vehicles in the roadway and the desired speeds and volume of turning vehicles.
 - The connectivity of the street network and whether vehicles have multiple alternative routes that minimize frequent turning movements at one particular location.
 - The effective turning radius of vehicles considering other features of the specific cross section, including bicycle lanes, on-street parking or other configurations that impact the actual path of turning movements.
 - The likelihood that large vehicles will make frequent turning movements at a particular location, compared with the ability of over-sized vehicles or unusual turning movements to safely encroach into other areas of the street.
 - Other design guides or industry manuals officially authorized by the city that meet the intent of this section.
 - Sight distance.** Proper lines of sight shall be maintained at all intersections and all vehicle connections to the street. The proper line of sight shall be an unobstructed view from the stopping point on the approaching street, or 15 feet back from the flow line where no specific point is evident, to all points two and one-half feet above the roadway along the centerline of the intersecting street. The distance of the unobstructed view shall be based upon the design speed of the intersecting street specified below:

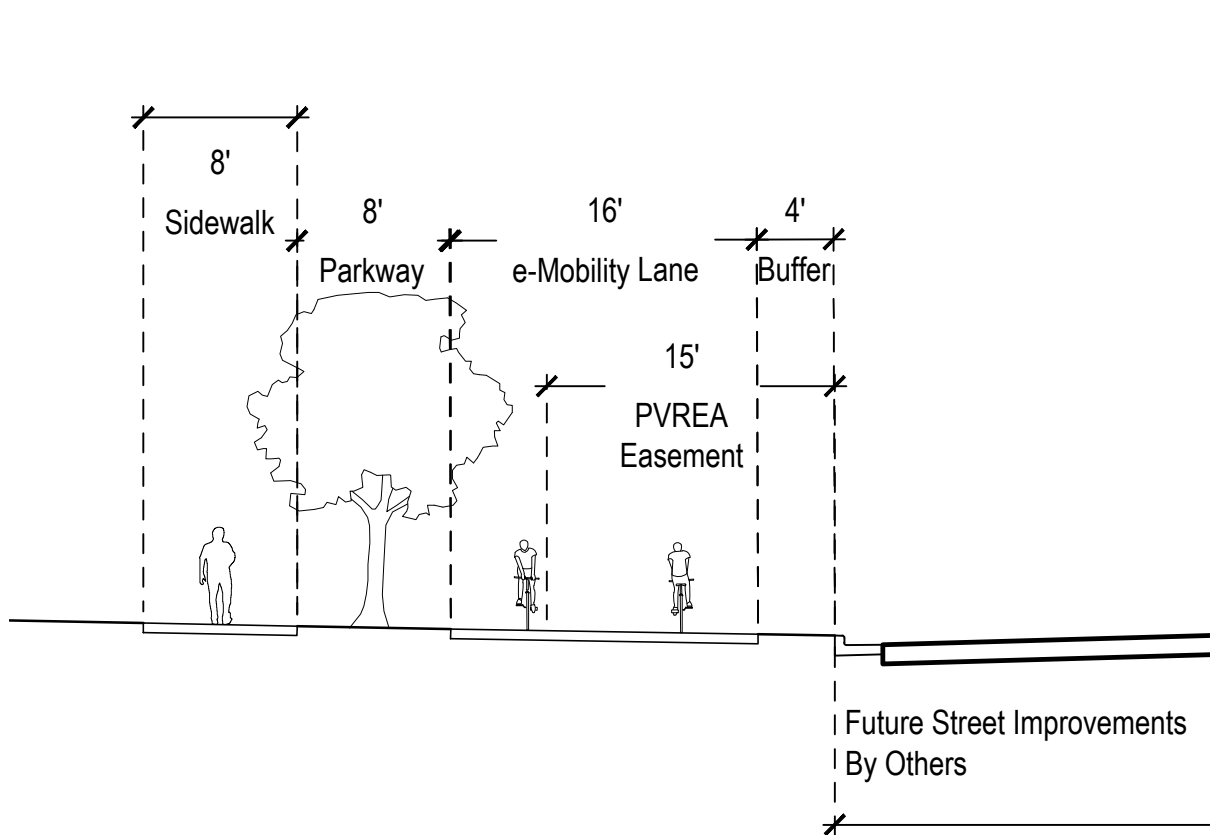
Class & Speed of Intersecting Streets	Left Y Distance	Right Y Distance
Arterial 30-50+ mph	150'	75'
Collector 30-35 mph	120'	75'
Local 25-30 mph	60'	60'

- These distances are typical to be used under normal conditions and may be modified by the traffic engineer to protect the public safety and welfare under exceptional conditions.
 - No building, structure, vegetation or other type of visual obstruction shall be placed or maintained within the triangle created by the centerline of the street intersection, the stopping point on the approaching street, and the sight distance specified in the table above to the centerline of the intersecting street.
 - Street trees, light poles or other limited narrow obstructions are allowed within the sight triangle provided they do not have any foliage, limbs, or other broad obstructions between 2½ and eight feet and are no closer than 20 feet to the intersecting right-of-way line.
 - Fully controlled intersections where signalization establishes and prioritizes safe turning movements may deviate from the above sight triangle standards if site conditions warrant and based upon a recommendation of the director and public works director.
- Crosswalks.** All intersections and crosswalks shall be designed to address conditions at each specific location, based on the guidance in the transportation master plan and applicable standards in the design criteria and construction specifications. In general or where this guidance does not provide more specificity, sidewalks or trails intersecting with public streets or other vehicle access shall have crossings meeting the following standards:
 - Curb ramps meeting Americans with Disabilities Act (ADA) accessibility standards and guidelines shall provide a direct, non-diverted approach from the sidewalk along the block into the designated or protected crossing area.
 - Crossings on collector streets or higher classification shall be considered for enhanced crosswalks including pavement markings, bulb outs, signalization, refuge islands or other traffic-calming measures that are appropriate to the context of the intersection.
 - Where blocks exceed more than 700 feet between intersections or at other locations of high pedestrian activity, mid-block crossings shall be considered. Mid-block crossing designs and locations are subject to a specific recommendation and approval of the director and public works director.
 - Any crosswalk over 80 feet, or any other significant pedestrian crossing, may require a pedestrian refuge in the median at the discretion of the director and public works director.
 - Turn lanes.** Turn lanes for left or right turn movements may be required for specific intersections, based on an approved traffic study and with consideration by the director and public works director. Requirements for turn lanes should be based on careful consideration of the context balancing the impact of crossing distances for pedestrians, vehicle turning speeds, and prioritization of other planning, urban design, and traffic engineering issues. In general, this space should come from reconfiguration of the space within the roadway width near the intersection (i.e., within median space, narrowing lanes, or limiting on-street parking) rather than claiming space from the pedestrian area or streetscape, or rather than widening the road and right-of-way.
- Traffic calming.** In order to meet the desired speeds throughout the street network, to manage volumes in association with the street network, and to meet the city's complete streets policies and intent of this section, traffic-calming strategies may be required in street plans. Traffic calming may include bulb outs and curb extensions, medians and islands, neck downs, vertical diverters, enhanced or raised crossings, and other speed management techniques approved by the director and public works director. (See National Association of City Transportation Officials Guidelines.)
 - Engineering and construction specifications.** All other engineering specifications, horizontal and vertical alignment, design details, and technical or construction specifications for constructing streets shall be covered by the City of Greeley's Design Criteria and Construction Specifications for streets, and administered by the public works director.

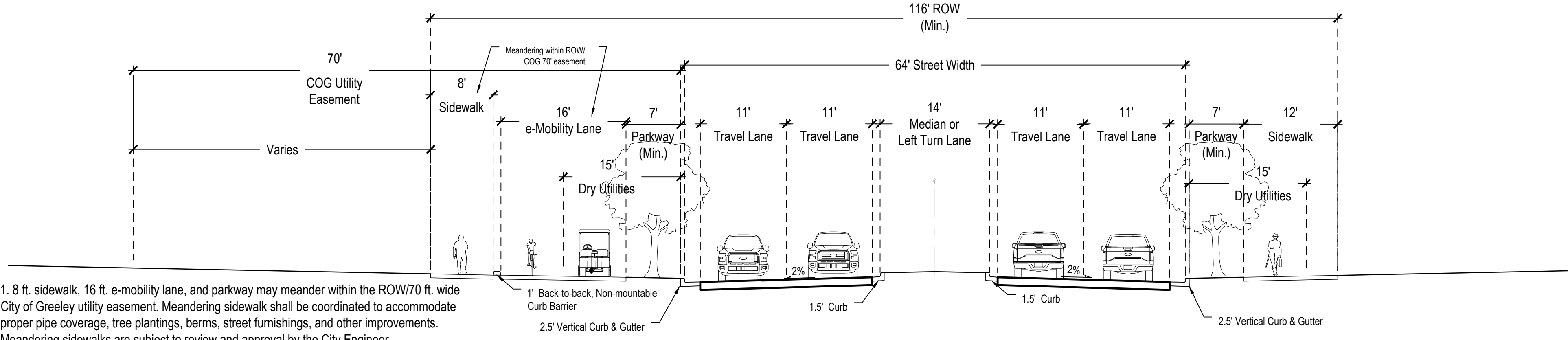
Cascadia
Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

Street Sections

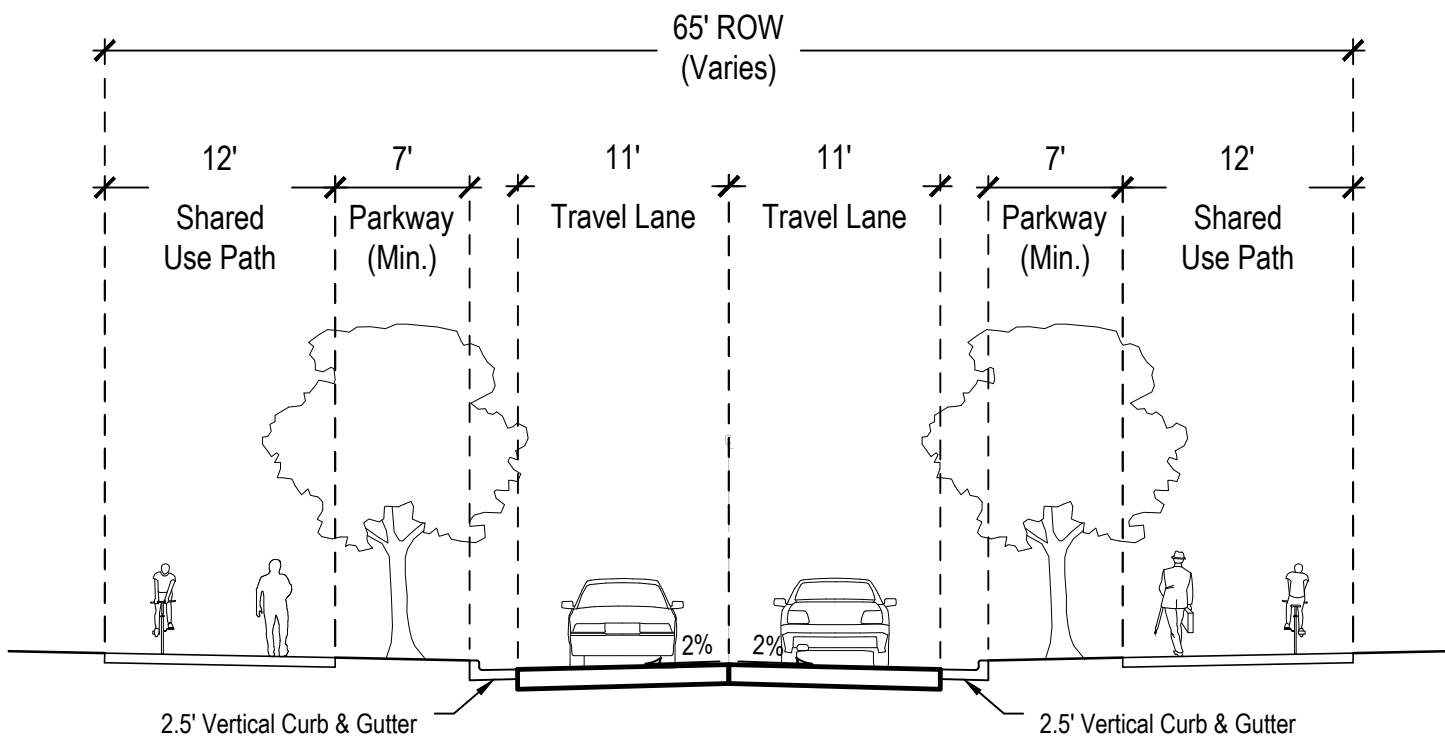


131st Avenue - Looking North
Conceptual drawing subject to change
Not to Scale



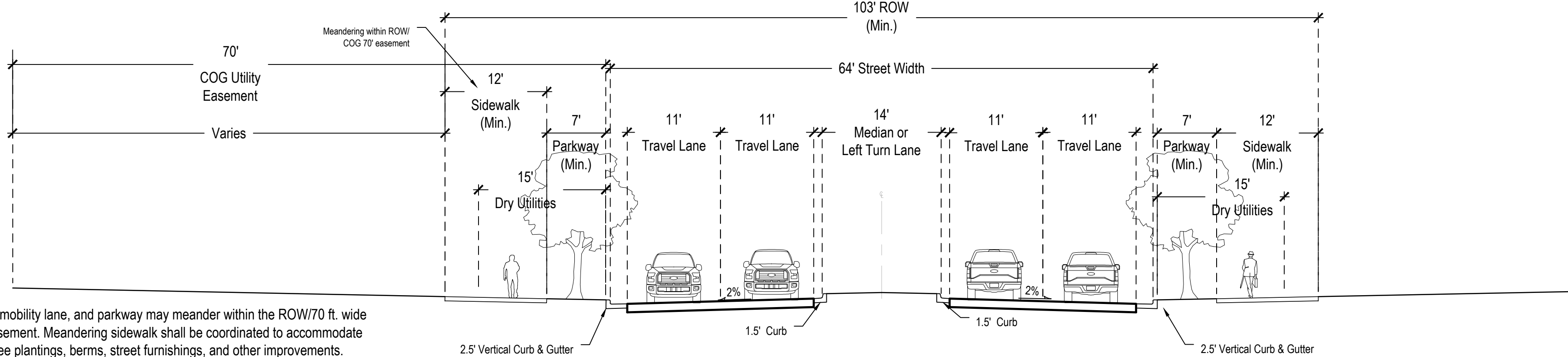
1. 8 ft. sidewalk, 16 ft. e-mobility lane, and parkway may meander within the ROW/70 ft. wide City of Greeley utility easement. Meandering sidewalk shall be coordinated to accommodate proper pipe coverage, tree plantings, berms, street furnishings, and other improvements. Meandering sidewalks are subject to review and approval by the City Engineer.
2. Parking, sidewalks, paths, e-mobility lanes, parkways and other furnishings are allowed over the utility easement areas.
3. Curb Barrier only required when e-Mobility Lane and Sidewalk are adjacent.

4th Street w/ e-Mobility Lane (East of Bridge) (Looking East)
Conceptual drawing subject to change
Not to Scale



1. When adjacent to Hwy 34, one shared use path may be removed.

Entertainment District Loop Street
Conceptual drawing subject to change
Not to Scale



1. 8 ft. sidewalk, 16 ft. e-mobility lane, and parkway may meander within the ROW/70 ft. wide City of Greeley utility easement. Meandering sidewalk shall be coordinated to accommodate proper pipe coverage, tree plantings, berms, street furnishings, and other improvements. Meandering sidewalks are subject to review and approval by the City Engineer.
2. Parking, sidewalks, paths, e-mobility lanes, parkways and other furnishings are allowed over the utility easement areas.

4th Street (West of Bridge) (Looking East)
Conceptual drawing subject to change
Not to Scale

General Street Section Notes

1. Street sections shown are typical conditions. Actual street section details may change per utility and other engineering requirements at the time of build out.
2. For 4th Street and streets proposed within PAs -A & -B, a minimum 3 ft width is allowed for a median nose. Other streets within Cascadia are allowed a minimum 3 ft width for a median nose pending City Review.
3. Parkway may include landscape, hardscape, site furnishings, berming and other features.
4. Parkway may be reduced or eliminated to provide turn lanes.
5. The areas located behind the curb may be modified to accommodate alternative pedestrian design solutions, such as plazas, expanded and/or meandering sidewalks, and other types of improvements.

DATE:

01 Sub: 7/11/25

02 Sub: 7/25/25

03 Sub: 8/8/25

04 Sub: 8/18/25

SHEET TITLE:

Street Sections

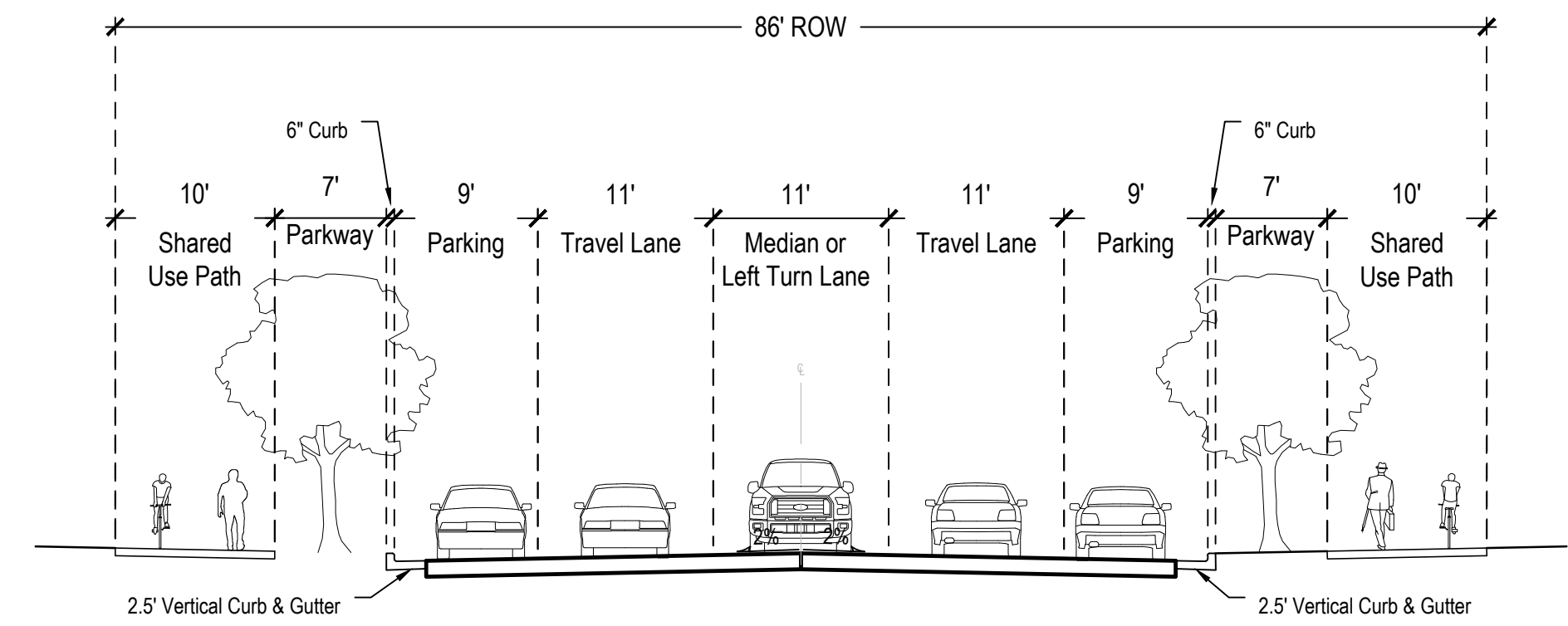
Street Sections

Cascadia

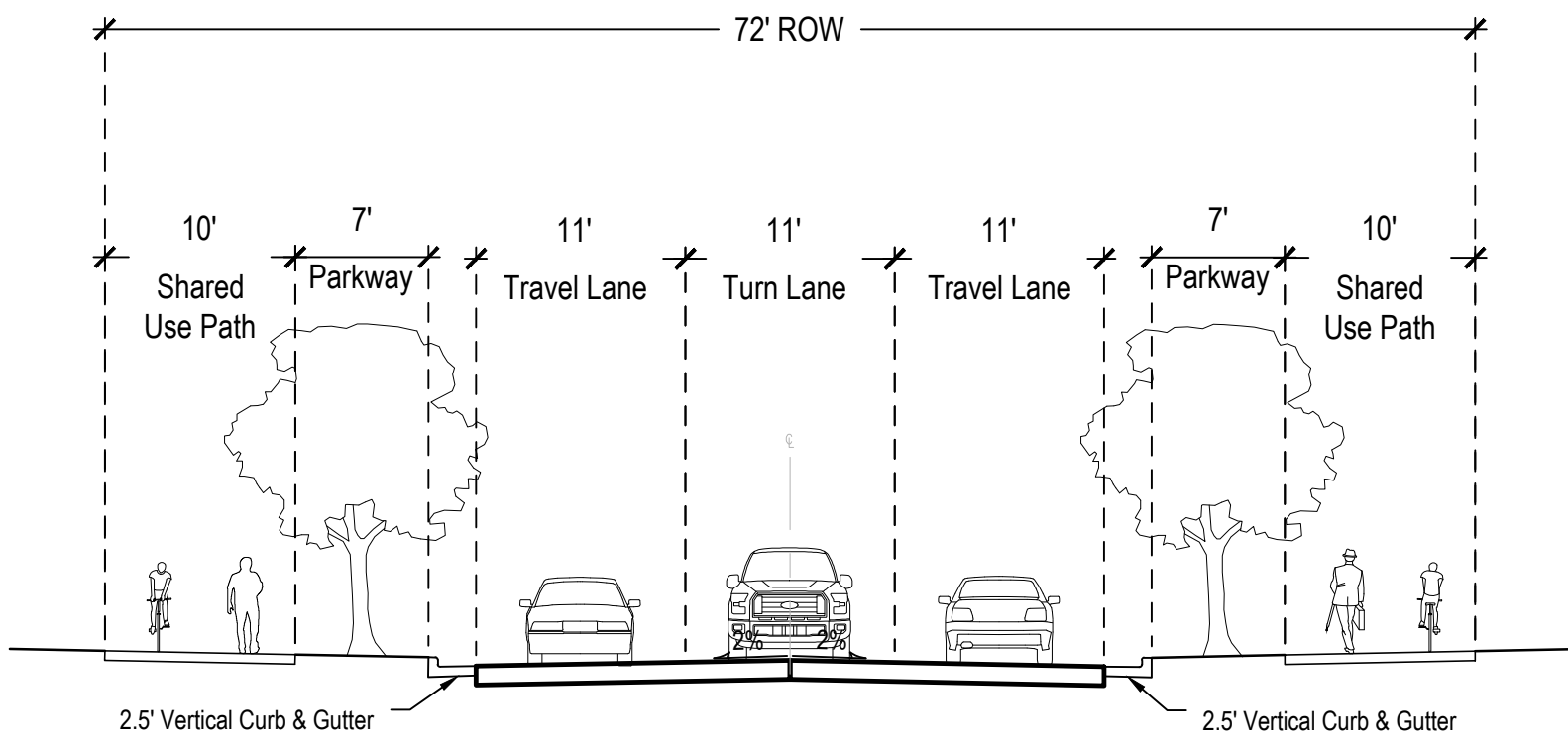
Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres

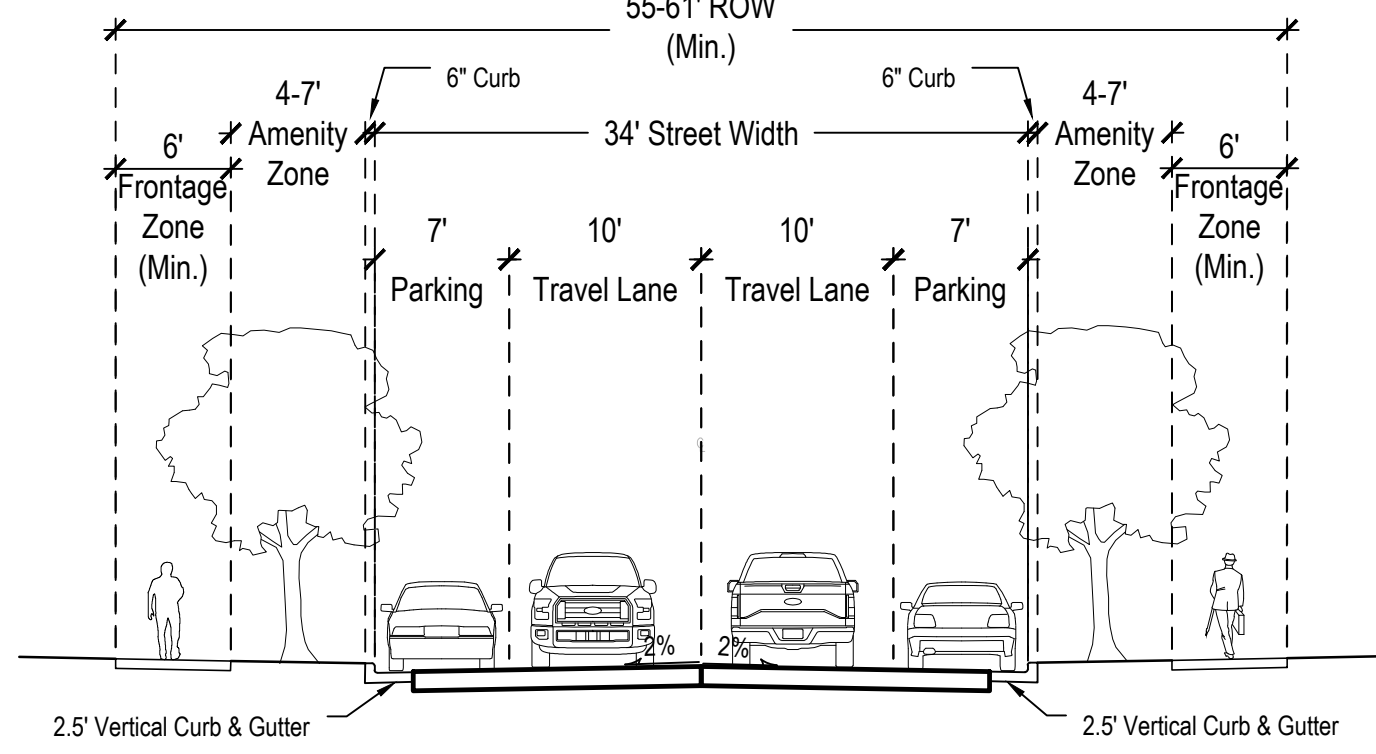
Project Number: PUD2025-0003



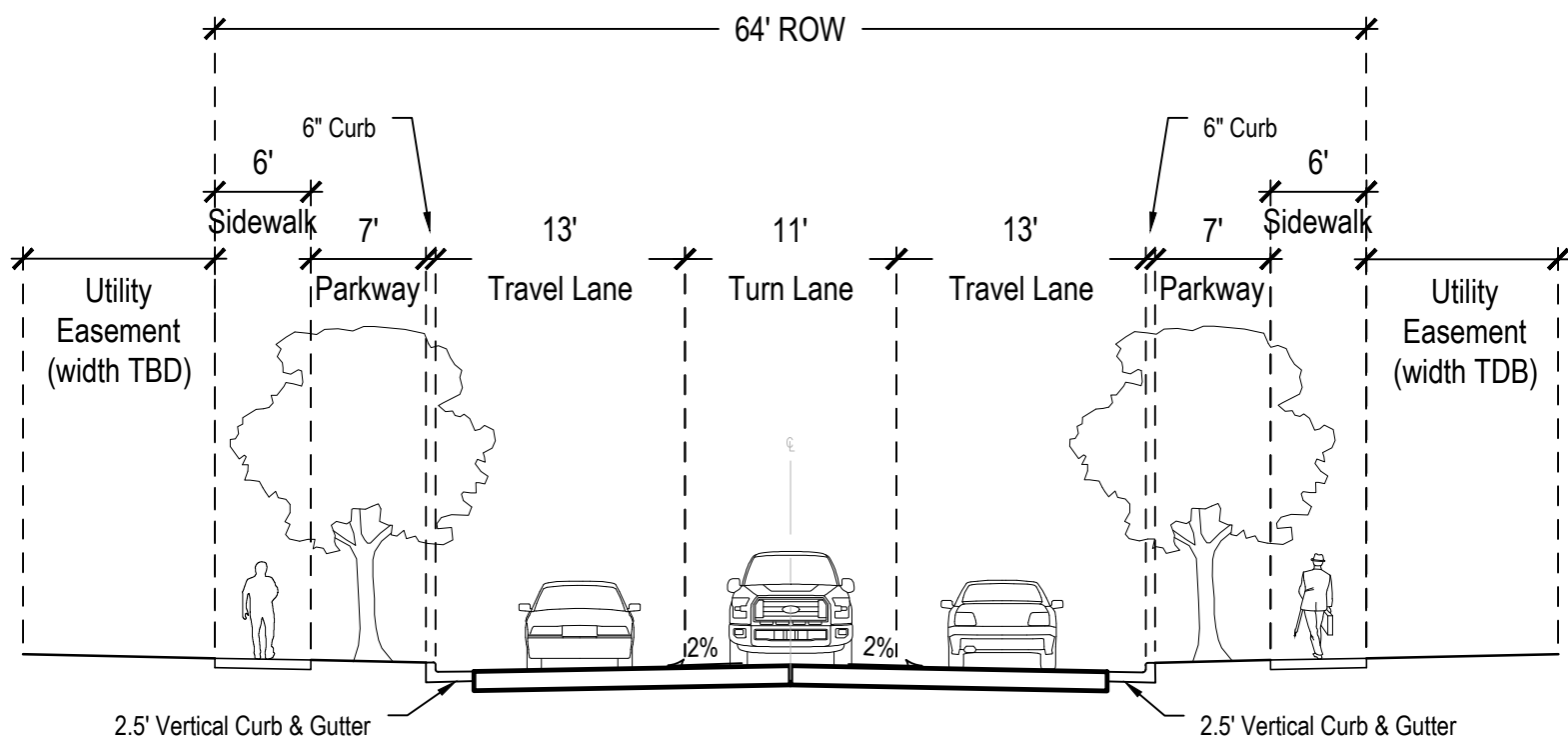
Collector w/ Parking
Conceptual drawing subject to change
Not to Scale



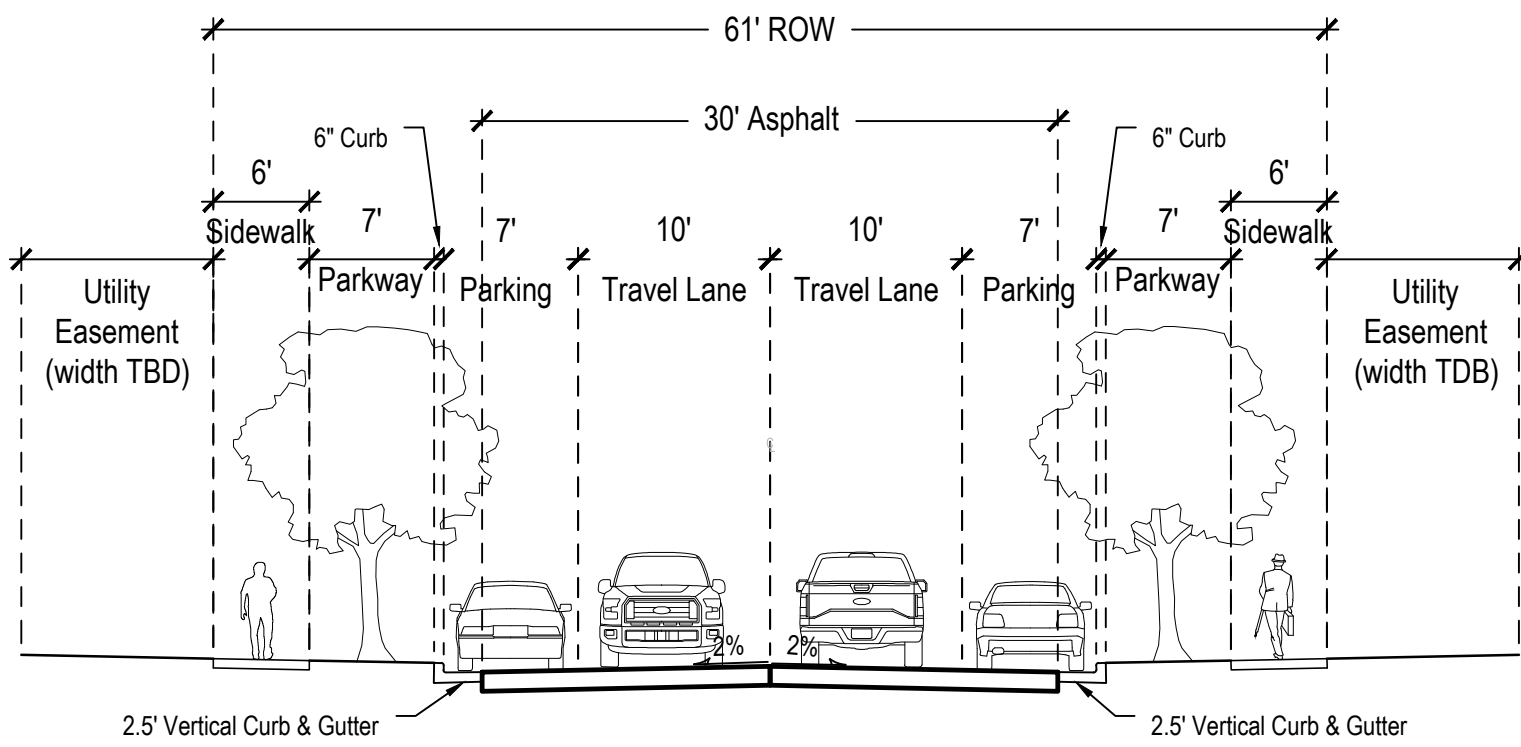
Collector w/o Parking
Conceptual drawing subject to change
Not to Scale



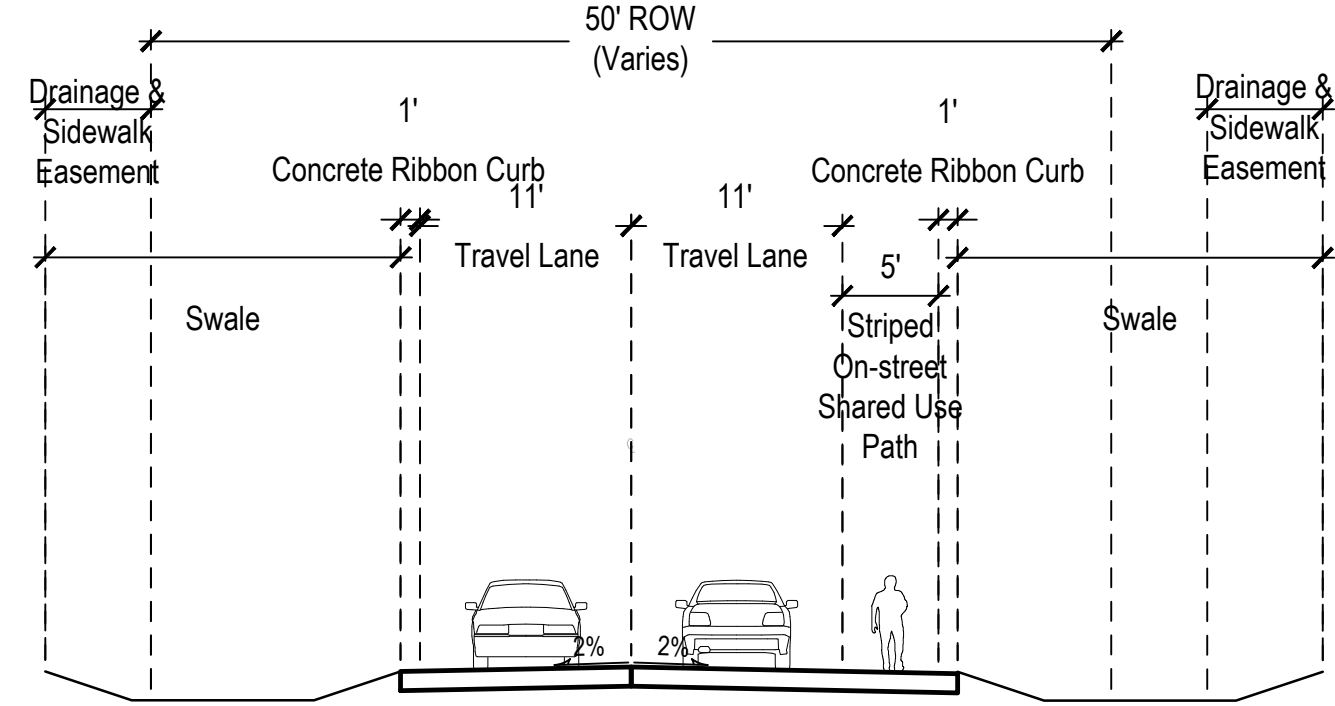
Pedestrian Street
Conceptual drawing subject to change
Not to Scale
Note:
1. The Frontage Zone and Amenity Zone may be combined to accommodate varying uses along this street type (i.e. outdoor dining, plazas with trees in grated planters, accommodating grading conditions where low walls are required, raised seating opportunities, and similar urban character improvements).



Local Commercial
Conceptual drawing subject to change
Not to Scale
Note:
1. 6' wide parkways may be allowed with a root cage system.



Local Residential
Conceptual drawing subject to change
Not to Scale
Note:
1. 6' wide parkways may be allowed with a root cage system.



Rural
Conceptual drawing subject to change
Not to Scale
Notes:
1. No additional sidewalks are required.
2. Swale width and depth varies per drainage solution.
3. Drainage and sidewalk easements may continue any portions of improvements associated with the rural street, including but not limited to drainage swale, drainage structures/culverts, grading, sidewalk, and landscaping. Specific engineering details and ownership, maintenance and liabilities associated with this easement will be determined at subdivisions.
4. A 2' gravel shoulder may be included, as needed.
5. Medians may be added.
6. Sidewalk and/or drainage swale can be located in R.O.W. and/or drainage & sidewalk easement.
7. Rural section is only permitted in PAs -E, -F, and the western portion of PA-G.

General Street Section Notes

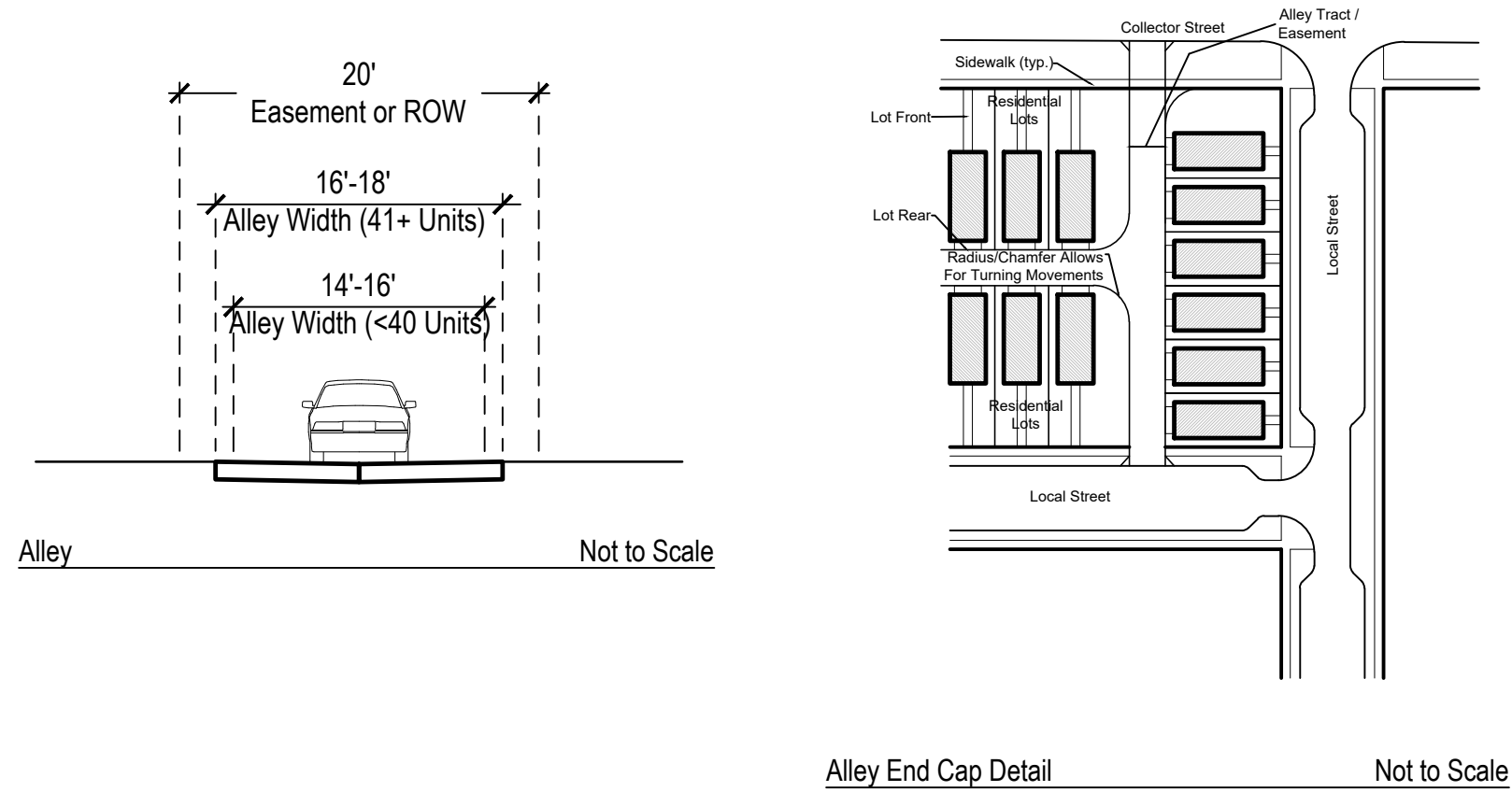
- Street sections shown are typical conditions. Actual street section details may change per utility and other engineering requirements at the time of build out.
- For 4th Street and streets proposed within PAs -A & -B, a minimum 3 ft width is allowed for a median nose. Other streets within Cascadia are allowed a minimum 3 ft width for a median nose pending City Review.
- Parkways may include landscape, hardscape, site furnishings, berming and other features with City Review.
- Parkways may be reduced or eliminated to provide turn lanes with City Review.
- The areas located behind the curb may be modified to accommodate alternative pedestrian design solutions, such as plazas, expanded and/or meandering sidewalks, and other types of improvements.

Cascadia Planned Unit Development

Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres

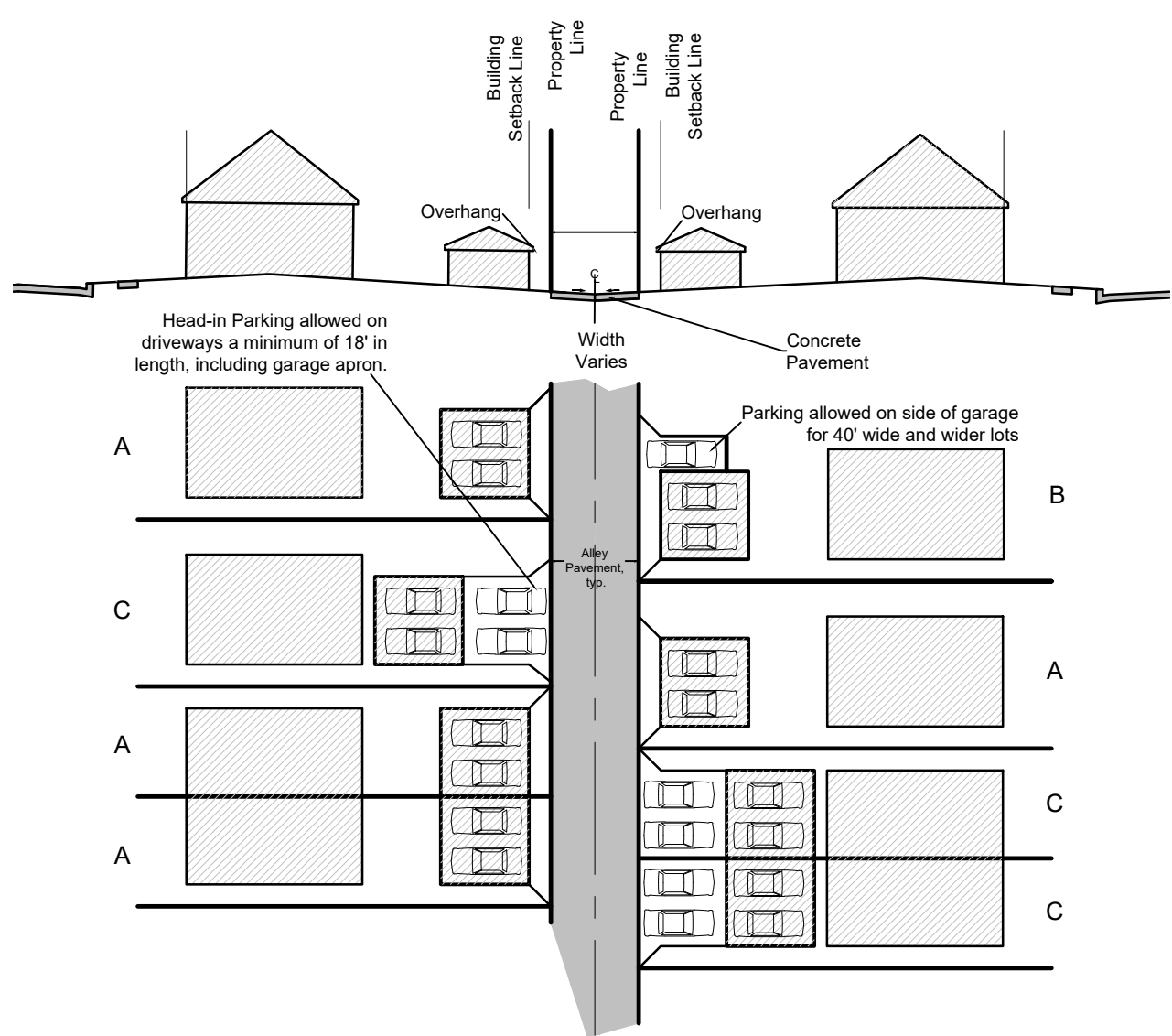
Project Number: PUD2025-0003

Alley, Cul-de-sac, and Knuckle Details



Alley Usage General Notes

- Garages can be either attached or detached.
- Rear yard fencing on alleys shall be offset from the garage door opening a minimum of 12 inches.
- Alleys shall be private streets owned by HOA or Metro Districts or they may be easements with uses dedicated to HOA or Metro Districts.
- All alley networks longer than 150 ft must have, at a minimum, two (2) access points to a street or acceptable paved vehicular turn around.
- Other parking configurations are permitted, including tandem garages.
- Alleys proposed to provide fire service are subject to current fire standards.
- Alley tract or easement widths are subject to change dependant on utility spacing and parking requirements.
- Private street sections must be reviewed and accepted by the City of Greeley prior to construction.

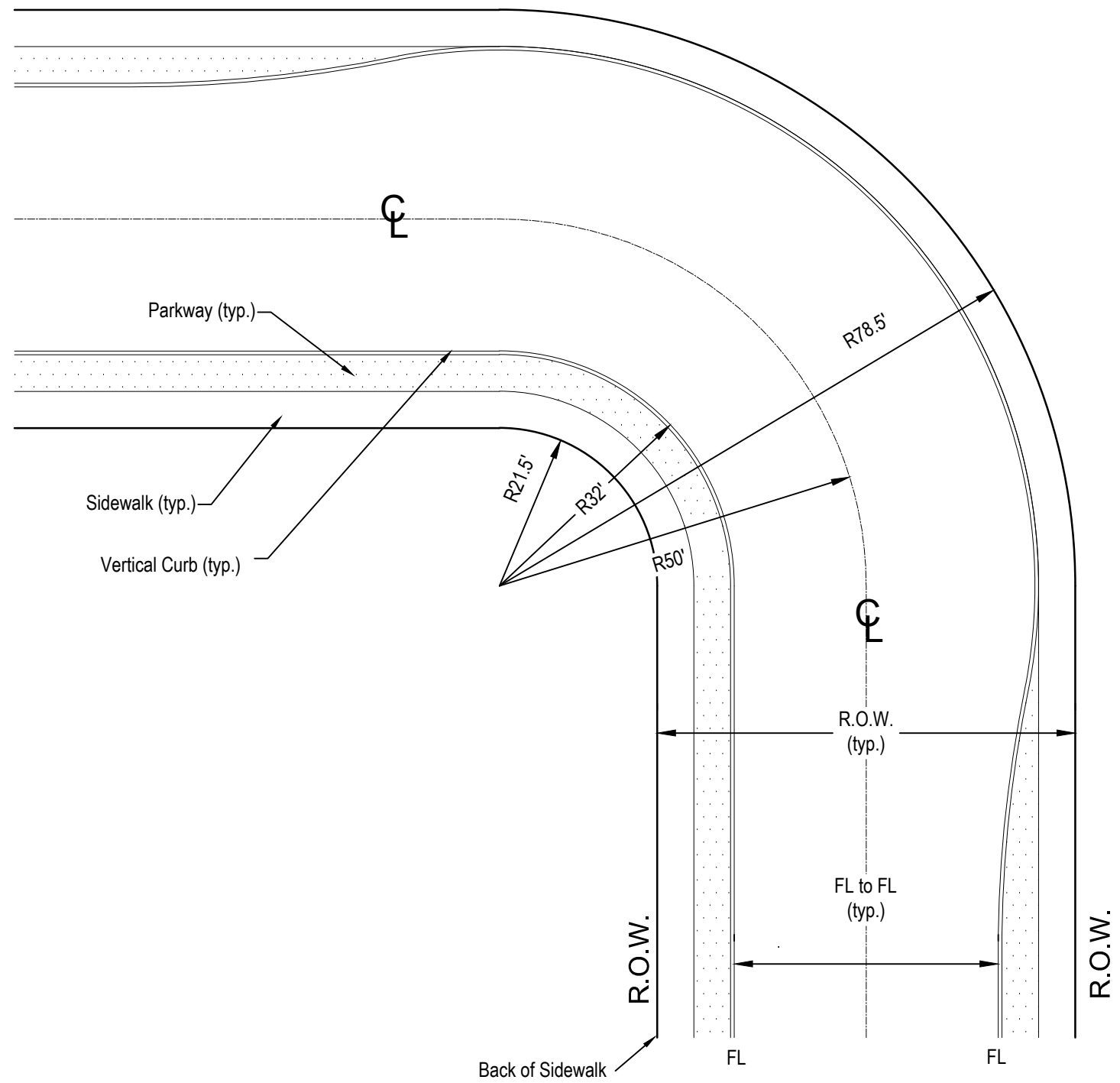


Alley Parking Conditions

Notes:

- All parking configurations are permitted in single-family detached, two-family, and row house layouts, per the setbacks specified in the Bulk Standards Chart within this PUD.
- Parking is prohibited in alleyways. No parking signs shall be posted according to City standards.
- These are depicting various alternatives to accommodate parking associated with alleys. Other similar layouts and alternatives may also be used to provide parking.
- Perpendicular parking conditions adjacent to alleys or drive aisles are subject to review at the time of subdivision/site plan application.

Not to Scale



Typical Knuckle Street at 90 Degree Turn - Vertical Curb

(This is not a minimum centerline radius for horizontal alignment of typical curves)

Residential Local Knuckle Detail

Notes:

- Sidewalks may be attached to Local Knuckle Detail shown and will follow road geometry.
- Knuckle radii subject to City of Greeley review and approval at the time of subdivision/site plan application.

Not to Scale

DATE:

01 Sub: 7/11/25

02 Sub: 7/25/25

03 Sub: 8/8/25

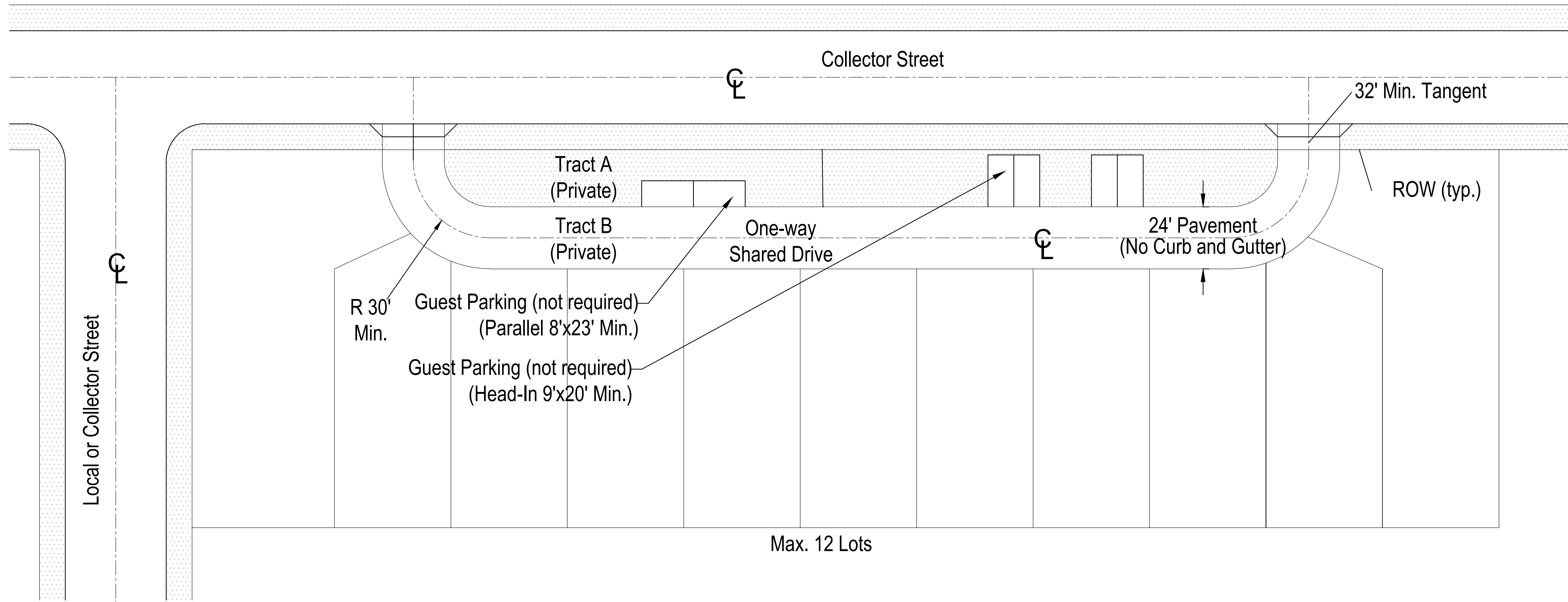
04 Sub: 8/18/25

SHEET TITLE:

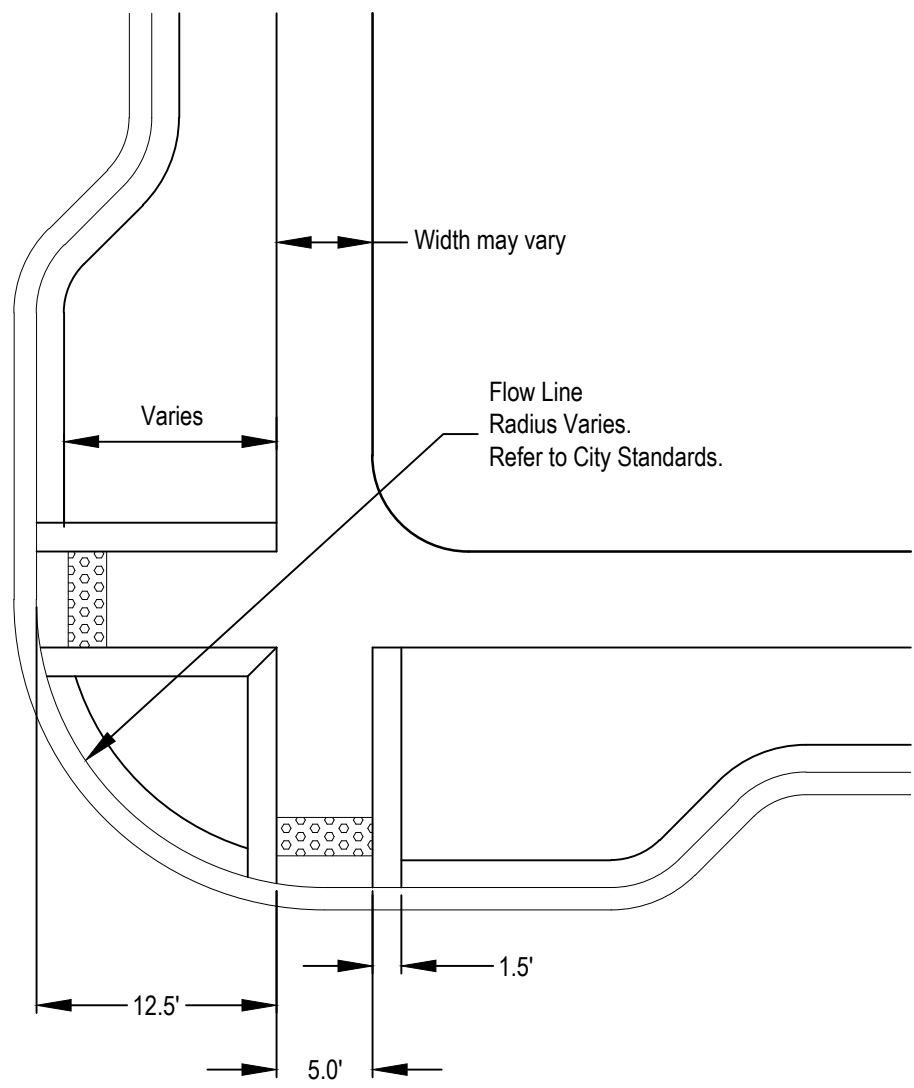
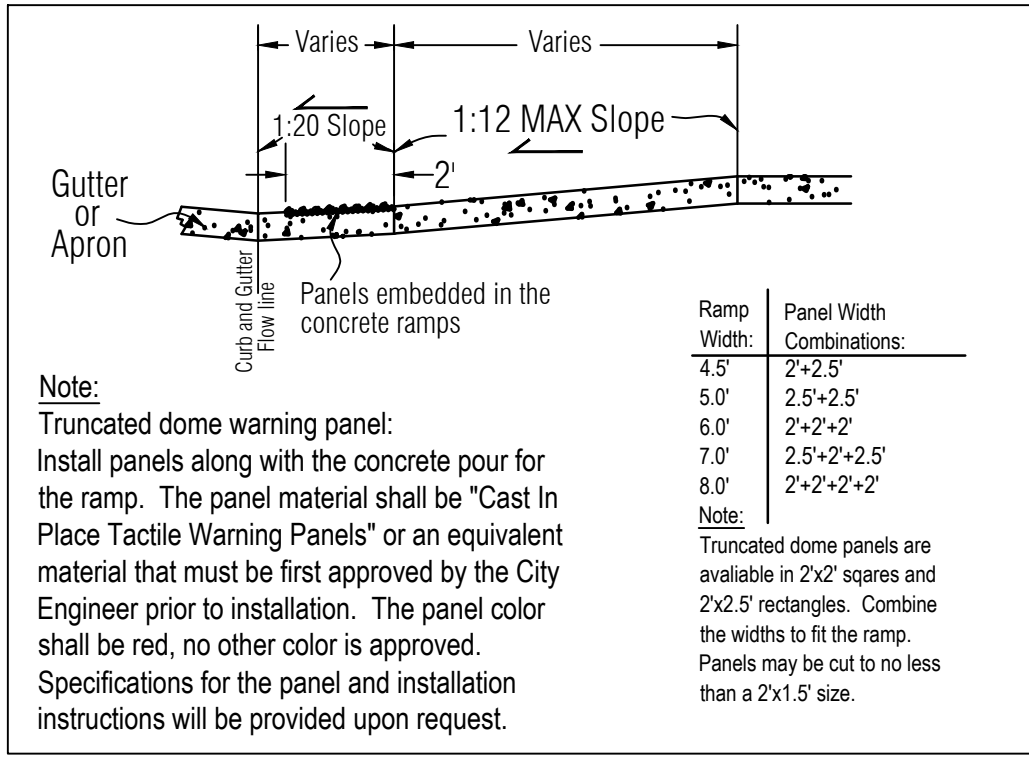
Street Sections

Cascadia
Planned Unit Development
Part of the South Half of Section 4 and Section 9, Township 5 North, Range 67 West of the 6th P.M. and
Part of the East Half of the Northeast Quarter of Section 10 and Northwest Quarter of Section 11, Township 5 North, Range 67 West of the 6th P.M.,
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003

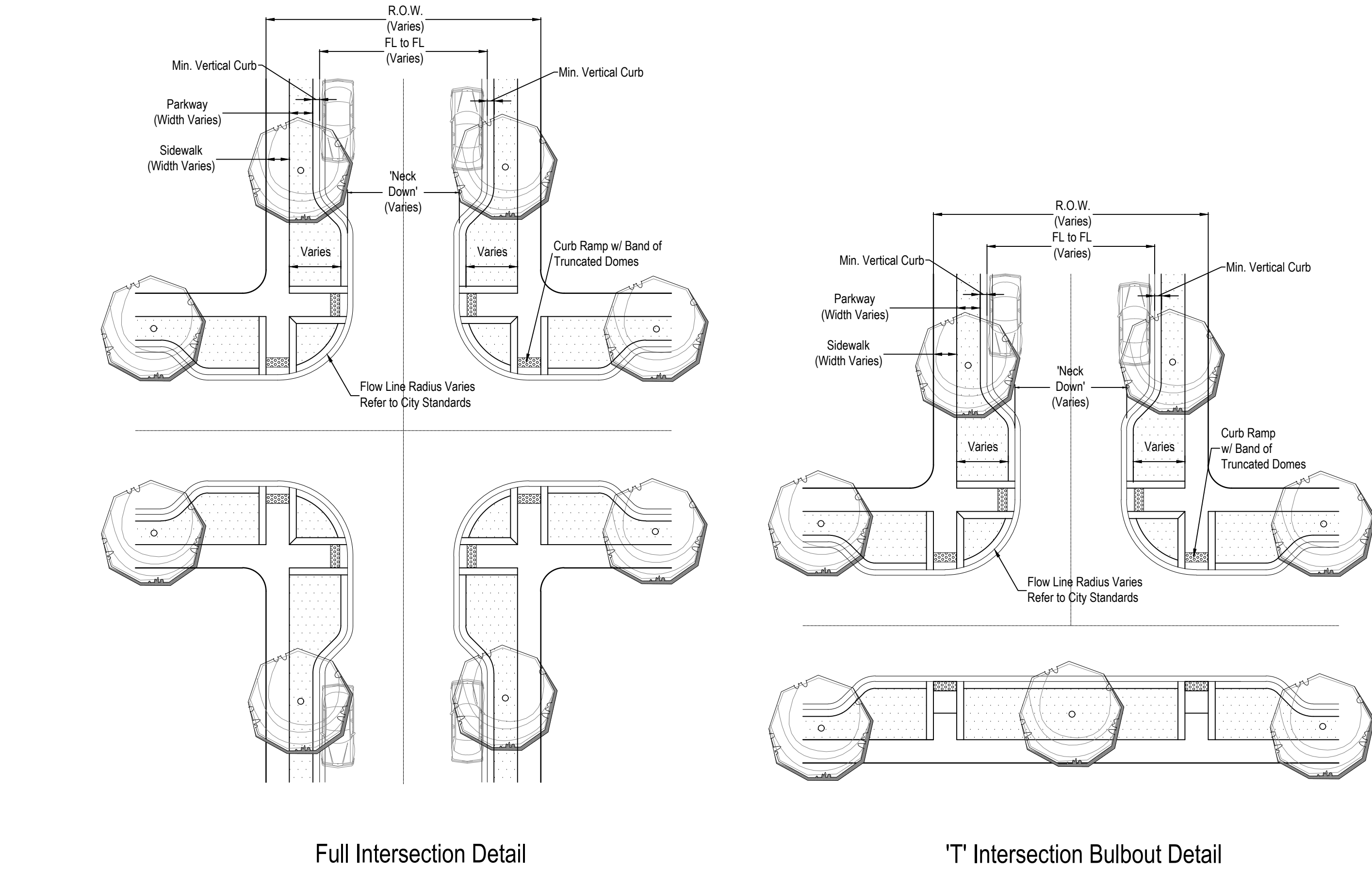
Loop Lane, Ramp, and Bulbout Details



Loop Lane Detail
Notes:
1. Tracts A & B shall be private tracts owned and maintained by the Metropolitan District. Please refer to separate agreement for ownership responsibilities at the time of subdivision at site plan.
2. Loop lanes are considered driveways and are subject to applicable intersection spacing requirements per City of Greeley criteria.
3. Loop lanes are not allowed on arterials including 4th Street.
Not to Scale



Typical Ramp Details
Notes:
1. All ramp details may be used on all intersection types.
2. Final design to be determined at the time of Final Plat/Construction Documents.
Not to Scale



Street Intersections With Bulbout Details
Note:
1. Final design to be determined at the time of Final Plat/Construction Documents.
Not to Scale

PARCEL DESCRIPTION

A parcel of land, located in the East Half of the Northeast Quarter (E1/2 NE1/4) of Section Ten (10), and Northwest Quarter (NW1/4) of Section Eleven (11), Township Five North (T.5N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 11 and assuming the North line of the NW1/4 of said Section 11 as bearing South 89°29'46" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2631.74 feet and with all other bearings contained herein relative thereto;

THENCE South 00°25'48" East along the West line of the NW1/4 of said Section 11 a distance of 87.95 feet

THENCE North 89°29'46" West a distance of 60.01 feet to the **POINT OF BEGINNING**;

THENCE South 89°29'46" East a distance of 634.19 feet;

THENCE South 47°17'57" East a distance of 323.96 feet;

THENCE North 00°30'14" East a distance of 217.60 feet;

THENCE South 89°29'46" East a distance of 263.26 feet;

THENCE North 60°30'14" East a distance of 120.40 feet

THENCE North 10°00'12" East a distance of 80.02 feet to the beginning point of a curve, non-tangent to the aforesaid line;

THENCE along the arc of a curve concave to the left a distance of 135.14 feet, said curve has a Radius of 815.00 feet, a Delta of 09°30'03" and is subtended by a Chord bearing South 84°44'45" East a distance of 134.99 feet to a Point of Tangency;

THENCE South 89°29'46" East a distance of 1304.94 feet;

THENCE South 06°19'34" West a distance of 40.21 feet to the North Quarter corner of said Section 11;

THENCE South 00°24'51" East along the East line of said NW1/4 a distance of 1564.34 feet;

THENCE South 52°23'22" West a distance of 527.32 feet;

THENCE South 37°36'38" East a distance of 135.10 feet;

THENCE South 52°23'22" West a distance of 351.28 feet;

THENCE North 58°29'28" East a distance of 54.55 feet;

THENCE North 53°20'26" East a distance of 708.60 feet;

THENCE South 00°24'51" East a distance of 7.56 feet;

THENCE South 53°15'13" West a distance of 689.66 feet;

THENCE South 58°13'28" West a distance of 703.00 feet;

THENCE South 53°15'17" West a distance of 130.76 feet to the South line of the NW1/4 of said Section 11;

THENCE North 89°34'09" West along said South line a distance of 1369.60 feet to the East Quarter corner of said Section 10;

Thence along the Southerly, Westerly and Northerly lines of the E1/2 NE1/4 said Section 10 the following Three (3) courses:

THENCE South 89°35'41" West a distance of 1299.39 feet;

THENCE North 00°00'05" West a distance of 2632.07 feet;

THENCE North 89°21'03" East a distance of 1074.70 feet;

THENCE South 00°25'48" East a distance of 314.00 feet;

THENCE North 89°21'03" East a distance of 145.00 feet;

THENCE North 00°25'49" West a distance of 227.26 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 220.568 Acres, more or less (±).

SURVEYOR'S STATEMENT

I, Roy Moesser, a Colorado Licensed Professional Land Surveyor, do hereby state that this Parcel Description was prepared under my personal supervision and checking, that it is in accordance with applicable standards of practice, that it is not a guaranty or warranty, either expressed or implied, and that it is true and correct to the best of my knowledge, information and belief.

Roy Moesser - on behalf of King Surveyors
Colorado Licensed Professional
Land Surveyor #30110

KING SURVEYORS
650 East Garden Drive
Windsor, Colorado 80550
(970) 686-5011

PARCEL DESCRIPTION

A parcel of land, located in the South Half (S1/2) of Section Four (4), and Section Nine (9), Township Five North (T.5N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 9 and assuming the South line of the Southwest Quarter (SW1/4) of said Section 9 as bearing South 89°30'14" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2560.93 feet and with all other bearings contained herein relative thereto;

THENCE North 00°33'25" East along the East line of the SW1/4 of said Section 9 a distance of 50.01 feet to the **POINT OF BEGINNING**;

THENCE continuing North 00°33'25" East along said East line a distance of 1548.09 feet;
THENCE South 89°30'14" West a distance of 500.00 feet;
THENCE South 00°33'25" West a distance of 1548.10 feet;
THENCE South 89°30'14" West a distance of 1931.40 feet;
THENCE North 45°27'33" West a distance of 141.31 feet;
THENCE North 00°16'12" West a distance of 2511.82 feet;
THENCE North 89°55'44" West a distance of 30.00 feet to the West Quarter corner of said Section 9;

Thence along the Westerly and Northerly lines of the Northwest Quarter of said Section 9 the following Two (2) courses:

THENCE North 00°12'36" West a distance of 2692.59 feet;
THENCE South 89°07'14" East a distance of 1581.01 feet;
THENCE North 42°34'18" West a distance of 1173.63 feet;
THENCE North 38°58'01" East a distance of 592.30 feet;
THENCE South 88°32'56" East along the South line of the Northwest Quarter of the Southwest Quarter of said Section 4 a distance of 268.75 feet to the Southwest Sixteenth corner of said Section 4;

THENCE North 04°51'36" East along the East line of the Northwest Quarter of the Southwest Quarter of said Section 4 a distance of 659.37 feet to the Center-North-Southwest 1/64 corner of said Section 4;

THENCE South 88°15'36" East along the North line of the South Half of the Northeast Quarter of the Southwest Quarter of said Section 4 a distance of 1303.22 feet to the Center-North-South 1/64 corner of said Section 4;

Thence along the Westerly, Northerly and Easterly lines of the Southeast Quarter of said Section 4 the following Three (3) courses:

THENCE North 04°30'29" East a distance of 652.58 feet;
THENCE South 88°50'07" East a distance of 2424.64 feet;
THENCE South 00°04'39" East a distance of 2593.84 feet;
THENCE South 01°16'49" West a distance of 30.00 feet;
THENCE North 89°06'31" West a distance of 2632.72 feet to the East line of the Northwest Quarter of said Section 9;
THENCE South 00°30'42" West along said East line a distance of 2625.49 feet;
THENCE South 00°33'25" West a distance of 542.54 feet;
THENCE South 73°09'34" East a distance of 1302.02 feet;
THENCE South 88°43'08" East a distance of 1336.33 feet to the East line of the Southeast Quarter of said Section 9;
THENCE South 01°16'52" West along said East line a distance of 809.88 feet;
THENCE North 88°39'41" West a distance of 408.71 feet;
THENCE South 01°17'24" West a distance of 408.71 feet;
THENCE South 88°43'16" East a distance of 408.77 feet to the East line of the Southeast Quarter of said Section 9;
THENCE South 01°16'52" West along said East line a distance of 399.93 feet;
THENCE South 89°34'02" West a distance of 2565.94 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM a strip of land 100 feet in width as conveyed to The Northern Construction Company in Warranty Deed recorded December 9, 1907 in Book 271 at Page 68, 50 feet on each side of the centerline of the track of the Great Western Railway.

Said described parcel of land contains 613.218 Acres, more or less ($\pm$).

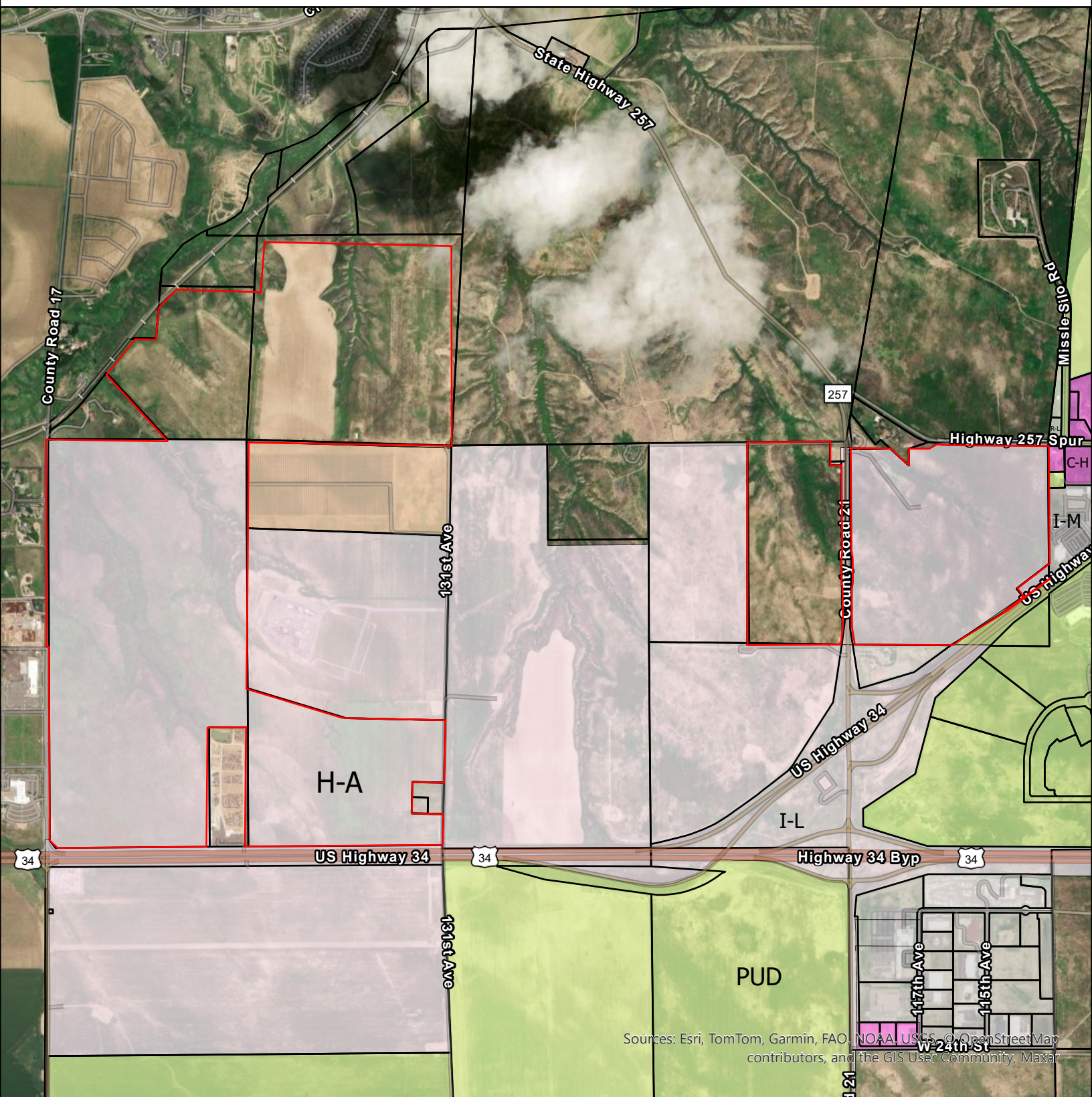
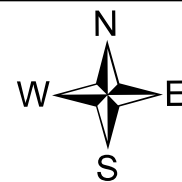
SURVEYOR'S STATEMENT

I, Roy Moesser, a Colorado Licensed Professional Land Surveyor, do hereby state that this Parcel Description was prepared under my personal supervision and checking, that it is in accordance with applicable standards of practice, that it is not a guaranty or warranty, either expressed or implied, and that it is true and correct to the best of my knowledge, information and belief.

Roy Moesser - on behalf of King Surveyors
Colorado Licensed Professional
Land Surveyor #30110

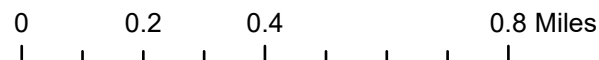
KING SURVEYORS
650 East Garden Drive
Windsor, Colorado 80550
(970) 686-5011

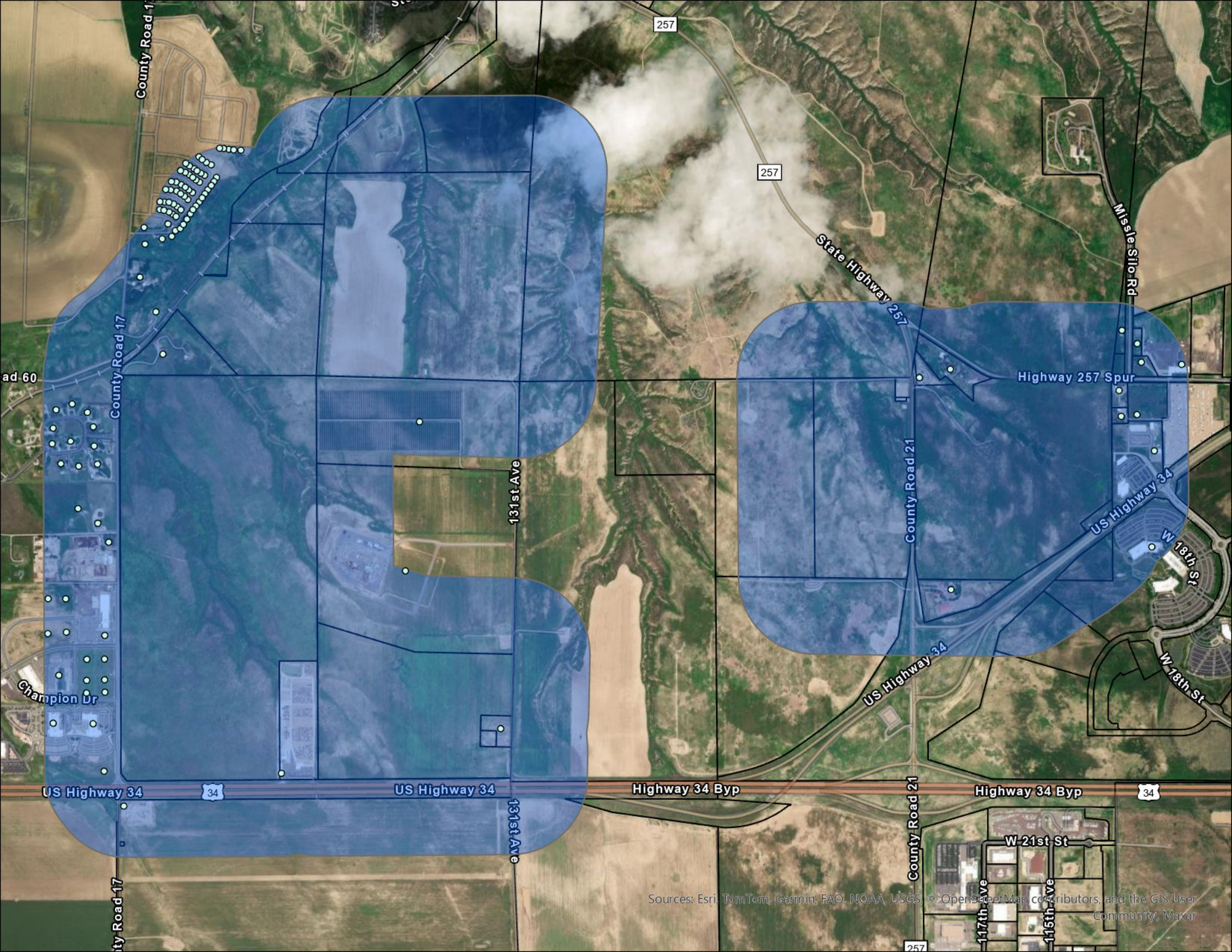
Vicinity & Zoning Map - Cascadia Boundary



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Maxar

Legend	
Zoning Holding Agriculture (H-A)	Industrial Low Intensity (I-L)
Planned Unit Development (PUD)	Industrial Medium Intensity (I-M)
Residential Low Density (R-L)	Cascadia Boundary
Commercial High Intensity (C-H)	Greeley Parcels







July 9, 2025

Katelyn Puga
Community Development
City of Greeley
1100 10th Street
Greeley, CO 80631

CASCADIA PUD | PROJECT NARRATIVE

Dear Ms. Puga,

On behalf of the applicant, The Water Valley Company, we are pleased to apply for the Cascadia Planned Unit Development (PUD). The proposed development of the Cascadia PUD is envisioned to include a mix of uses: retail, entertainment, commercial, and residential. The proposed Cascadia PUD is being developed in partnership with the City of Greeley, in an effort to support the new Catalyst Entertainment District, approved by City Council in April 2025.

PROPERTY CONTEXT AND BACKGROUND

Development Team

The Water Valley Company

For nearly four decades, the Water Valley Company has had one simple purpose: to rejuvenate the spirit, one happy memory at a time. Everything starts with the land we love. We've spent generations cultivating it so that we leave it richer, more fertile, and more fun for the generations that follow. Every decision we make comes from a genuine desire to grow something great. Something real. To leave a legacy of love that our grandkids will be proud to call their own.

City of Greeley

Since its founding in 1886, the City of Greeley has been defined by its deep agricultural roots and its commitment to innovation and resilience. From its origins as a community built on farming and water stewardship, Greeley has consistently evolved—embracing modern technologies and development practices while preserving the values that have shaped its character. As part of Greeley's continued efforts to grow thoughtfully and sustainably, City Council approved targeted funding in April 2025 to support the creation of a new entertainment district at the western edge of the city. This strategic investment aligns directly with Greeley's long-term vision to diversify the local economy, enhance quality of life, and foster vibrant, connected neighborhoods. The West Greeley Project embodies this vision. It is designed to catalyze reinvestment in an underutilized area, create new employment opportunities, and provide cultural and entertainment amenities for residents and visitors alike. Importantly, the district's programming, design, and activation strategies remain true to the city's heritage — celebrating local identity, supporting small businesses, and incorporating spaces that invite community connection. Through careful planning, infrastructure coordination, and leveraging partnerships, the West Greeley Project reflects the City's priority to develop in a smart, balanced way — growing outward while honoring where we began. It is a tangible example of Greeley's commitment to being a place where history and progress live side by side.

Norris Design

Over the last 40 years, Norris Design has been dedicated to helping the world grow through the power of placemaking. Partnering with clients around the globe, we are transforming the way people live,



work and play. Our integrated approach brings individual disciplines together to design places that get built. We believe in the power of place and the ability our environments have to inspire us all. Every day, we set out to change the world for the better through thoughtful placemaking. We create communities that move people to create lasting memories. We shape the public realm, activating the imagination — then, we bring places to life with unique identities that live and breathe.

Existing Conditions

The total property considered for the Cascadia PUD is approximately 821 acres. The site is vacant/undeveloped land that is located within both the City of Greeley and unincorporated Weld County. The existing zoning is Agriculture (AG) and proposed zoning is PUD. Surrounding land uses include additional vacant/undeveloped land and oil and gas operations.

Project History and Intent

The proposed PUD includes the Catalyst Entertainment District with a hockey arena and youth ice facility, a hotel and waterpark, and a plaza for people to gather and play. The new entertainment district will be owned and maintained by the City of Greeley. In order to support the entertainment district, the surrounding proposed land uses include commercial, retail, residential at varying levels of density, and civic uses. Exact details regarding the size of commercial/industrial facilities, estimated number of dwellings, and anticipated school students are still being determined and will be memorialized in future Subdivision and Site Plan applications.

Key Greeley City Council & Community Discussions:

- July 30, 2024 – City Council unanimously approves a non-binding Memorandum of Understanding (MOU) to explore partnership with The Water Valley Company.
- Nov 2024–Jan 2025 – Conceptual drawings submitted and community engagement launched.
- January 30, 2025 – First Community Meeting on the West Greeley development vision.
- February 1 & March 15, 2025 – Ongoing public forums for feedback on growth, design, and priorities.
- March 27, 2025 – Public meeting to explore financial model behind the project.
- Multiple Council Work Sessions & Meetings (Nov 2024–May 2025) covering:
 - Annexation and zoning considerations
 - Infrastructure and utility planning
 - Financial partnership framework
 - Land use and phasing

Date	Type
May 6, 2025	City Council Meeting
April 15, 2025	City Council Meeting
April 8, 2025	City Council Work Session
April 1, 2025	City Council Meeting
March 25, 2025	City Council Work Session
January 28, 2025	City Council Work Session
November 20, 2024	Council Special Work Session
November 19, 2024	City Council Meeting
November 12, 2024	City Council Work Session



DEFINING CHARACTER OF THE CASCADIA PUD

PUD Planning Areas

The proposed PUD includes (9) Planning Areas with a variety of land uses in each. The land uses include entertainment, commercial, retail, residential and civic uses. A summary is provided in the Land Use Table below:

PUD Summary				
Planning Area	Character Description	Acres (approx.)	Residential Units	Non-Residential Use Square Footage***
PA-A	Entertainment District	99.1	300	
PA-B	Entertainment District	94.8	1,050	
PA-C	Mixed-Use	62.0	300	
PA-D	Mixed-Use	32.0	146	
PA-E	Residential	75.0	99	
PA-F	Residential	138.9	154	
PA-G	Residential	98.4	352	
PA-H	Mixed-Use	73.2	500	
PA-I	Mixed-Use	137.4	500	
Right-of-Way		17.8		
Total		828.6	3,401*	3,200,000**

*The total number of residential units allowed within the PUD boundary may be exceeded by up to 10% administratively, without a formal PUD amendment.

**The total nonresidential square footage allowed within this PUD may be increased by up to 15% administratively, without a formal PUD amendment.

***No maximum for non-residential use gross floor area square footage per Planning Area.

PUD Development and Design Standards

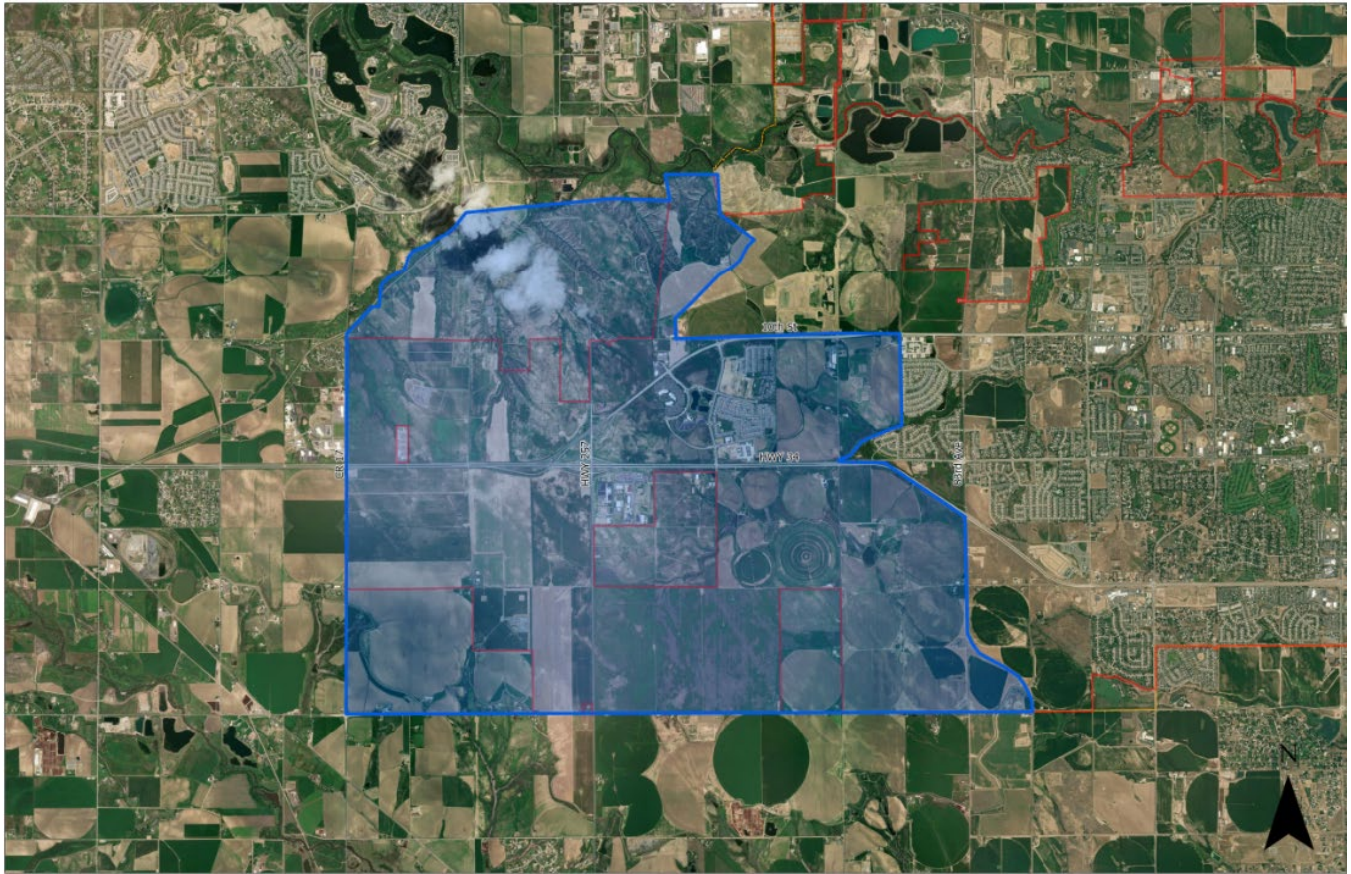
The proposed development and design standards within the Cascadia PUD are based on the City of Greeley's Commercial High Intensity zone district. Starting with an existing zone district in the City, the development team modified sections within [Title 24 of the Development Code](#) in order to fit the proposed development and intent of the Cascadia PUD.

PUBLIC IMPROVEMENTS

GID Area

The City of Greeley and The Water Valley Company are working in close coordination to deliver a robust network of public infrastructure that will support the long-term success of the Cascadia and Catalyst districts — including streets, utilities, mobility infrastructure and regional connectivity.

A General Improvement District (GID) approximately 12,000 acres in size has been approved for the Catalyst entertainment district. The GID area is depicted in the shaded areas of the map below:



This financing mechanism will help fund essential infrastructure through dedicated property taxes and fees within the project area, ensuring that new development pays for the public improvements it requires. Under the Pre-Development Services and Financing Agreement, the City and developer have begun detailed infrastructure planning, including:

- Roadway upgrades and connectivity improvements, such as a new bridge over U.S. 34 and enhancements to the WCR 17 interchange to improve north-south travel and regional access.
- A new intermodal transit hub, which will serve as a Centerplace-style mobility center connecting Greeley-Evans Transit (GET) with future regional routes, enhancing access to jobs, entertainment, and housing.
- Utility infrastructure investments, including new water, sewer, and stormwater systems, funded through the City's Enterprise Funds. These upgrades will serve both the district and the broader West Greeley area as it continues to grow.

These improvements are aligned with Greeley's MERGE Project (Mobility Expansion for Regional Growth and Equity), as well as the City's RAISE-funded transportation and pedestrian improvements. Together, they represent a layered investment in mobility, access and equity—a hallmark of Greeley's long-term growth strategy.

Access and Circulation

The proposed PUD includes general roadway improvements to County Road 17, 131st Avenue, Highway 257, and 4th Street. Various Planning Areas receive access from these improved and updated roadways. Access to the proposed PUD Planning Areas B, C, and E is provided off County Road 17, which runs north to south on the western edge of the PUD project area. Access to PUD Planning Areas A and G is provided off 131st Avenue, which runs north and south at the eastern edge of Planning Areas A



and G. Planning Areas H and I receive their access from Highway 257. Finally, 4th Street is being developed as part of this proposed PUD to bisect the site from east to west and provide additional points of access for Planning Areas A and B. Circulation within each Planning Area will be determined with future Subdivision and Site Plan applications.

ENVIRONMENTAL ANALYSIS

Wildlife Analysis

Pinyon Environmental, Inc., evaluated the potential for the remaining species listed in the IPaC system to occur in the study area based on an assessment of habitat and species distributions (Table 2 in assessment). No federally listed species or habitat were observed in the study area during the site visit. Colorado Parks and Wildlife lists amphibians, birds, fish, mammals, reptiles, and mollusk species as endangered, threatened or of special concern within the state of Colorado. Most of these species are not expected to occur in the project area because the study area is outside of their range or the appropriate habitat is not present. Pinyon conducted a habitat assessment for species identified in the CNHP CODEX list with the potential to occur in the project area, which are identified in the included Biology Reports.

Water Analysis

Pinyon Environmental, Inc., has completed evaluations of wetlands and other waters in the project area. Two ephemeral drainages were identified during their evaluation. Though both primarily showed non-wetland vegetation, an area of ponding was found near the northwest corner of the project area. Pinyon submitted a formal request for an Approved Jurisdictional Determination from the U.S. Army Corps of Engineers. On June 30, 2025, the U.S. Army Corps of Engineers issued a formal determination that the waters in question (as depicted below) are not considered to be jurisdictional waters. The determination letters and supporting forms are included with this PUD project submittal.





REVIEW CRITERIA

Compliance with the Greeley Municipal Code

The Greeley Municipal Code outlines the general and the specific review criteria for Planned Unit Developments in Section 24-205(c). Below are the justifications for each of the criteria:

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

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

Response: The Cascadia PUD is consistent with the Imagine Greeley Comprehensive Plan by creating a coordinated and flexible framework to integrate diverse land uses such as entertainment, commercial, residential, retail, and open space. The PUD allows for a more deliberate allocation of uses and infrastructure that align with community goals. Please see the following section where there is a detailed explanation of the goals that the Cascadia development will support.

- b. The benefits from any flexibility in the proposed plan:
 - i. 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;
 - ii. Involves innovative concepts that were not anticipated by the development code; or
 - iii. Apply to a unique or specific context in a manner that allows the project to better meet the intent or design objectives of the base zoning districts and standards.

Response: The Cascadia PUD leverages the flexibility of the PUD process to incorporate numerous public benefits such as the Catalyst Entertainment District with a new hockey arena and supporting hospitality and recreation center. The new elements and amenities proposed will promote broader health, safety and welfare for the community by enhancing economic opportunities, increasing access to recreation assets, and fostering a sense of place. The PUD will also accommodate innovative land use and design elements that would not be feasible under conventional zoning.

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

Response: The Cascadia PUD includes thoughtful design principles such as walkability, mixed-use development, and integrated mobility and land use planning. The PUD will support long-term City growth by including a variety of housing opportunities and concentrating development near central corridors. The project will preserve open space and recreation while supporting the needs of different demographics. Our project directly supports the goals of the Comprehensive Plan through economic development, housing diversity, and regional collaboration.

- d. The plan meets all of the review criteria for zoning map amendments in section 24-204.
Response: The Cascadia PUD meets the criteria for zoning map amendments, including compatibility with adjacent land uses and compliance with the Imagine Greeley Comprehensive Plan.

Conformance with the Imagine Greeley Comprehensive Plan

The development of Cascadia will provide the City of Greeley and surrounding communities with significant economic diversification, growth, services, housing, infrastructure, and recreation. The Imagine Greeley Comprehensive Plan lays out many goals and objectives that are meant to provide



guidance for how the City and community can work toward achieving the vision set forth in the plan. We believe that the Cascadia development will strongly support the following goals:

- Goal ED-2: Promote desired economic sectors and a diverse local economy.
 - **The development of the Cascadia PUD will provide the City of Greeley with significant economic diversification due to the development of the entertainment district and hockey arena. Around the arena there will be youth sports, a hotel, water park, and outdoor plaza. This annexation and subsequent development will bring a diversity of retail, commercial, and residential housing options to the area and will help promote growth and vitality to the community.**
- Goal ED-4: Facilitate intergovernmental and public/private partnerships that foster successful economic development.
 - **The proposed PUD is part of a larger collaboration between the City of Greeley and The Water Valley Company. CDOT, RTD, and other local intergovernmental agencies are also involved to implement successful infrastructure improvements.**
- Goal GC-1: Manage growth effectively.
 - **The PUD zoning will act as a guide to thoughtful growth in a coordinated and predictable manner. This will also help align infrastructure, land use, and services with the City's overall planning efforts. As noted, the Cascadia PUD will provide significant economic development and growth opportunities including entertainment, retail, commercial, and housing.**
- Goal HO-2: Encourage a broad diversity of housing options.
 - **There will be a large variety of housing options and residential components to the overall Cascadia PUD. Housing types will be diverse and will aim to accommodate and meet the needs of those in different income levels, life stages, and sizes.**

Sincerely,
Norris Design

A handwritten signature in black ink, appearing to read "Mitch Black".

Mitch Black, PLA
Principal



COLORADO

Parks and Wildlife

Department of Natural Resources

Fort Collins Service Center - Area 4

317 W Prospect Rd

Fort Collins, CO 80526

P 970.472.4300

August 11 , 2025

City of Greeley- Community Development

Planning Division

970-350-9780

planning@greeleygov.com

RE: PUD2025-0003 Cascadia Entertainment District

Dear Planning Division team,

Thank you for the opportunity for Colorado Parks and Wildlife (CPW) to comment on the proposed Cascadia Entertainment District (Project) that is located at Township 5N, Range 67W, Sections 4, 9, 10 and 11. It is our understanding that this is a request for review and comment on the Site plan. It is our understanding that this Project will include a hockey arena and youth ice facility, a hotel and waterpark, and a plaza for people to gather and play. This new entertainment district will be owned and maintained by the City of Greeley.

The mission of CPW is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. CPW has a statutory responsibility to manage all wildlife species in Colorado and to promote a variety of recreational opportunities throughout Colorado. One way we achieve this goal is by responding to referral comment requests, as is the case for this Project.

After review of this project and location, CPW has the following recommendations:

RECOMMENDATIONS:

The Importance Of High Priority Habitats

Developers and permitting agencies can help avoid, minimize, and mitigate impacts to wildlife from their projects by working with CPW. High Priority

Jeff Davis, Director, Colorado Parks and Wildlife

Parks and Wildlife Commission: Dallas May, Chair • Richard Reading, Vice-Chair • Karen Bailey, Secretary • Jessica Beaulieu
Marie Haskett • Jack Murphy • Gabriel Otero • Duke Phillips, IV • Gary T. Skiba • James Jay Tutchton • Eden Vardy



Habitats (HPH) are defined as sensitive habitats where CPW has recent maps regarding sensitive wildlife use, plus scientifically-backed best management practice (BMP) recommendations. HPHs are a subset of CPW's species activity maps that we collect and update for a variety of species and their particular habitats; we provide these maps to the public and regulatory agencies for the environmental assessment and land use commenting of proposed development on a given parcel, and general scientific research.

Burrowing Owls

Burrowing Owls are listed as State Threatened and are known to nest in active or inactive prairie dog (black-tailed or white-tailed) burrows or the burrows of other terrestrial wildlife. Because burrowing owls are included in the protections afforded by the Migratory Bird Treaty Act, it is important to avoid actions that could negatively impact the owls, nests, and eggs. There is the potential for Burrowing owls to be present within the project area.

To best avoid or minimize impacts to Burrowing Owls within the project area, CPW recommends the following:

- If development is proposed to occur in a prairie dog colony that has been active within the past 10 years, CPW recommends adherence to CPW's Burrowing Owl Survey Protocol.
- CPW recommends that targeted surveys should be conducted for any activities resulting in ground disturbance between March 15th and October 31st.
- If nesting Burrowing Owls are present, no human encroachment or surface disturbance should occur within a 200-meter buffer of nesting burrows from March 15th to August 31st.
- If Burrowing Owls occupy the site, CPW recommends that earthmoving and other disturbance activities be delayed until late fall after they have migrated.
- If seismic work could disturb or collapse dens containing nests, that work should avoid the nesting period.

CPW appreciates Terracon addressing our recommendations in their report and recommending our recommendations to the applicant. CPW agrees with that plan.

Raptors and Migratory Birds

The Project area contains suitable habitat for nesting raptors and migratory birds. To ensure compliance with the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act, CPW recommends consultation with USFWS before construction of the proposed Project. All migratory birds are protected from potential take under the Migratory Bird Treaty Act, and any removal or disturbance of an active migratory bird nest requires prior consultation with CPW and USFWS. Both active and potential nest sites, as well as winter night roosts, should be considered when evaluating potential disturbance during construction. Also, please see our [CPW Raptor Buffer Guidelines Document](#) for recommendations on timing limitations and buffers.

Noxious Weeds and Native Re-seeding

Also of importance is the revegetation of disturbed soils and the control of noxious weed species through the development of a noxious weed management plan prior to initiating construction activities. The revegetation of disturbed areas and control of invasive weed species are important components of the project and it is critically important that the site be restored back to the native plant community that currently exists on site. It is preferable that native vegetation be retained on-site during the operational lifespan of the project, both as potential habitat for wildlife and to ensure successful reclamation of the project area, as noxious weeds could spread to adjacent habitats outside the project area. CPW recommends that the applicant consult with Weld County and the Natural Resource Conservation Service (NRCS) for current noxious weed best management practices.

Lighting

Nighttime artificial lighting has been documented to affect wildlife species of all sizes, from small macroinvertebrates to large mammals. These effects are often species-specific, and in some cases may be beneficial to one species within a local ecological community, but detrimental to another species within the same ecological community. These impacts could be expected year-round and can affect both local resident species and migrating wildlife, which may lead to collisions with other animals and structures, exhaustion, increased depredation, and direct mortality. Nighttime artificial lighting may also disrupt nocturnal species that are not accustomed to a significant increase in artificial light, leading to temporary blindness and disorientation, which may also increase the likelihood of collisions with infrastructure on site. CPW recommends that all

outdoor lighting be down-shielded to minimize disturbance areas and dim the lights as much as practicable.

Per the U.S Fish and Wildlife Service recommendations¹, all outdoor lighting should be limited to warmer colors with “longer wavelengths (>560 nm) and lower correlated color temperatures (CCT<3000 Kelvin degrees)” (“Threats to Birds: Collisions - Nighttime Lighting | U.S. Fish & Wildlife Service”). Per the American Bird Conservancy, CCTs ranging from 2200 Kelvin Degrees to 2700 Kelvin Degrees is the preferred range of color. (Misguiding Light: The Role Artificial Light Plays in Bird Mortality from Collisions with Glass | Sheppard, PHD²) CPW recommends the latter range of lighting color options for implementation at the project site during construction if it is to occur during nighttime hours.

Additional Concerns

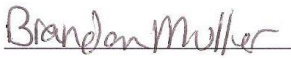
CPW wanted to recognize and convey concern with this project because this is one of the last undeveloped areas for plains wildlife and species in Greeley, and the connectivity from the Shurview site to the east to these drainages is of importance to wildlife. CPW has mapped this habitat for a variety of species, including but not limited to: Turkey (overall range, production, roost sites, and overwintering areas), Mule deer and White-tailed deer (overall range), Bobcat habitat, and ground-nesting birds. This area also provides habitat for reptiles, amphibians, small mammals, pollinators, and other invertebrates in an area that is already fragmented due to disturbance and development. CPW disagrees with Pinyon’s Environmental Assessment that stated “Most of these species are not expected to occur in the project area because the study area is outside of their range or the appropriate habitat is not present.” In addition to this area being mapped for these species, this area provides foraging grounds for the bald eagles that have both mapped nests and winter night roosts within a mile north of the proposed project area. The eagles have been seen foraging in this area. The loss of this habitat may negatively impact these local wildlife populations and thereby impact recreational opportunities such as wildlife viewing and hunting. CPW would recommend evaluating an alternative site due to the concern of wildlife species in the area and the potential impact it will have on this habitat.

¹ “Threats to Birds: Collisions - Nighttime Lighting | U.S. Fish & Wildlife Service.” *FWS.gov*, 4 May 2023, www.fws.gov/story/threats-birds-collisions-nighttime-lighting.

² Sheppard, PHD, Christine. *Misguiding Light: The Role Artificial Light Plays in Bird Mortality from Collisions with Glass*. American Bird Conservancy, 11 May 2022, chrome-extension://efaidnbmnnnibpcjpcglclefindmkaj/abcbirds.org/wp-content/uploads/2022/05/ABC-lighting-collisions-position-statement-2022.pdf.

Thank you again for the opportunity to comment on this Cascadia Entertainment District project. We appreciate your consideration of our recommendations to avoid and minimize impacts to wildlife. If the scope of this project changes and/or if you have any questions, please contact at Jackson Davis at 970-342-0461 or jackson.davis@state.co.us.

Sincerely,

A handwritten signature in dark ink that reads "Brandon Muller". The signature is written in a cursive style with a horizontal line underneath.

Brandon Muller

Area 4 Acting Area Wildlife Manager

Cc: *Jackson Davis, Greeley N. District Wildlife Manager- jackson.davis@state.co.us
Lexi Hamous, NE Land Use Coordinator- lexi.hamous-miller@state.co.us*



July 22, 2025

Katelyn Puga, Planner III
City of Greeley Community Development
1100 10th Street
Greeley, CO 80631

RE: City of Greeley – Cascadia PUD Referral

Dear Ms. Puga:

Thank you for the opportunity to provide comments regarding the City of Greeley's proposed Cascadia PUD application. In advance of the opportunity to complete a thorough review of the application documents, please see the following preliminary comments that address key elements of the Intergovernmental Agreement between Greeley and Windsor recorded with the Weld County Clerk and Recorder at 3556256 on 5/23/2008:

- Portions of the subject property / proposed Cascadia PUD project are located within the ***Windsor-Greeley Cooperative Planning Area*** as depicted in the IGA. In accordance with Section 4. (Required Notice for Development) of the IGA, "For both areas within the CLUA each party shall notify the other of all intended development, redevelopment, or variances, within said area no later than four (4) weeks prior to the initial official consideration of the land use matter by the municipality reviewing the intended development." The Town will provide comments on this referral of the PUD application by August 1, 2025.
- Regarding Weld County Road 17, per Section 3.(a) (Land Use, Site and Building Standards for CLUA) of the aforementioned IGA, "Access to Weld County Road 17 (WCR 17) shall be in accordance with the locations agreed to by the parties on Exhibit E." The Town looks forward to collaborating on the location and extent of the proposed access points along WCR 17. As currently shown, the TIA shows new access to WCR17 from Promontory Circle Extension as a new intersection north near WCR 60/RR tracks being approximately 1 mi (5,280 ft north of US 34 centerline). Exhibit E of the aforementioned IGA indicates full movement access points at Southgate Dr (being 1,880 ft north of US 34 centerline) and at Gratitude Ln (being 3,380 ft north of US 34, and 1,500 ft north of Southgate Dr). The TIS and PUD show the northern Cascadia access further south aligning with Windsong Rd. Please clarify within the Traffic Impact Analysis where each new intersection is proposed along WCR 17 ensuring safe and efficient access along the corridor. Consideration for Gratitude Ln, Windsong Rd, WCR 60 intersections should be included in the Study area of the TIS.
- Additionally, Sections 3.(b) and (c) speak to construction cost and maintenance sharing for WCR 17; a timeline for review of any proposed improvements; and an agreement on the extent of the improvements. The Town anticipates WCR 17 being developed as an urban street section, including width for a full 16-foot median, two 12-foot travel lanes in both directions with shoulders in both directions, and a tree lawn with a detached 12-foot

multi-use (shared) trail on both sides. Please see attached sketch representing the general approach for the WCR 17 corridor.

- Consideration should also be given to bus stop locations along WCR 17 given its status as a major north-south arterial road serving commuter traffic.
- Portions of the subject property are also located within the Town of Windsor **Growth Management Area**, as depicted in the Land Use Map found in the Town of Windsor 2024 Comprehensive Plan, with the Land Use designation noted as *Parks and Open Space* with a potential *Natural Areas and Open Space Overlay*. As you are aware, Windsor and Greeley have supported the concept of community separators dating back to the Northern Colorado Community Separator Study of 1999. Windsor looks forward to continuing this discussion, and its partnership with the City as we evaluate the Cascadia PUD application.
- The hydraulic report notes a water connection into Windsor at the Greeley/Windsor master meter which is correct. Graphically it appears that the Windsor/Greeley master meter is shown to tie into Greeley's zone 4 (Gold Hill Elevated Tank zone). Windsor does want the master meter to be connected to Zone 4 per Greeley Windsor IGA section 6.(b). Per prior information communicated to Greeley regarding demand at connection, assume Peak Hour Demand = 2,500 gpm at 50 psi and Max Day Demand + Fire Flow = 4,400 gpm at 20 psi.
- Please provide a sewer study showing projected full basin buildout for all proposed and future buildout flows that are to report to Windsor's wastewater plant. The Cascadia report provided some information, but did not include demand calculations, or full build out basin calculations. Additional sewer information is needed regarding build out flow proposed to be routed to Windsor. Windsor review staff assumes that Greeley annexation areas will be serviced by Greeley sewer up to a master meter connection to Windsor's system. Wastewater service areas will need to be amended to reflect proposed service areas (ie 208 boundary changes). Windsor/Greeley coordination is necessary to address wastewater service area amendment.

Thank you for referring the Cascadia PUD application to Windsor. A clarifying response to the aforementioned preliminary comments would be appreciated. In the meantime, Windsor will conduct a full review of the PUD referral application and will provide a response by August 1, 2025.

Sincerely,



Scott Ballstadt
Director of Planning

Attachments:

- Intergovernmental Agreement between Greeley and Windsor recorded with the Weld County Clerk and Recorder at 3556256 on 5/23/2008

- Town of Windsor Land Use Map (2024 Comprehensive Plan)
- Weld County Road 17 Proposed Street Section

Copy

Shane Hale, Town Manager

Eric Lucas, Deputy Town Manager

John Thornhill, Community Development Director

Dan Money, Town Attorney

3556256 05/23/2008 02:46P Weld County, CO
1 of 19 R 96.00 D 0.00 Steve Moreno Clerk & Recorder

**FIRST AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT
BY AND BETWEEN THE CITY OF GREELEY AND TOWN OF WINDSOR**

THIS FIRST AMENDMENT TO INTERGOVERNMENTAL AGREEMENT is made this 6th day of May, 2008, by and between **THE CITY OF GREELEY**, Colorado, a home rule municipality ("Greeley") and **THE TOWN OF WINDSOR**, Colorado, a home rule municipality ("Windsor") establishing the terms and conditions for land use site and building standards and utility services with a Cooperative Planning, Land Use and Utility Area. The parties hereto, when referring to both, may also be referred to hereinafter as the municipalities or the parties.

WHEREAS, Greeley and Windsor entered into an Intergovernmental Agreement in June 2001, for the purpose of preparing a development plan for US Hwy 34 between WCR 13 (county line) and SH 257, and along SH 257 between the corporate limits of each community; and

WHEREAS, the Development Plan was completed and has been accepted by the Greeley City Council and Windsor Town Board; and

WHEREAS, the implementation of the plan requires cooperation and coordination between the municipalities for the provision of various municipal services such as utilities, planning/land use, transportation, parks/recreation/open space and public safety; and

WHEREAS, the adopted Plan envisions future intergovernmental agreements which will outline the specific procedures to provide the necessary services to implement the Development Plan; and

WHEREAS, the municipalities desire an agreement for planning, land use and utility services; and

WHEREAS, the parties approved an Agreement dated August 9, 2004 regarding the terms and conditions for such planning, land use and utility purposes, and

WHEREAS, certain amendments to that Agreement are now deemed to be in the best interests of the citizens of Greeley and Windsor to further this cooperative community planning process.

NOW, THEREFORE, IN CONSIDERATION OF THE PROMISES HEREAFTER SET FORTH, IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. Cooperative Land Use, Annexation and Utility Area. The Cooperative Planning, Land Use and Utility Area ("CLUA") consisting of a Principal employment corridor area and a secondary corridor area is hereby amended and described as follows:

- (a) Principal Employment Corridor. Principal Employment Corridor includes all land depicted on Exhibit A and described on Exhibit B, attached hereto and incorporated herein by reference, and is generally described as that area one-half mile north and south of US Hwy 34 between SH 257 and WCR 13 (County Line Road). The distances are measured from the right-of-way lines of the affected roads and highways on the same side as the area stated above.
 - (b) Secondary Corridor Area. There is hereby established a Secondary Corridor Area which includes all lands depicted on Exhibit A and described on Exhibit B, which is attached hereto and incorporated herein by reference and is generally described as that area extended one-half mile from the principal employment corridor areas, outer boundaries north and south of US Hwy 34.
2. CLUA Land Uses. Within the CLUA, the parties agree that the land uses are prioritized as follows:
- (a) The Principal Employment Corridor is primarily for employment, industrial park and other uses as defined, conditioned and limited by Section I. A of Exhibit B, attached hereto and incorporated herein by this reference.
 - (b) The Secondary Corridor Area is primarily for residential, neighborhood, commercial and their related uses as defined, conditioned and limited by Section I. B. of Exhibit B, attached hereto and incorporated herein by reference.
3. Land Use, Site and Building Standards for CLUA. Road Improvements and Maintenance Master Costs.
- (a) The land use, site and building standards for both areas of the CLUA are described on Exhibit B attached hereto and incorporated herein by reference. Access to Weld County Road 17 (WCR 17) shall be in accordance with locations agreed to by the parties on Exhibit E, attached hereto and incorporated herein by this reference. Access to US Hwy 34 shall be as approved by the Colorado Department of Transportation.
 - (b) The parties agree that they shall equally share the costs of any and all general improvements to WCR 17 north of US Hwy 34 to WCR 60. The party intending to make general improvements on the above stated roadway shall give the other party 180 days notice prior to the commencement of construction of the general improvements to the roadway. The party receiving notice of said improvements and/or maintenance shall provide comment as to the nature and timing of general improvement along with its prospective cost to that party. The parties agree that the jurisdiction which has annexed the affected road shall perform general improvements



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in accordance with its ordinances, rules and regulations; and further that each party shall pay its one-half of the total cost of the general improvements within thirty (30) days after invoice of the same, subject to annual appropriation. The parties agree that each party shall use its best efforts to budget and/or appropriate sufficient sums to defray the costs of its expense for construction of the general improvements of the road stated herein. Any roadway improvements that are deemed to be in addition to customary and general road maintenance such as, but not limited to, the addition of medians, traffic control devices and like improvements must first be agreed to in writing by both parties prior to their installation.

- (c) The parties agree that the parties shall equally share the costs of any and all maintenance for WCR 17 north of US Hwy 34 to WCR 60. Windsor shall perform the annual maintenance and Greeley shall pay Windsor one-half (½) of the cost of such annual maintenance. The parties agree that they shall meet and agree as to the nature, extent and maximum cost for annual maintenance of the road on or before July 1 of each year to provide sufficient time to budget necessary funds for the succeeding calendar year.
- (d) The parties agree that the intersection of WCR 17 and US Hwy 34 may require an improved road interchange in the future, and as such, the parties agree to negotiate in good faith with each other and CDOT to determine the land areas to be reserved/dedicated; the nature and type of interchange improvement; and any and all costs for construction for the same.

4. Required Notice for Development. . For both areas within the CLUA each party shall notify the other of all intended development, redevelopment, or variances, within said area no later than four (4) weeks prior to the initial official consideration of the land use matter by the municipality reviewing the intended development. All notifications shall be provided to the other party in writing and shall include a brief written description of the development proposal and accompanying vicinity, any development maps and graphics for review and comment by the receiving party. The receiving party shall renew the documentation provided and shall respond in writing to the other party with its comments regarding the proposed development. Each party agrees that it shall use its best efforts to make and receive comments through timely communications. The parties expressly agree that all such information, documentation and communication is a courtesy exchange of information and any negligent oversight of any referral or project for comment shall not require the delay of hearings or decisions on any land use or related case by the approval authority of either Greeley or Windsor. However, when making a land use decision, the approval authority of the affected municipality hereby agrees that it may not approve any land use in contravention to those uses stated in Exhibit B, without the prior written consent of the other party. Each party shall provide the other party, in writing, a single point of contact for the transmission of all communications and documentations contemplated and described in this paragraph.



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5. Annexation

- (a) Greeley shall have exclusive authority to exercise its annexation powers and, subject to paragraphs 4 and 5, to provide all urban services within the CLUA for those areas identified as the "Greeley Annexation Area" on Exhibit C, attached hereto and incorporated herein by this reference.
- (b) Windsor shall have exclusive authority to exercise its annexation powers and subject to paragraphs 4 and 5 to provide all urban services within the CLUA for those areas identified as the "Windsor Annexation Area" on Exhibit C.
- (c) Both parties specifically agree that upon the receipt or preparation by either party of any documents proposing annexation within the CLUA, copies of all such documents shall be submitted to the other party for review and comment at least thirty (30) days prior to initial action thereon.
- (d) The parties specifically agree that in the event either of them has extended and/or agreed to any financial or other incentives in connection with a proposed annexation within the CLUA, that the contents and specifics of such financial or other incentives shall be submitted to the other party.
- (e) The parties specifically agree that Greeley retains and Windsor shall honor any and all contract rights of first refusal for the purchase of water upon any properties within the Principal or Secondary Areas which are subject to such rights under the Greeley Loveland Irrigation Company (GLIC) Shareholders Agreement, regardless of whether or not those properties are annexed by Windsor. A map generally depicting the land area subject to the GLIC Shareholders Agreements is shown on Exhibit D, attached hereto and incorporated herein by this reference.
- (f) Any property annexed by Windsor which ultimately is developed for commercial purposes and which commercial business is partially or wholly located upon a property currently or formerly subject to a GLIC Shareholders Agreement shall be subject to sales and food tax revenue sharing between Greeley and Windsor. Windsor shall remit to Greeley, on a monthly basis, 40% of the gross sales and food tax revenue received by Windsor from all sources upon property stated in this subparagraph (f). The parties specifically agree that this revenue sharing agreement is authorized pursuant to Colorado Revised Statutes 29-20-105(2)(b) and is perpetual in nature and survives any termination of this Agreement, with said land area subject to the GLIC Shareholders Agreements shown on said Exhibit D.

- (g) The terms of this Agreement shall not be construed as to require Windsor or Greeley to annex property in their respective annexation and growth boundaries.
- (h) If either Greeley or Windsor is presented a petition for annexation of land located in the agreed upon annexation and growth boundary of the other municipality, they each shall direct the petitioner to the community within which the land is planned for annexation and service in accordance with this Agreement. Only upon the written denial of the proposed annexation petition by the community within which the petitioning land is identified for annexation may the other municipality consider any such annexation, and then only upon the written amendment of this Agreement.
- (i) Windsor shall submit a petition to the North Front Range Regional Planning Council to exclude the Properties from Greeley's 208 Waste Water Planning Area ("208 Planning Area") and include the Properties in Windsor's 208 Planning Area.

6. Water Service within the Cooperative Land Use, Annexation and Utility Area.

- (a) Water service for Windsor properties within the CLUA shall be provided by Windsor in accordance with the existing Windsor-Greeley Intergovernmental Agreement for Treated Water Service (dated January 4, 1996), as amended from time to time by the parties.
- (b) To provide all potable water service to the CLUA, a sufficiently-sized transmission line carrying Zone 4 pressure will be required upstream of a Windsor master meter from Greeley's Zone 4 pump station to the west along US Hwy 34. The cost of the transmission main upstream of the Windsor master meter shall be borne by the municipality or private entity requiring the service in accordance with the annexing municipality's determination.

It is anticipated that the annexing municipality will require one or more developers to construct the transmission main upstream of the Windsor master meter. Such municipality may thereafter choose to afford such developer or developers an opportunity to enter into a reimbursement agreement providing for reimbursement when subsequent properties develop and benefit from the main. It is also likely that certain of such properties will not be located in the municipality that caused the main to be constructed in the first instance. Both parties agree that if reimbursement is requested and approved by the municipality constructing the main, the other municipality will enforce the terms of any such reimbursement agreement for properties developing in that municipality and benefiting from the main.

7. Sewer Service within the Cooperative Land Use Annexation and Utility Areas.

- (a) General. Pursuant to the terms of this intergovernmental agreement, Greeley agrees to deliver sewage originating within the CLUA to the Windsor sewer system for treatment and Windsor agrees to provide treatment for such sewage. Greeley shall maintain, repair, replace, and rehabilitate the wastewater collection lines which are within its city limits. For purposes of Colorado water law, Windsor agrees that Greeley shall maintain dominion and control of water in sewage, originating within Greeley's city limits, and delivered by Greeley to the Windsor system for treatment such that Greeley may fully consume (by any means, such as its own municipal use, reuse, successive use, exchange, substitute supply, or by sale or lease to other entities) any re-useable effluent resulting from such treatment. Greeley agrees that a portion of water in sewage delivered to the Windsor system for treatment pursuant to the terms of this Agreement may be consumed prior to discharge due to treatment or evaporation and that Windsor does not guarantee that any specific percentage of the water in sewage delivered by Greeley will be discharged after treatment of Greeley's water rights throughout Windsor's system. The amount of re-useable effluent resulting from treatment shall be calculated in accordance with applicable decrees.
- (b) Points of Delivery. Sewage transmitted through Greeley's system delivered by Greeley to the Windsor system shall be delivered by Greeley to a terminal manhole(s) at or close to Greeley's city limits. The point(s) of delivery shall be mutually established and agreed upon in writing by both municipalities. Sewage metering station(s) will be established in the terminal manhole to assist in tracking the amount of sewage delivered to Windsor.
- (c) Payment of Plant Investment Fee and Measurement of Discharge. Greeley agrees to pay Windsor a plant investment fee (PIF) reflecting Greeley's acquisition of capacity in Windsor's wastewater treatment facility. The PIF for additional capacity shall be annually established, based on the then current PIF in effect for Windsor residents. The plant investment fee shall not include any surcharge or additional payment for any lift stations required for Greeley to deliver sewage to Windsor because Greeley is responsible for such costs.

As an example of the initial PIF calculation, currently the Windsor PIF is \$2,600 per residential tap and the average residential winter water use, which is equivalent to sewer use, is 204 gallons per day per tap. Consequently, the current residential PIF is \$12.75 per gallon per day.

Plant investment fees due from Greeley to Windsor shall be purchased in blocks of 100,000 gallons per day capacity, or other quantities as mutually agreed. Windsor shall regularly monitor the amount of wastewater received from Greeley at the points of delivery. Whenever the 30-day average flow from Greeley exceeds the capacity previously purchased by Greeley, Greeley shall purchase additional capacity within 90 days at the then current PIF.

- (d) Treatment Capacity. At such time as the existing Windsor wastewater treatment plant is using eighty percent (80%) of its capacity, or Windsor determines that the existing plant will soon be at or over eighty percent (80%) of its capacity, Windsor shall define the plant capacity that can be issued before the existing plant is using ninety percent (90%) of its capacity. The additional capacity shall be allocated seventy percent (70%) to Windsor and thirty percent (30%) to Greeley, unless the municipalities agree otherwise in writing. When the existing plant is using ninety percent (90%) of its capacity, or at any time that the Colorado Department of Public Health and Environment or other agency responsible for the discharge permit for the existing plant directs Windsor that additional sewer taps shall not be issued, Greeley agrees not to issue additional taps. Both municipalities agree to cooperate to anticipate the need to treat sewage produced within the CLUA and to plan for any expansion of the Windsor system to accommodate growth of demand within the CLUA. Windsor agrees to expand the Windsor system as necessary to accommodate growth of demand within the CLUA. Windsor shall make reasonable efforts to provide treatment capacity for Greeley's sewage, including expanding the existing plant when at ninety percent (90%) capacity and/or building a plant capable of meeting future discharge limits. Should Windsor fail to begin construction of such capacity when at ninety percent (90%) capacity, Greeley shall have the right to make alternative arrangements for any and all sewage treatment contemplated under this Agreement. Such option shall be in addition to any other remedy available under this Agreement.
- (e) Monthly User Fees. Charges for sewage treatment shall be paid by Greeley to Windsor. The rates for sewage treatment shall be consistent with rates charged to Windsor resident customers and calculated per hundred (100) cubic feet of wastewater discharge as measured at the flowmeter(s). The service rates shall be reviewed by Windsor annually and shall reflect Windsor's actual costs of Greeley's wastewater treatment and conveyance. Greeley shall use its best efforts to enforce its environmental standards, restrictions and limitations on all waste water discharge treated by Windsor.
- (f) Treatment of Other Sewage. Greeley and Windsor agree that it may be feasible and cost-effective for Windsor to treat sewage originating within portions of the City of Greeley that are outside the CLUA; however, nothing

in this agreement shall commit Windsor to treat such sewage and Greeley agrees that it will not deliver any sewage originating outside the CLUA to the Windsor system for treatment without the express written consent of Windsor that it will accept and treat such sewage.

- (g) Billings. Windsor will submit one invoice to Greeley monthly. Invoices shall be paid within thirty (30) days of receipt, after which time interest penalties shall begin to accrue at the rate of one percent per month, or fraction thereof, during the period in which the invoice remains unpaid.
- (h) Industrial Pretreatment. Greeley shall cooperate with Windsor to enforce Windsor's EPA-approved industrial pretreatment program to protect the Windsor's system from undesirable sewage discharge.
- (i) Discharge Permit. It is understood and agreed that Windsor shall be solely responsible for obtaining and complying with any discharge or other permit required for the operation of its sewage treatment plant, or any modifications thereto.

8. Release, Hold Harmless, Indemnification. Both Windsor and Greeley are public entities, as that term is defined pursuant to the Colorado Governmental Immunity Act, Colo. Rev. Stat. § 24-10-101, et seq. The parties to this Agreement have the benefits and responsibilities enumerated in the Colorado Governmental Immunity Act. Each party shall defend any and all claims for injuries or damages pursuant to and in accordance with the requirements and limitations of the Colorado Governmental Immunity Act occurring as a result of negligent or intentional acts or omissions of the parties, their officers, agents, employees and assignees. In addition, Greeley shall be responsible for any and all liability for injuries or damages caused by any negligent acts or omissions of Greeley, its officers, employees, agents, and assignees performing functions or activities upon the property of Windsor. Greeley shall provide adequate workmen's compensation insurance for all of its employees, agents and assigns engaged in activities and functions upon the property of Windsor or Greeley. Windsor shall be responsible for any and all liability for injuries or damages caused by any negligent acts or omissions of Windsor, its officers, employees, agents, and assignees performing functions or activities upon the property of Greeley. Windsor shall provide adequate workmen's compensation insurance for all of its officers, employees, agents and assignees engaged in activities and functions upon the property of Greeley. Each party shall furnish the other party current certificates of insurance stating that the coverages outlined above are in full force and effect.

9. No Public Utilities Commission Control. Greeley, its employees and elected or appointed officials, agree neither to assert nor support any statement, policy, petition, rule making, or legislative attempt to place the Windsor's sewage treatment services system under the authority or jurisdiction of the Colorado Public Utilities Commission by virtue of this intergovernmental agreement or otherwise.



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10. No Third Party Beneficiary. It is expressly understood and agreed that the terms and the enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, are strictly reserved to the undersigned parties and nothing in this Agreement shall give or allow any claim or right or cause of action whatsoever by any other person not included in this Agreement. It is the express intention of the undersigned parties that no person and/or entity, other than the undersigned parties, receiving services or benefits under this Agreement shall be deemed any more than an incidental beneficiary only.

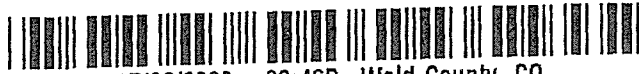
11. Non-Compliance. Notwithstanding any other provision in this Agreement, if either party fails to comply with the provisions of this Agreement, the other party, after providing written notification to the noncomplying party and upon the failure of the noncomplying party to achieve compliance within a reasonable time after such notice under the circumstances, or ninety (90) days, whichever is less, may refuse to provide and/or disconnect the water and sewer services stated in paragraphs 6 and 7 of this Agreement. Additionally, that party may maintain an action in a court of competent jurisdiction in Weld County for specific performance, injunctive, or other relief against the non-complying party. In the event of such litigation, the prevailing party shall be entitled to payment by the defaulting party, of its actual attorney=s fees and costs incurred.

12. Additions and Modifications. The parties hereto agree that they shall cooperate with one another and Weld County in making such additions and modifications to this Intergovernmental Agreement as may be necessary to effectuate its purposes.

13. Term and Termination. This Agreement shall remain in effect for a period of twenty (20) years from its effective date. Thereafter, it shall be automatically renewed for successive five (5) year terms unless at least five (5) years prior to the scheduled expiration, either party notifies the other party of its decision that the Agreement shall not be renewed. As noted in Paragraph 5(f), the revenue sharing agreement contained therein is perpetual in nature and survives any termination of this Agreement.

14. Colorado Laws. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado with venue in Weld County.

15. Waiver. A waiver of a breach of any of the provisions of this Agreement shall not constitute waiver or a waiver of any subsequent breach of the same or another provision of this Agreement.



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16. Notices. All notices or other communications hereunder shall be sufficiently given and shall be deemed given when personally delivered, or after the lapse of ten business days following mailing by certified mail, postage prepaid, addressed as follows:

TO GREELEY: City of Greeley
 1000 10th Street
 Greeley, Colorado 80631
 ATTN: City Manager

TO WINDSOR: Town of Windsor
 301 Walnut Street
 Windsor, Colorado 80550
 ATTN: Town Manager

17. Effect of Invalidity. If any portion of this Agreement is finally held invalid or unenforceable by a court of competent jurisdiction as to either party or as to both parties, the parties agree to take such action(s) as may be necessary to achieve to the greatest degree possible the intent of the entirety of this Agreement. If any portion of any other paragraph of this Agreement is finally held invalid or unenforceable by a court of competent jurisdiction as to either party or as to both parties, such invalidity or unenforceability shall not affect the other paragraphs of this Agreement, except that any corresponding right or obligation of the other party shall be deemed invalid.

18. Amendments. This Agreement may be amended in writing only by the mutual agreement of the governing bodies of the parties hereto.

19. Reliance by the Parties. Windsor and Greeley understand that each is relying upon all of the promises made by the other in this Agreement, and each agrees (i) not to assert to any court or other body the invalidity or unenforceability of any portion of this Agreement; (ii) to promptly notify the other party of any legal action which might affect this Agreement; (iii) to allow the other party to participate in such legal action as the other party deems appropriate; and (iv) to defend this Agreement in such legal action.



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IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to the Intergovernmental Agreement the day and year first written above.

CITY OF GREELEY

TOWN OF WINDSOR

By: [Signature]
City Clerk

By: [Signature]
Mayor

ATTEST:

By: [Signature]
Town Clerk



APPROVED AS TO SUBSTANCE:

By: [Signature]
City Manager

By: [Signature]
Town Manager

APPROVED AS TO LEGAL FORM:

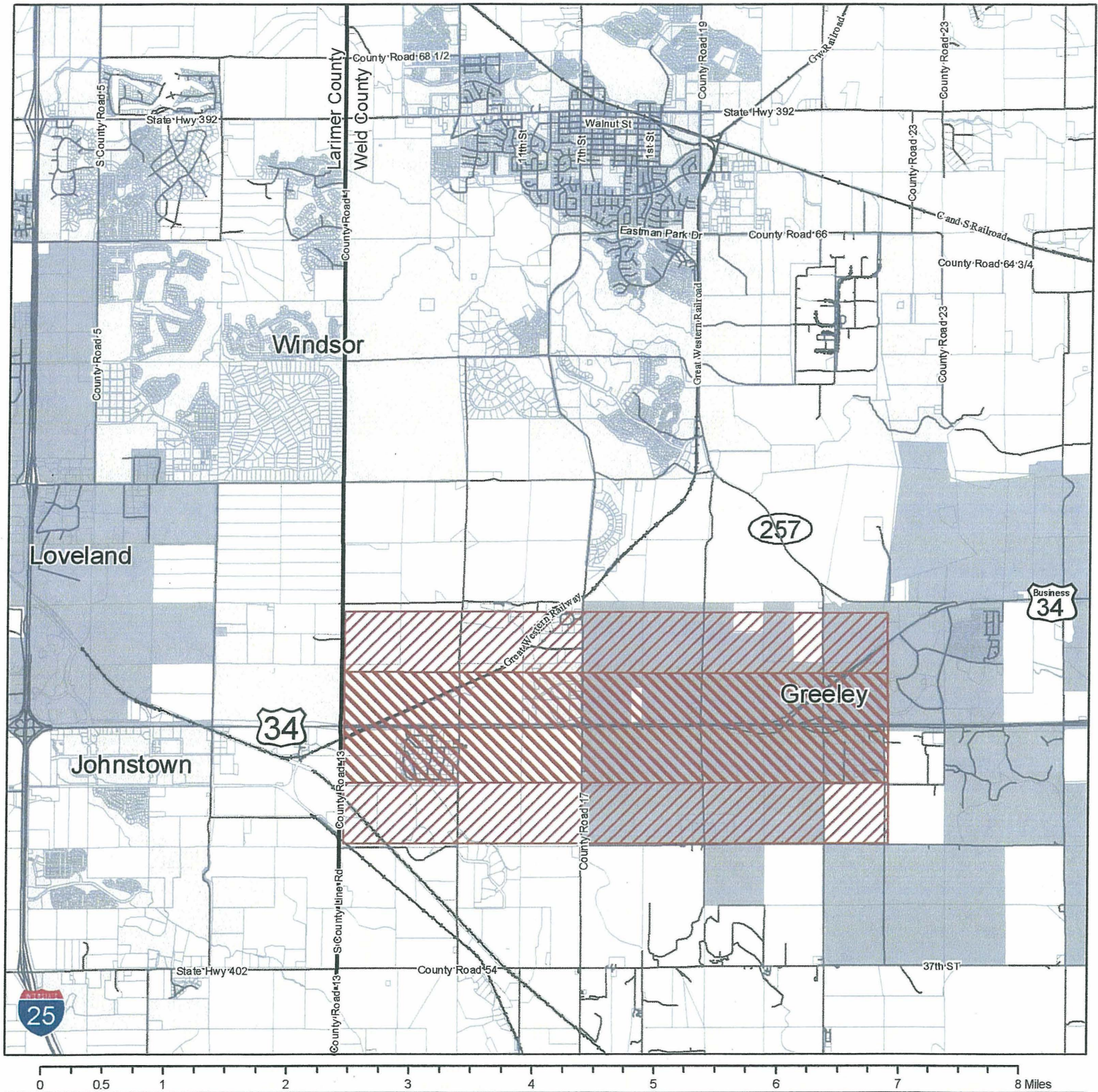
By: [Signature]
City Attorney

By: [Signature]
Town Attorney

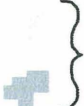
AS TO AVAILABILITY OF FUNDS:

By: [Signature]
Director of Finance

Exhibit A - Cooperative Land Use Annexation and Utility Areas (CLUA)



Created: September 24th 2007
By: City of Greeley, GIS

-  Primary Cooperative Land Use Annexation and Utility Area
-  Secondary Cooperative Land Use Annexation and Utility Area
-  County Line
-  Parcels
-  Rail
-  Street Centerlines
-  City Limits



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Exhibit "B"

US HWY 34 LAND USE, SITE AND BUILDING STANDARDS

The following land use and development standards are blended elements of the City of Greeley and Town of Windsor Development Codes and provide Overlay Development Standards for a portion of that area known as the "Strategic Employment Development Corridor (SEDC)" as described in the City of Greeley 2020 Comprehensive Plan west of State Hwy 257 (SH 257) as illustrated on the attached Exhibit A and hereinafter referred to as "Greeley/Windsor Employment Corridor (G/WEC)."

I. LAND USE

A. PRINCIPAL EMPLOYMENT CORRIDOR

1. Physical Area Defined:

The boundary of the principal G/WEC is ½ mile north and south of the US Hwy 34 west of SH 257 and east of WCR 13 (County Line Road);

2. Allowed Land Uses:

As described in the Comprehensive Planning documents for Greeley and Windsor the US Hwy 34 travel corridor is the preferred location for a mix of regional employment and community separator types of land uses. The principal land uses allowed in this corridor shall relate to principal employment functions, such as professional business park uses (e.g. "FIRE: Finance, Insurance, Real Estate"), light industrial and select medium industrial uses and special regional destination uses. Outside storage is not permitted in this area unless fully screened from all rights-of-way and adjacent non-industrially zoned lands, and where incidental clearly subordinate to the principal land use. The following land uses are considered principal uses in this corridor; further subject to the zoning district standards and review processes in the governing jurisdiction.

- * adult schools, e.g. college or university facility, trade or business school
- * amusement park
- * arena or auditorium
- * assembly
- * beverage processing
- * driving range
- * fabrication
- * farming
- * financial institution



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- * food processing (fully-enclosed facilities with no adverse environmental impacts)
- * golf course
- * greenhouse or nursery
- * hospital
- * kennels and animal care facilities
- * mail center
- * manufacturing (fully enclosed, light manufacturing activities)
- * medical supply
- * office
- * open space
- * publishing firms
- * quasi-public facilities (museum, fire & police, zoo, aquarium)
- * radio station
- * research/development lab
- * sports arena
- * stable
- * studios
- * television station
- * testing lab
- * theme park
- * transportation facilities (light rail stations and public transportation depots are permitted. Truck terminals and truck stops are prohibited)
- * veterinary clinics
- * warehouse
- * wholesale goods

Other accessory and supportive land uses, such as restaurants, are allowed only if incidental to the principal land use and located within an established employment, business or industrial park setting.

Retail operations representing "destination commercial" uses may be allowed on a case by case basis following the development referral process as described in this Exhibit and when mutually agreed upon by Greeley and Windsor in writing.

B. SECONDARY CORRIDOR AREA

1. Physical Area Defined:

The boundary of the secondary G/WEC area begins ½ mile back of the Principal Employment Corridor boundaries north and south of the US Hwy 34.



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2. Allowed Land Uses:

Allowed land uses are those permitted within the annexing jurisdiction and may include residential, retail, restaurant, neighborhood commercial and other institutional uses as may be defined by the annexing jurisdiction.

II. SITE DESIGN

A. BUILDING ORIENTATION:

All portions of buildings facing a right-of-way shall be designed and oriented to offer a "front door" level of design to the traveling public (criteria for architectural treatments defined in Section III, below).

B. BUILDING AND STRUCTURE SETBACK:

All buildings and other structures, such as parking lots, shall be setback at least 100' from US Hwy 34. Setbacks from other rights-of-way shall be in accord with the jurisdiction within which the site is located.

C. LANDSCAPING:

Landscaping and buffering shall be designed and approved in accordance with the landscaping requirements of the jurisdiction within which the site is located and shall be designed in such a way as to present a coordinated entryway treatment along US Hwy 34 and WCR 17.

D. FENCING

Fencing used as part of a landscape treatment shall be designed and approved in accordance with the fencing requirements associated with landscaping of the jurisdiction within which the site is located and shall be designed in such a way as to present a coordinated entryway treatment along US Hwy 34 and WCR 17. No chain link fencing shall be permitted within the principal corridor area. Any proposals for chain link fencing within the secondary corridor area (1) shall meet all any chain link fencing requirements of the jurisdiction within which the site is located, and (2) must be approved by the municipalities.

E. VEHICULAR ACCESS:

Site access will be provided in limited locations from adjacent arterial roadways and provide inter-connectivity between internal and adjacent land uses.

F. PARKING, LOADING, STORAGE:

The location and design of parking, loading and storage operations shall be designed and approved in accordance with the parking, loading and storage requirements of the jurisdiction within which the site is located.



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III. BUILDING DESIGN

A. ARCHITECTURAL REVIEW STANDARDS:

The design of all buildings and structures in the Principal Employment Corridor shall be designed and approved in accordance with the corridor architectural requirements of the jurisdiction within which the site is located.

B. BUILDING HEIGHT:

The heights of all buildings and other structures shall be designed and approved in accordance with the height requirements of the jurisdiction within which the site is located.

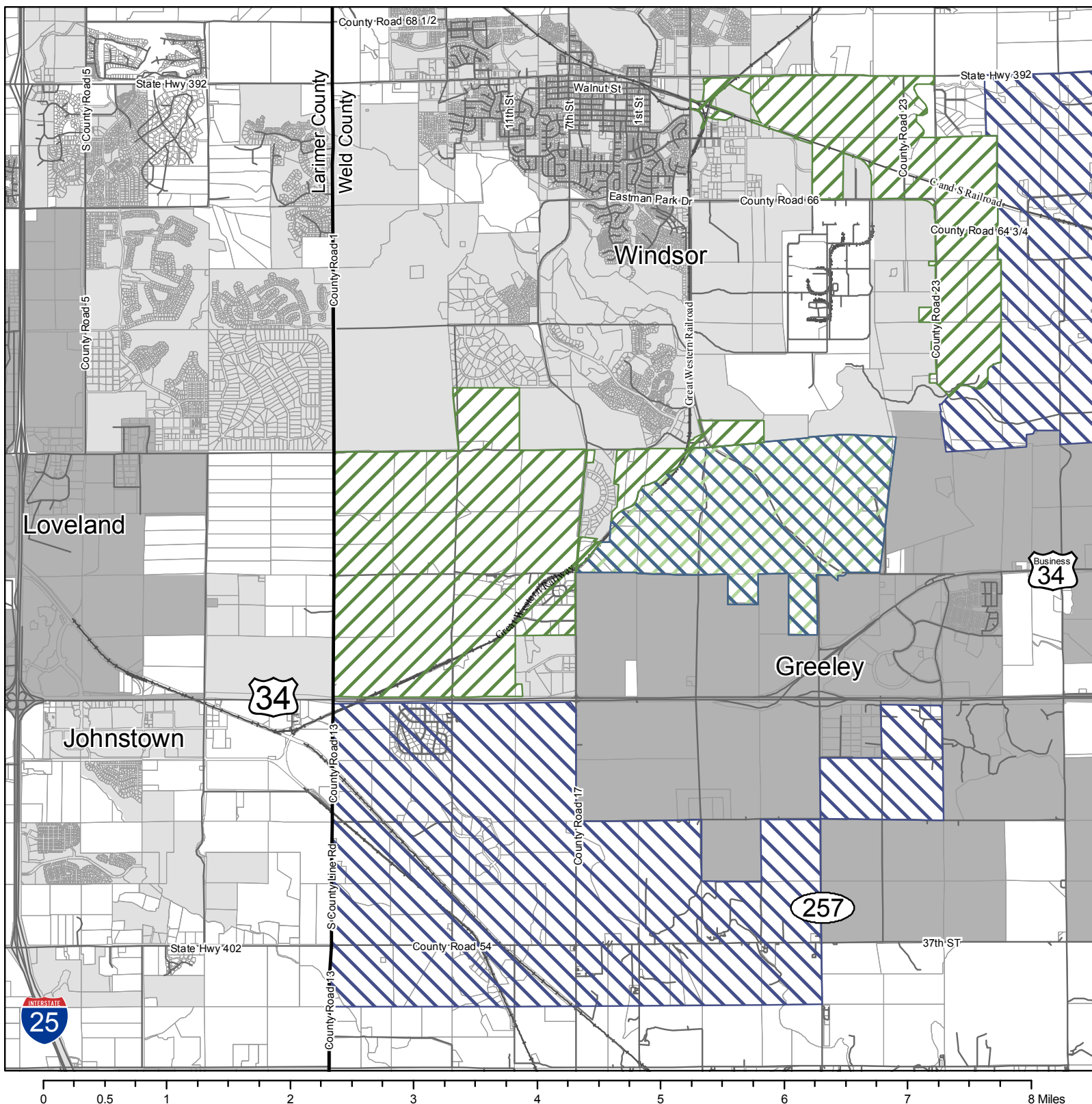
C. SIGNS:

Allowed signage shall be limited to wall or monument signs and shall be designed and approved in accordance with the sign regulations of the jurisdiction within which the site is located. Pole signs are prohibited.

IV. DEVELOPMENT MANAGEMENT & REFERRAL SYSTEM

The Overlay Character Zone standards for the G/WEC shall be administered by the jurisdiction within which the site is located. Greeley and Windsor shall employ a Development Referral System wherein any project proposed for a land use action including development, redevelopment, subdivision or variance is automatically referred to the other jurisdiction for review and comment in a manner as established herein

Exhibit C - Growth Management, Annexation and Cooperative Planning Area



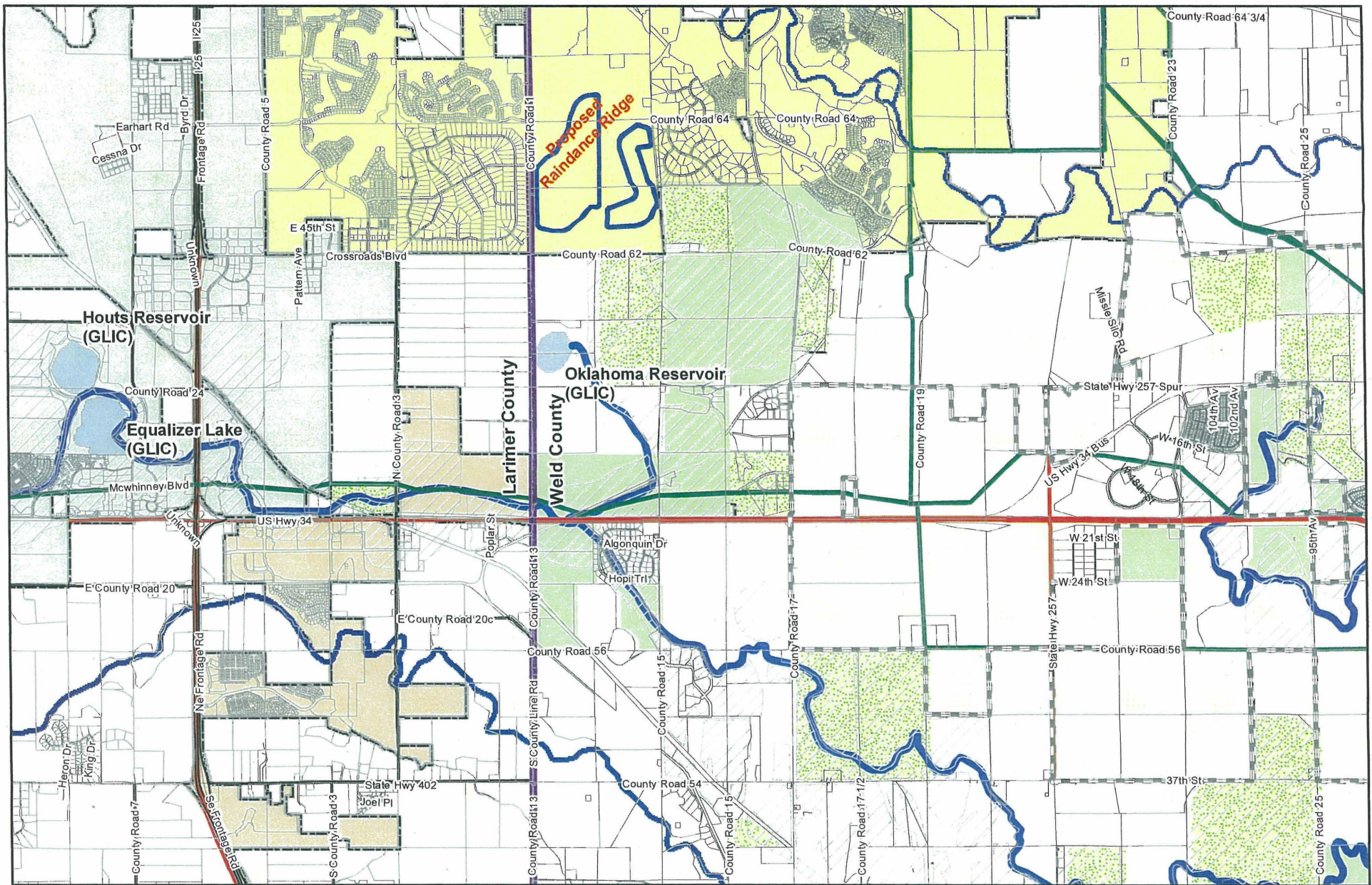
Created: January 15th 2008
By: Greeley Planning, GIS

- Cooperative Planning Area
- Greeley Annexation Area
- Windsor Annexation Area

County Line



- Rail
- Street Centerlines
- Parcels
- City Limits



Information contained on this document remains the property of the City of Greeley. Copying any portion of this map without the written permission of the City of Greeley is strictly prohibited

Created: 9/24/2007
By: The City of Greeley, sullivab
Contact: 350-9300 or 9300@greeleygov.com
File Name: CPUA8x11EXD.mxd.mxd
1 inch equals 5,280 feet

Exhibit D - Windsor IGA GL Farms



All planimetric data was digitized from aerial photographs dated May, 2005. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAS). The information contained within this document is not intended to be used for the preparation of construction documents.

- | | | |
|--------------------------|---------------|--|
| Proposed Raindance Ridge | Local Street | Historically Irrigated Lands |
| GLIC System | Major Highway | Leaseback Farms - Also have Shareholder Agreements |
| Boyd Transmission Line | Main Road | Greeley-Loveland Shareholder Agreements |
| Parcels | Counties | Lakes and Reservoirs |

- | |
|-------------------|
| City of Loveland |
| City of Johnstown |
| Town of Windsor |
| City of Greeley |



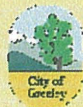
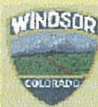
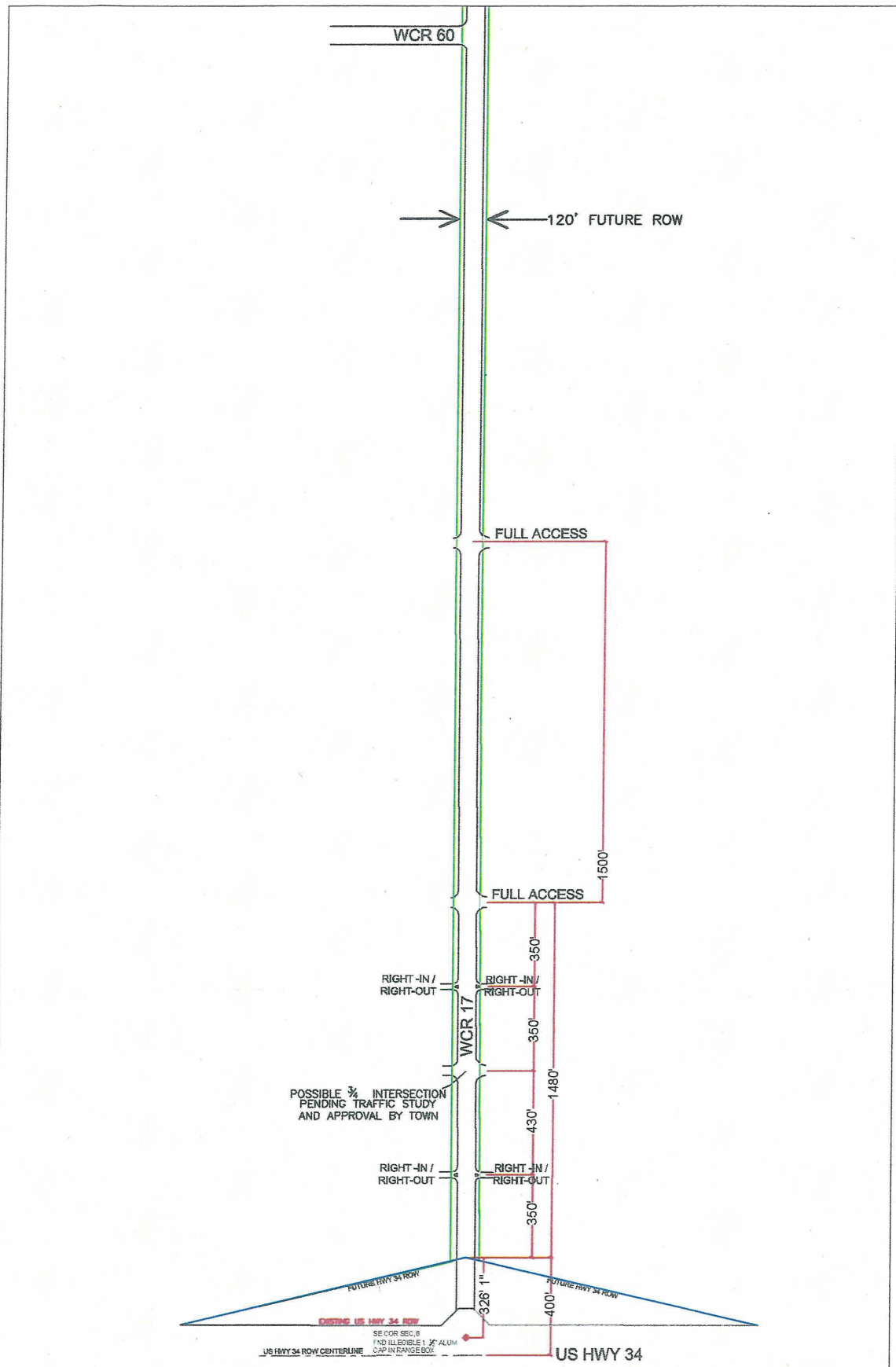
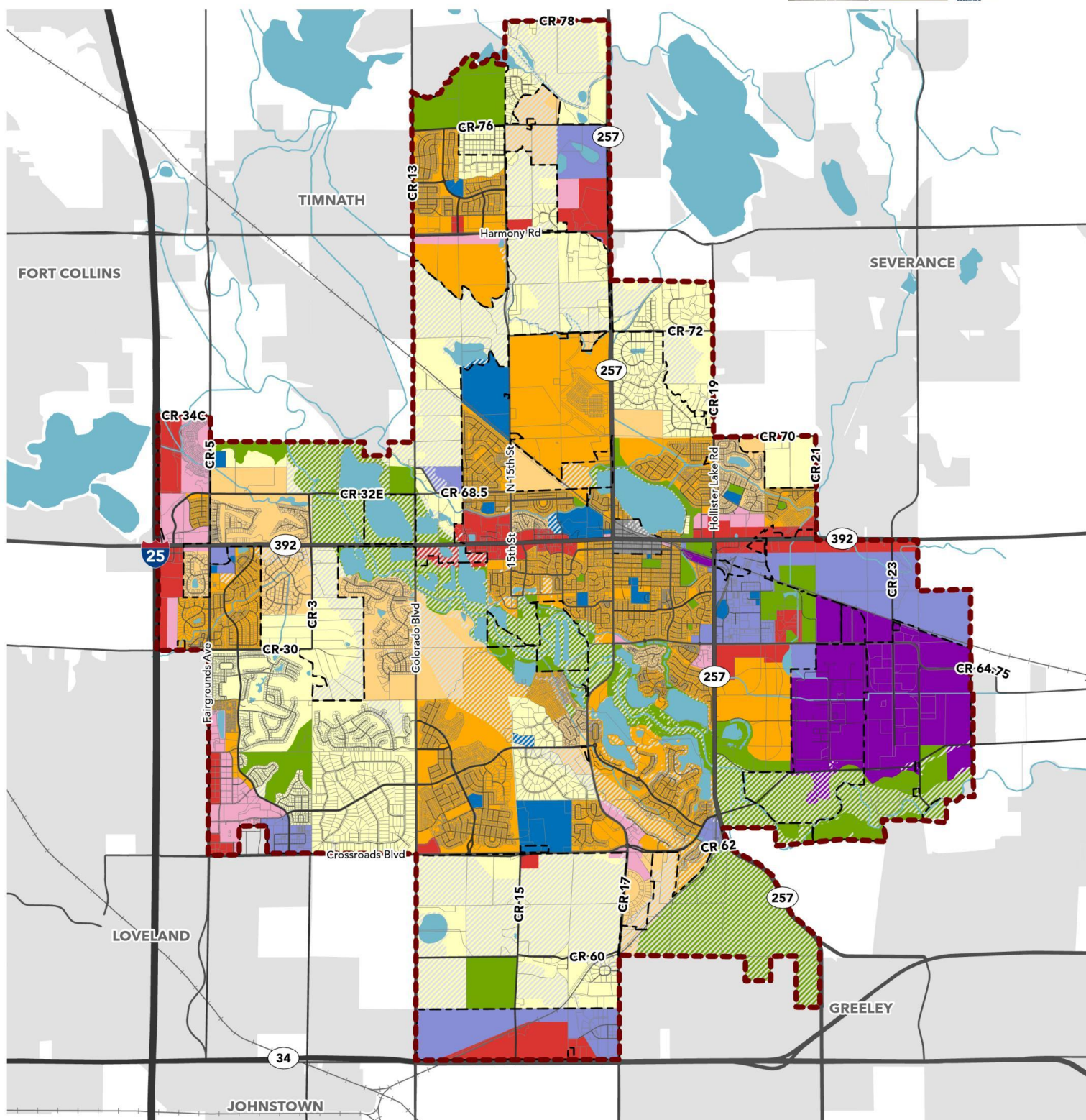
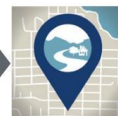


Exhibit E Weld County Road 17 Access Design

Town of Windsor GIS
6-7-2004
ExhibitE.dwg



- Growth Management Area
- Town Boundary
- Water Bodies
- Rivers & Streams

- Downtown Study Area
- Potential Natural Areas and Open Space Overlay

Future Land Uses

- Employment/Flex Industrial
- Heavy Industrial

- Low Density/Clustered Residential
- Medium Density Residential
- Mixed Residential

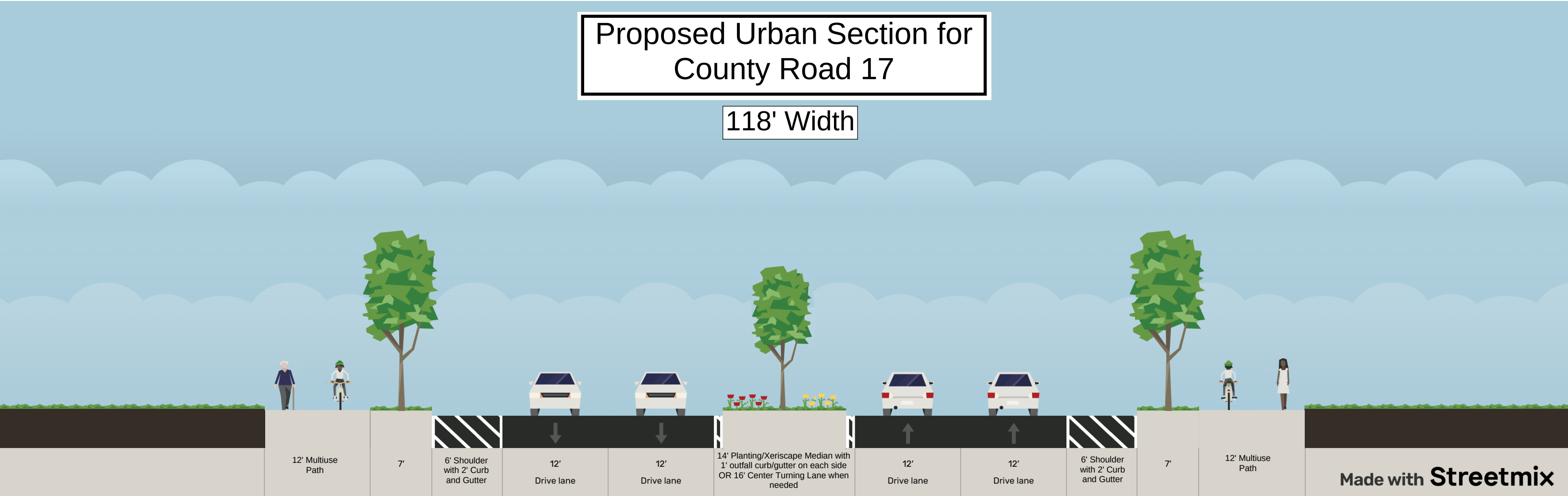
- Commercial Mixed Use
- General Commercial
- Parks and Open Space
- Public/Semi-Public

0 0.5 1 Miles



Proposed Urban Section for County Road 17

118' Width





Cascadia Annexations & PUD Establishment ANX2025-0002, ANX2025-0003, & PUD2025-0003

**Brian McBroom, Community Development Director
Katelyn Puga, Planner III, Thomas Gilbert, Engineer IV
Planning Commission – August 26, 2025**



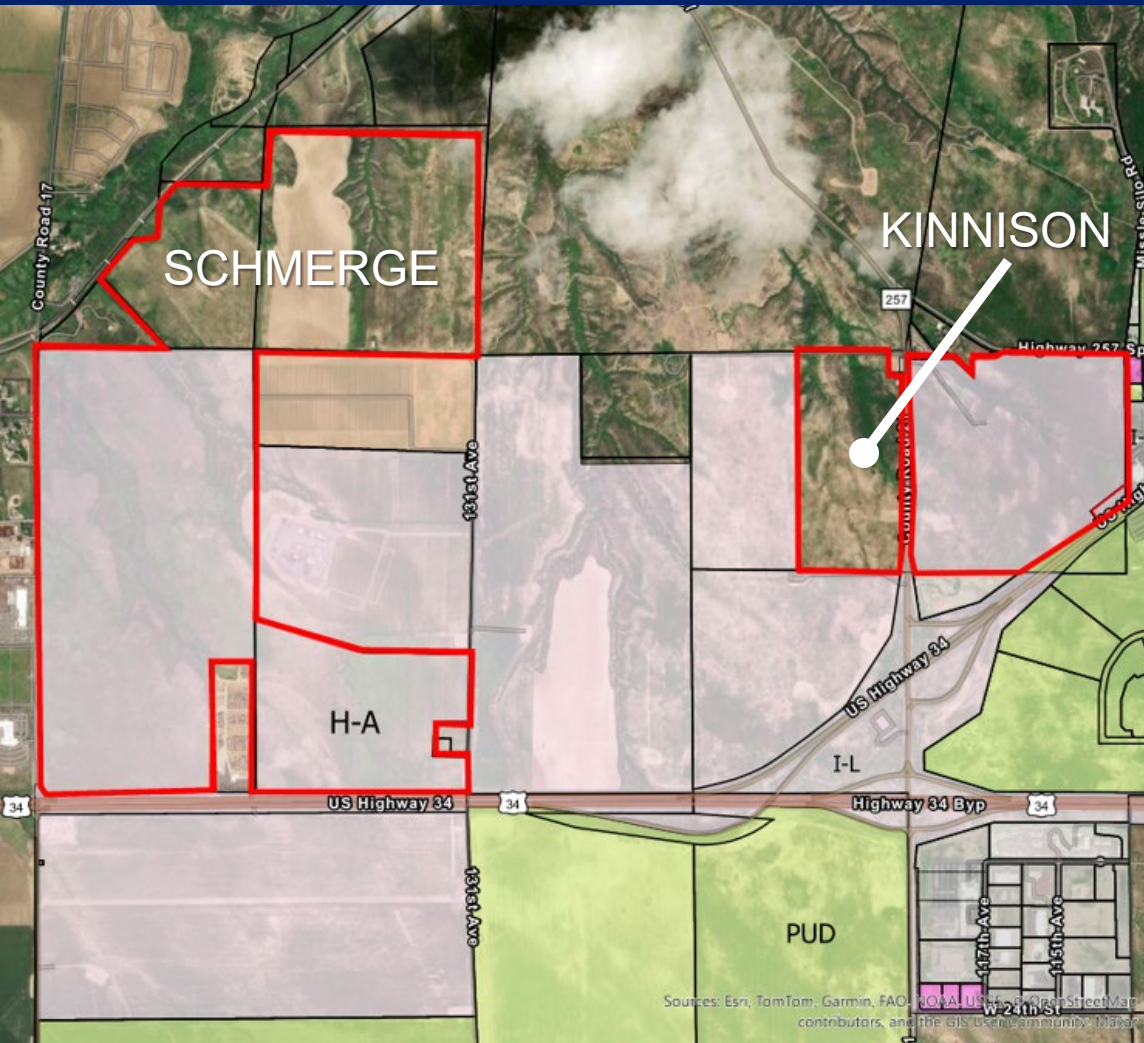
Community Vitality

Agenda



- **Request:**
 - ANX2025-0002 (Schmerge) – Request to annex a total of 219.221 acres
 - ANX2025-0003 (Kinnison) – Request to annex a total of 73.319 acres
 - PUD2025-0003 - Request to establish zoning as PUD (Planned Unit Development) for 833.786 acres.
- **Background:**
 - Parcels are largely undeveloped & zoned in unincorporated Weld County as R-1 and Ag. Parcels within City are zoned H-A
- **Planning Commission Recommendation(s)**
- **Request to Approve Annexations (2) and Approve PUD with one condition.**

Cascadia PUD Existing Conditions



EXISTING CONDITIONS OVERVIEW

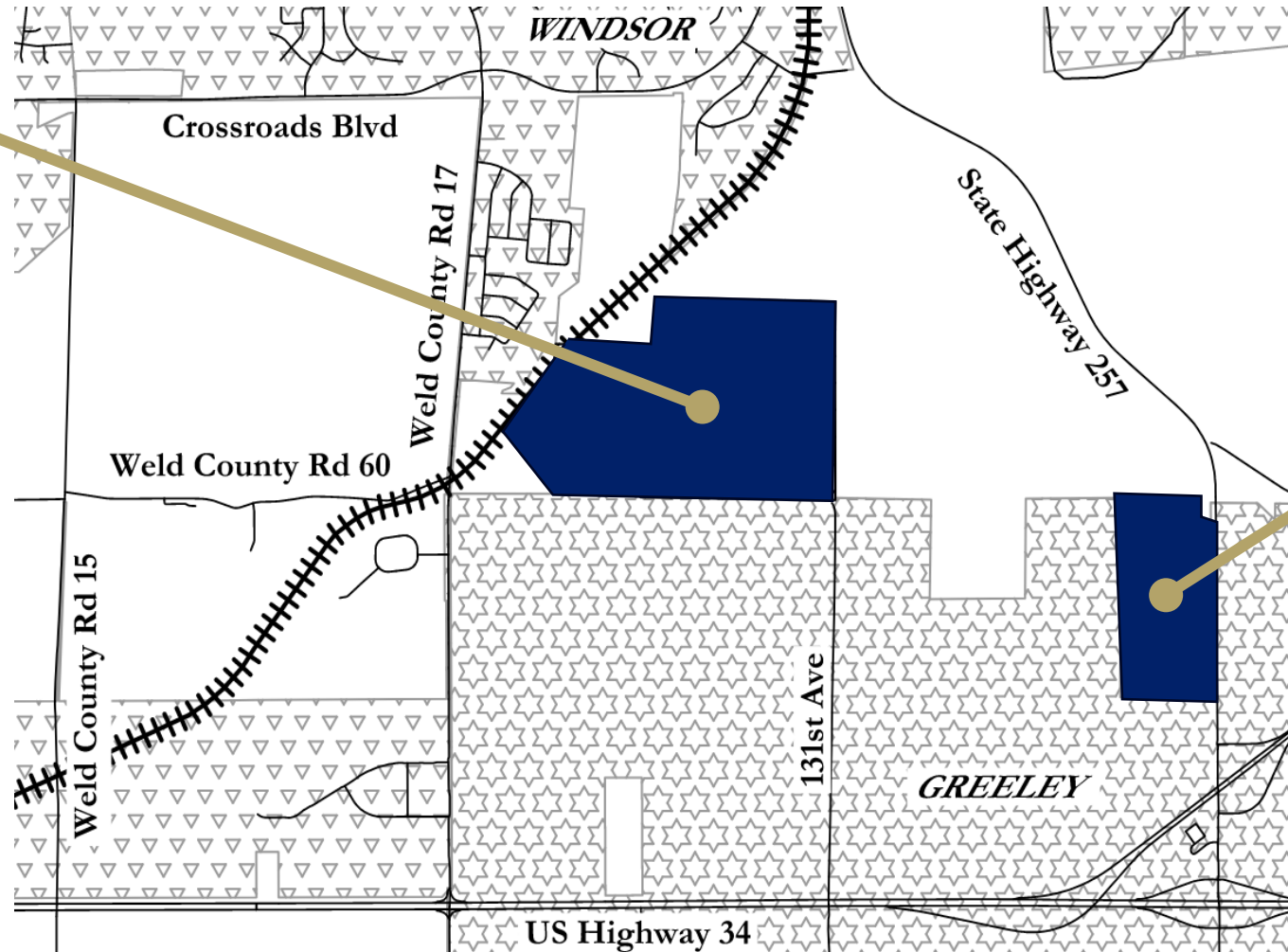
- 833.786 Acres Proposed in PUD
- 292.54 Total Acres Proposed To Annex Into City
- Predominantly undeveloped land.
- Bordered by **State Highway 257, US Highway 34, & WCR 17.**
- **Oil & Gas** – 14 active wells; 17 plugged/abandoned wells.
- **Topography** – Significant variation with arroyos.
- Property within City is **zoned H-A** (Holding Agriculture)
- **Surrounding Uses** primarily include other undeveloped, native landscapes, Town of Windsor residential neighborhoods (NE), Arroyos Del Sol Natural Area (North), US HWY 34 & Delentaro (South), oil and gas facility, salvage yard among the uses directly adjacent.

Annexation Applications



SCHMERGE
ANX2025-0002
219.221 Acres

KINNISON
ANX2025-0003
73.319 Acres



Comprehensive Plan Alignment

BLUFFS



GC

GC-1: Manage growth effectively
Supports Growth Management and protection of natural features (Bluffs)



IN

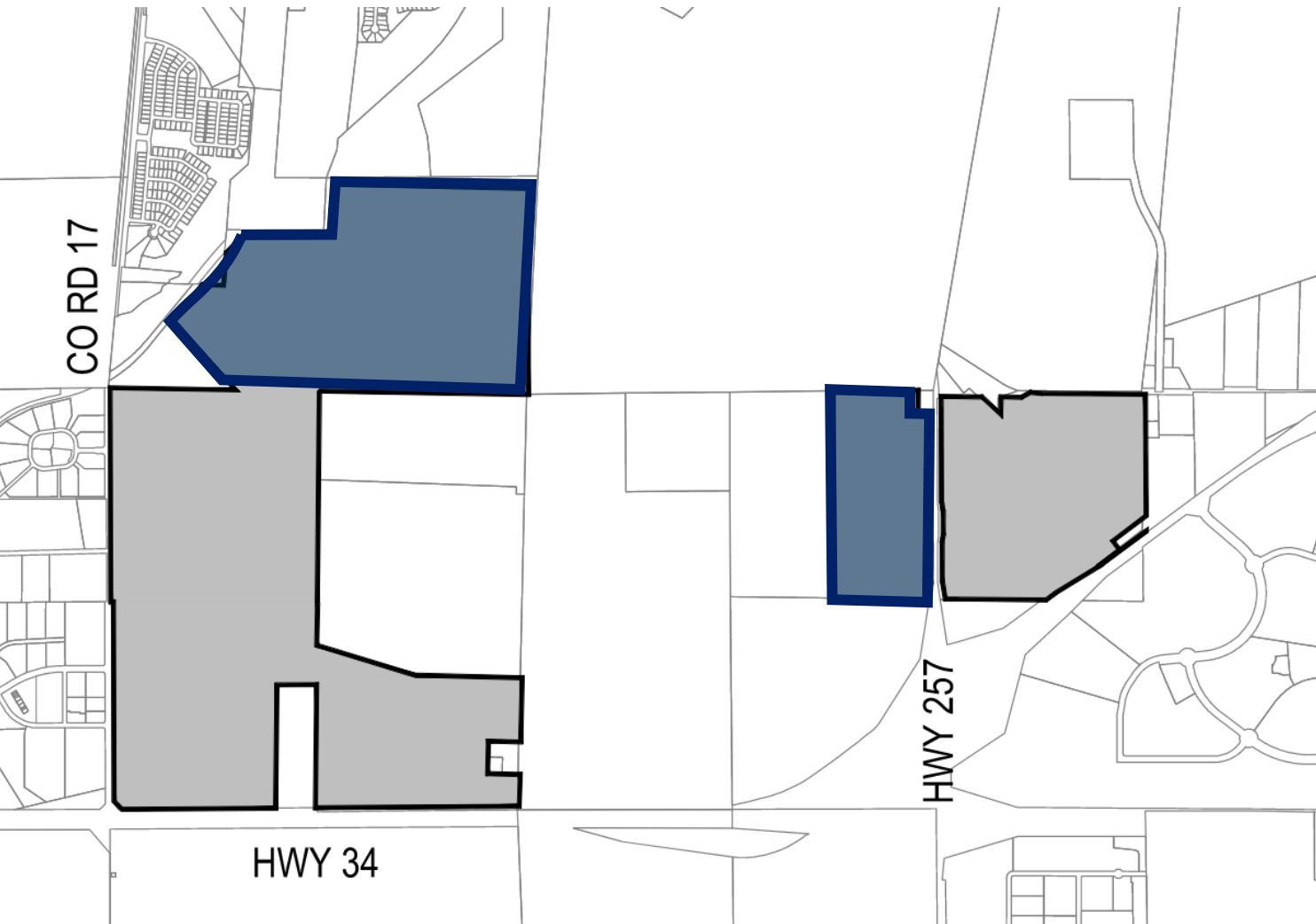
IN-2: Ensure the design, construction, and appearance of City infrastructure and facilities contributes to the character of the community.
Provides opportunity for future infrastructure to meet City standards by annexation. Future development will require master planning and sub-area planning to ensure adequate public facilities can be provided



NR

NR-3: Demonstrate stewardship of the environment.
Allows the City to manage the unique landscape character (bluffs) in the area using design strategies to protect any identified natural features with future development proposals.

Annexation Criteria Review



PROMOTES GEOGRAPHIC BALANCE

Supports west Greeley growth and fills gaps in city boundaries

ADEQUATE SERVICES

Public safety services available; future development will ensure utilities and facilities.

CONTINUOUS BOUNDARY

Exceeds state contiguity requirements (28.6% vs. 16% minimum required)

SUPPORTS FUTURE LAND USE

Anticipates mix of residential uses via Cascadia PUD; provides a master/subarea plan effort.

Annexation Conclusion & Recommendation



Approval Criteria

- Five criteria used to evaluate annexations (Code Sections 24-214.b)
- Proposed annexation meets all criteria



Notification Requirements

- 68 notice letters mailed to owners within 1,000 ft. (exceeding requirements)
- Public Hearing signs posted on property
- Notice published per Code.



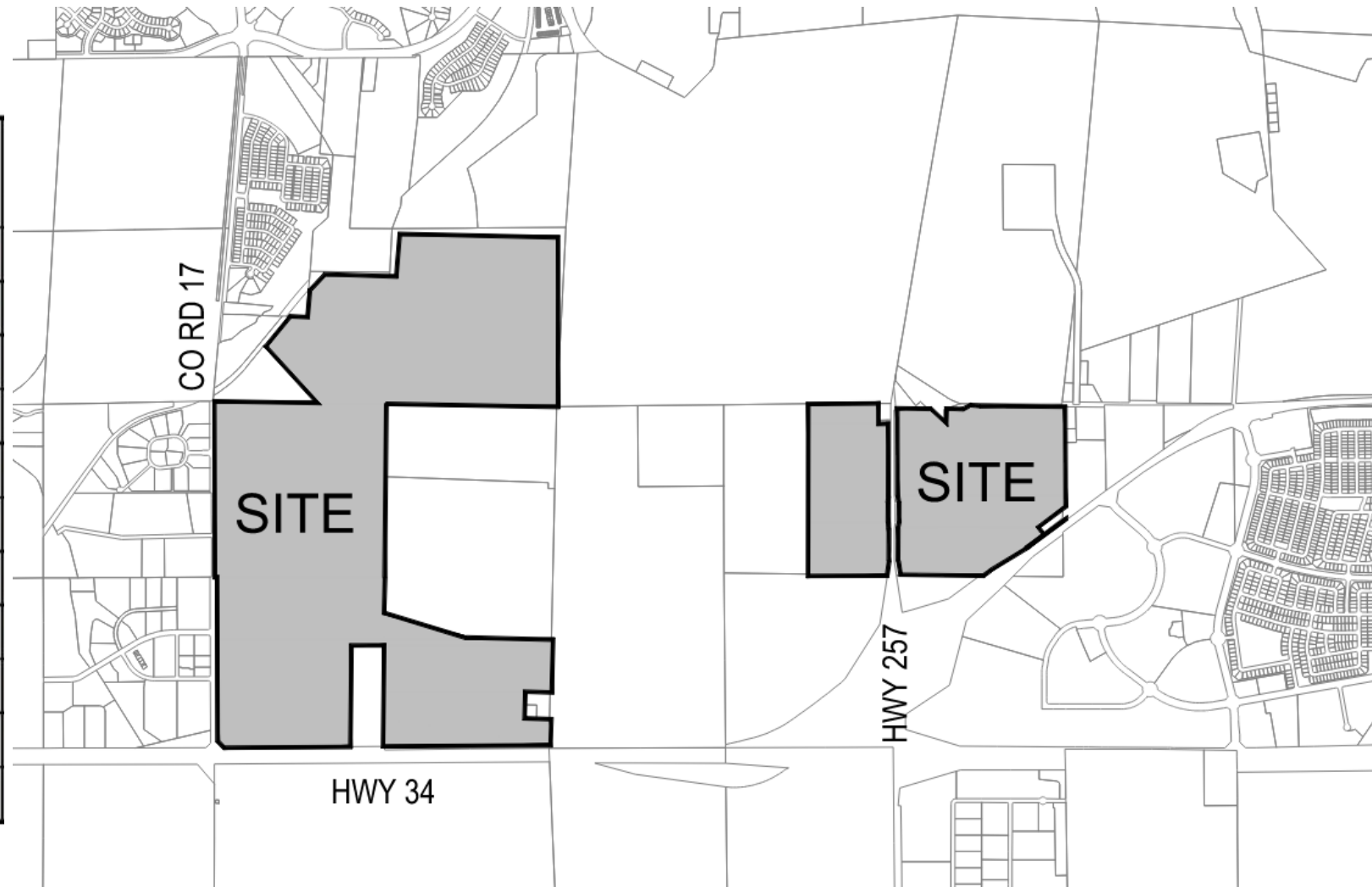
Recommendation

- Meets criteria requirements.
- Community Development Recommends approval

Cascadia PUD Establishment

PUD2025-0003 – 833.786 ACRES

Planning Area	Character Description	Acres (approx.)
PA-A	Entertainment District	99.1
PA-B	Entertainment District	94.8
PA-C	Mixed-Use	62.0
PA-D	Mixed-Use	32.0
PA-E	Residential	75.0
PA-F	Residential	138.9
PA-G	Residential	98.4
PA-H	Mixed-Use	73.2
PA-I	Mixed-Use	137.4
Right-of-Way		22.9
Total		833.7



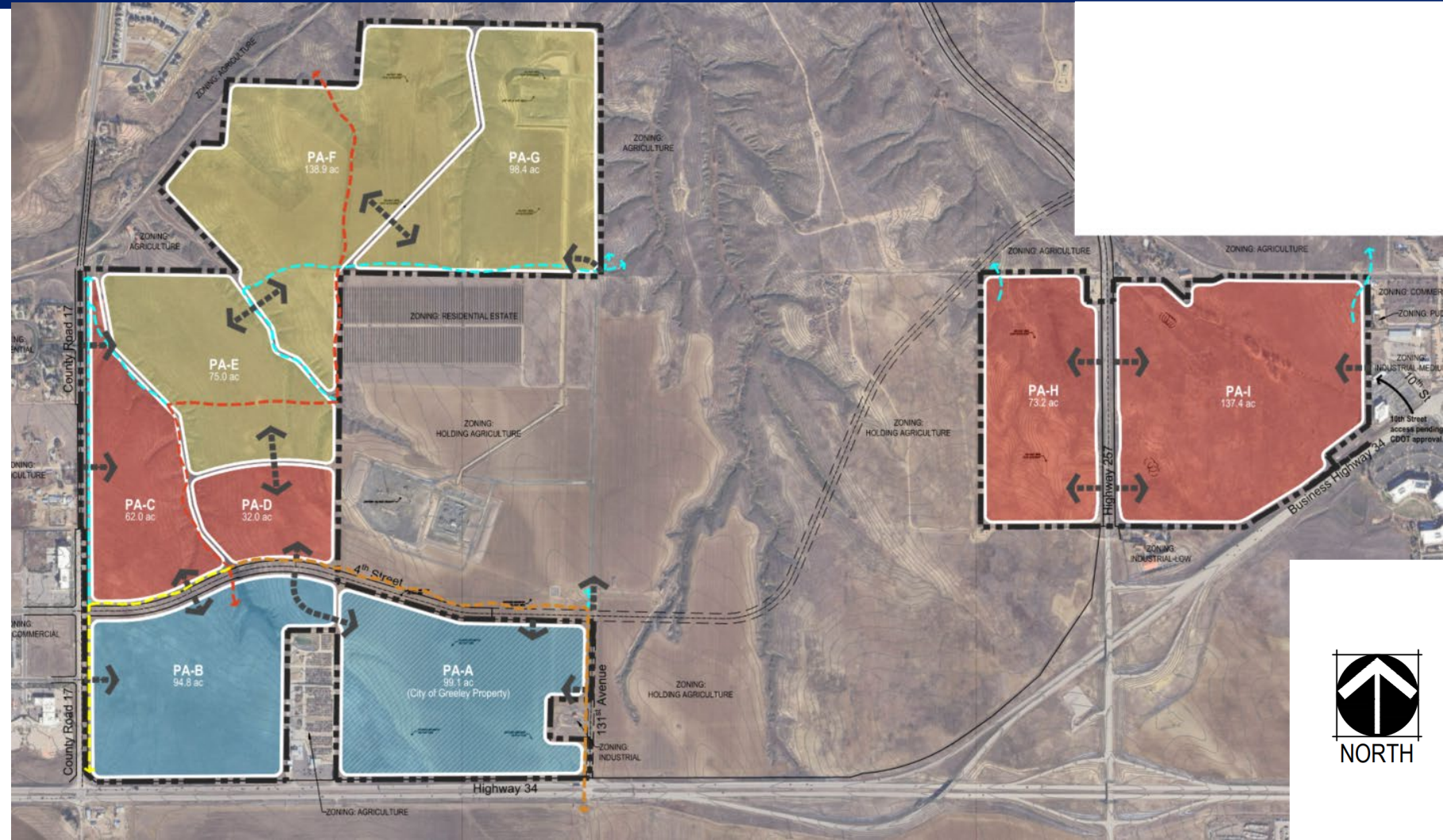
Proposed Cascadia PUD

PLANNING AREAS

- ENTERTAINMENT DISTRICT:
 - PA-A & PA-B
- MIXED USE:
 - PA-C & PA-D, PA-H & PA-I
- RESIDENTIAL:
 - PA-E, PA-F, & PA-G

CHARACTER AREAS

- CATALYST
- CASCADIA RANCH
- CASCADIA EAST



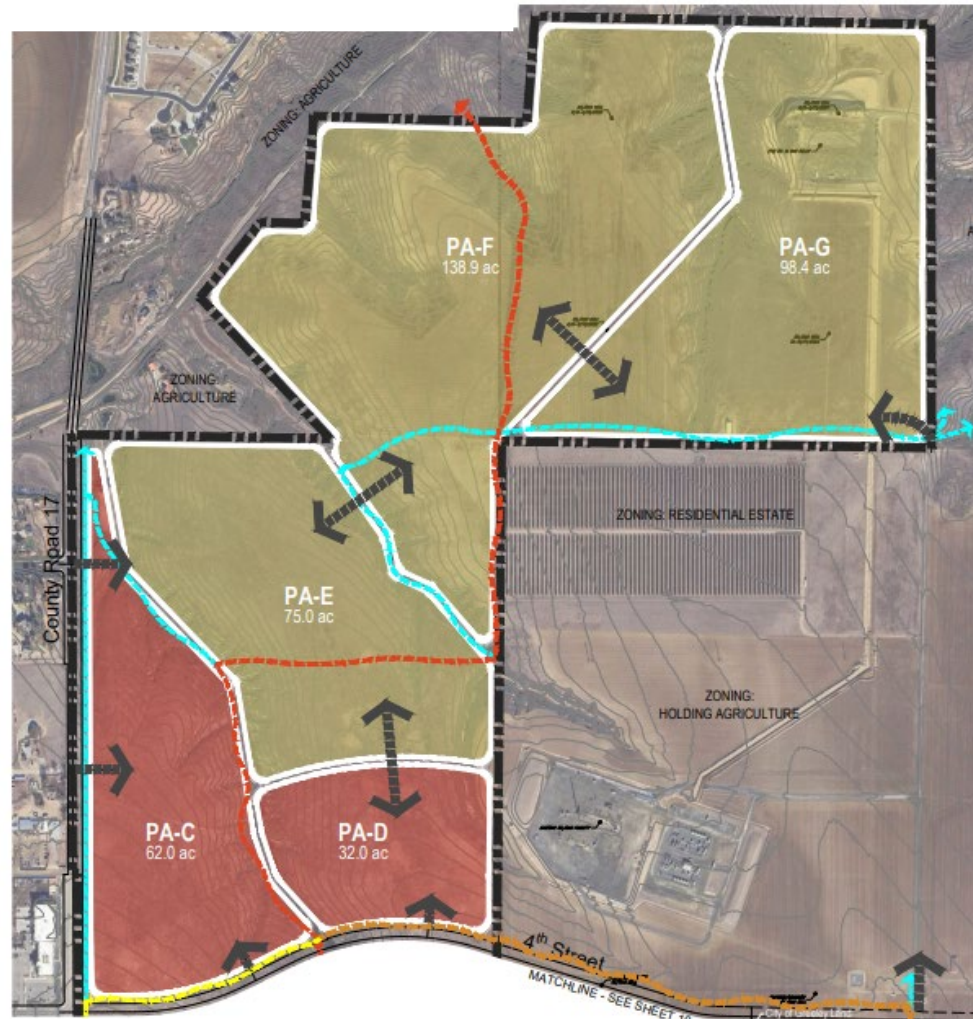
Proposed PUD - Catalyst

Planning Area	Character Description	Acres (approx.)
PA-A	Entertainment District	99.1
PA-B	Entertainment District	94.8
PA-C	Mixed-Use	62.0
PA-D	Mixed-Use	32.0
PA-E	Residential	75.0
PA-F	Residential	138.9
PA-G	Residential	98.4
PA-H	Mixed-Use	73.2
PA-I	Mixed-Use	137.4
Right-of-Way		17.8
Total		828.6



Proposed PUD – Cascadia Ranch

Planning Area	Character Description	Acres (approx.)
PA-A	Entertainment District	99.1
PA-B	Entertainment District	94.8
PA-C	Mixed-Use	62.0
PA-D	Mixed-Use	32.0
PA-E	Residential	75.0
PA-F	Residential	138.9
PA-G	Residential	98.4
PA-H	Mixed-Use	73.2
PA-I	Mixed-Use	137.4
Right-of-Way		17.8
Total		828.6

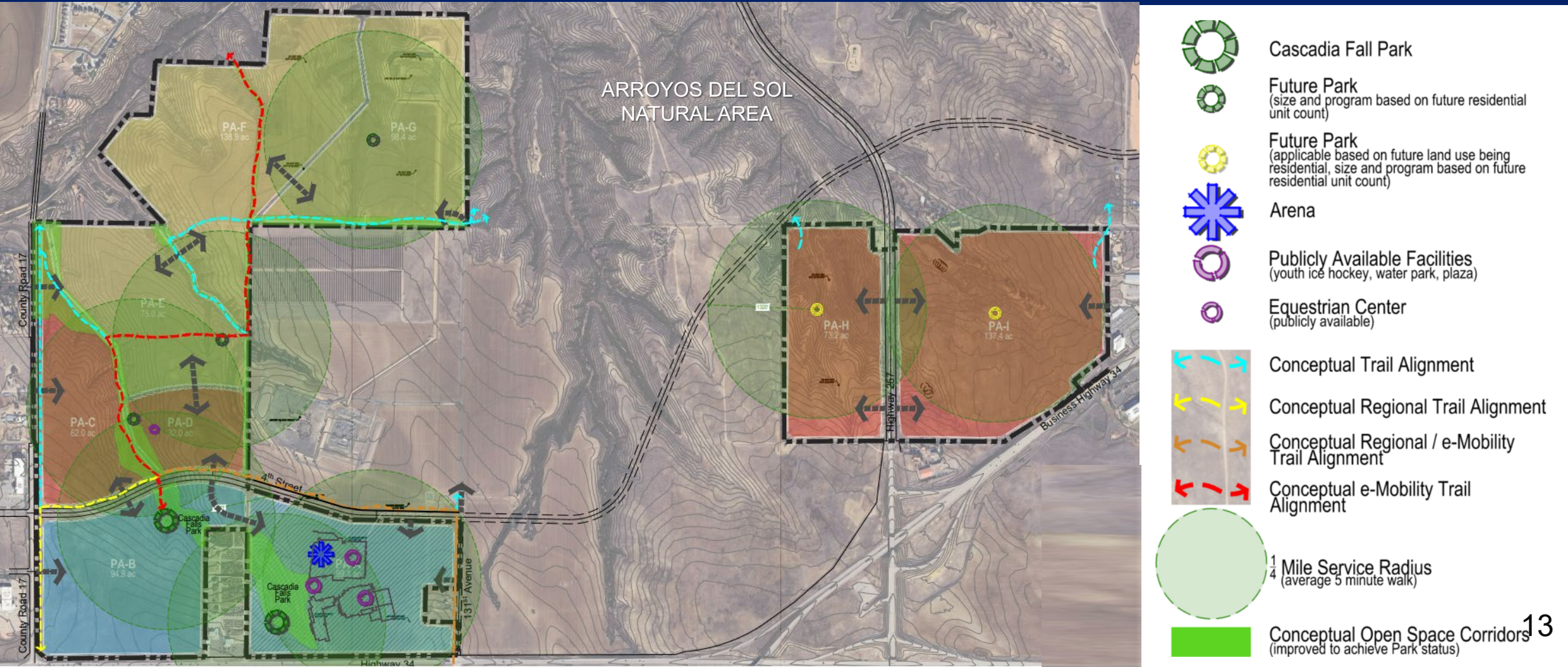


Proposed PUD – Cascadia East

Planning Area	Character Description	Acres (approx.)
PA-A	Entertainment District	99.1
PA-B	Entertainment District	94.8
PA-C	Mixed-Use	62.0
PA-D	Mixed-Use	32.0
PA-E	Residential	75.0
PA-F	Residential	138.9
PA-G	Residential	98.4
PA-H	Mixed-Use	73.2
PA-I	Mixed-Use	137.4
Right-of-Way		17.8
Total		828.6



Proposed Parks Approach



Comprehensive Plan Alignment



ED

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

ED-4: Facilitate intergovernmental and public/private partnerships that foster successful economic development.



GC

GC-1: Manage growth effectively.

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

GC-3: Ensure new development, infrastructure investments, and public realm improvements enhance the character of the community.



HO

HO-2: Encourage a broad diversity of housing options.



TM

TM-2: Provide residents with a range of transportation choices and options.



PS

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

Review Criteria Overview



PUD Meets Review Criteria Through the Following Themes:

- Benefits from flexibility in a PUD by **providing context-specific design** for each character area, resulting in an **innovative design**.
- **Supports mixed use development** and provides opportunities for **diversity of housing** types
- Promotes **economic diversity** and **master-planned growth**. Providing a strategic gateway location that compliments existing planned developments.
- Enhances **community character, connectivity, and housing diversity** through incorporated **Design Standards**.
- **Transitions intensity** of uses from highways to residential and natural areas.
- Aligns with surrounding undeveloped lands, **sensitive to existing uses** through incorporated **Design Standards**.
- **Infrastructure improvements** are considered
- **Considers compatibility & adequate public services** to serve community.

PUD Conclusion & Recommendation



Approval Criteria

- Nine criteria used to evaluate rezone (for properties zoned H-A)
- Four criteria used to evaluate a PUD establishment (for all areas)
- Proposed PUD meets all criteria (Section 24-204 & 24-205)



Notification Requirements

- 157 notice letters mailed to owners within 1,000 ft. (exceeding requirements)
- Public Hearing signs posted on property
- Notice published on website per Code requirements



Recommendation

- Meets criteria requirements
- Community Development Recommends conditional approval.

Motions

Recommended (Approval)

- Based on the project summary and analysis, the Planning Commission find that the request for an annexation meets approval criteria found in Section 24-214.b.2.(a-e). And, the proposed Schmerge Annexation, File number **ANX2025-0002**, meets State statutory requirements. And, therefore, **recommend approval** of the request to the City Council.
- Based on the project summary and analysis, the Planning Commission find that the request for an annexation meets approval criteria found in Section 24-214.b.2.(a-e). And, the proposed Kinnison Annexation, File number **ANX2025-0003**, meets State statutory requirements. And, therefore, **recommend approval** of the request to the City Council.

Motions

Recommended (Approval)

- A motion that based on the project summary and analysis, the Planning Commission finds that the request for rezoning and establishment of zoning for the Cascadia Planned Unit Development, file number **PUD2025-0003**, meets approval criteria found in Section 24-204(b), and Section 24-205(c) of the Development Code, and therefore **recommends approval** of the request to City Council with the following condition:
 - The Park Land Dedication (PLD) standards as provided on Sheet 24 of the PUD Design Standards shall be revised prior to City Council Public Hearing date to reflect final agreements for Park Land Dedication credit.

Motions

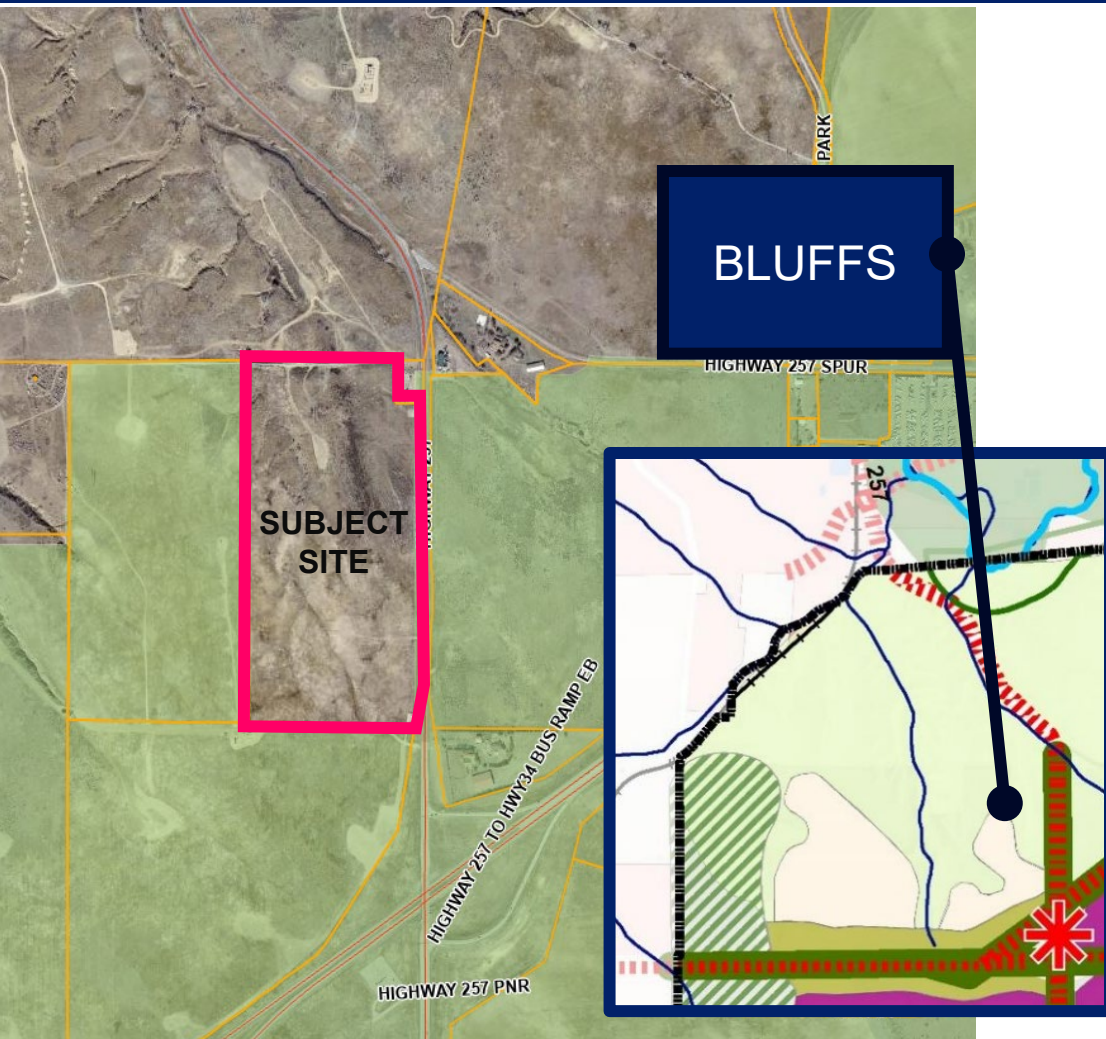
Alternative

- Based on the project summary and analysis, the Planning Commission find that the request for an annexation does not meet approval criteria found in Section 24-214.b.2.(a-e). And, the proposed Schmerge Annexation, File number **ANX2025-0002**, does not meet State statutory requirements. And, therefore, **recommend denial** of the annexation to the City Council.
- Based on the project summary and analysis, the Planning Commission find that the request for an annexation does not meet approval criteria found in Section 24-214.b.2.(a-e). And, the proposed Kinnison Annexation, File number **ANX2025-0003**, does not meet State statutory requirements. And, therefore, **recommend denial** of the annexation to the City Council.
- A motion that, based on the project summary and analysis, the Planning Commission find that the request for a rezoning and establishment of the Cascadia Planned Unit Development, File number **PUD2025-0003**, does not meet approval criteria found in Section 24-204.(b), and Section 24-205(c) of the Development Code and therefore **recommend denial** of the PUD to the City Council.

Thank you



Kinnison Annexation Review



MEETS COMPREHENSIVE PLAN

- Aligns with Imagine Greeley policies
- Supports Growth Management and protection of natural features (Bluffs), enhances SH-257 entryway.

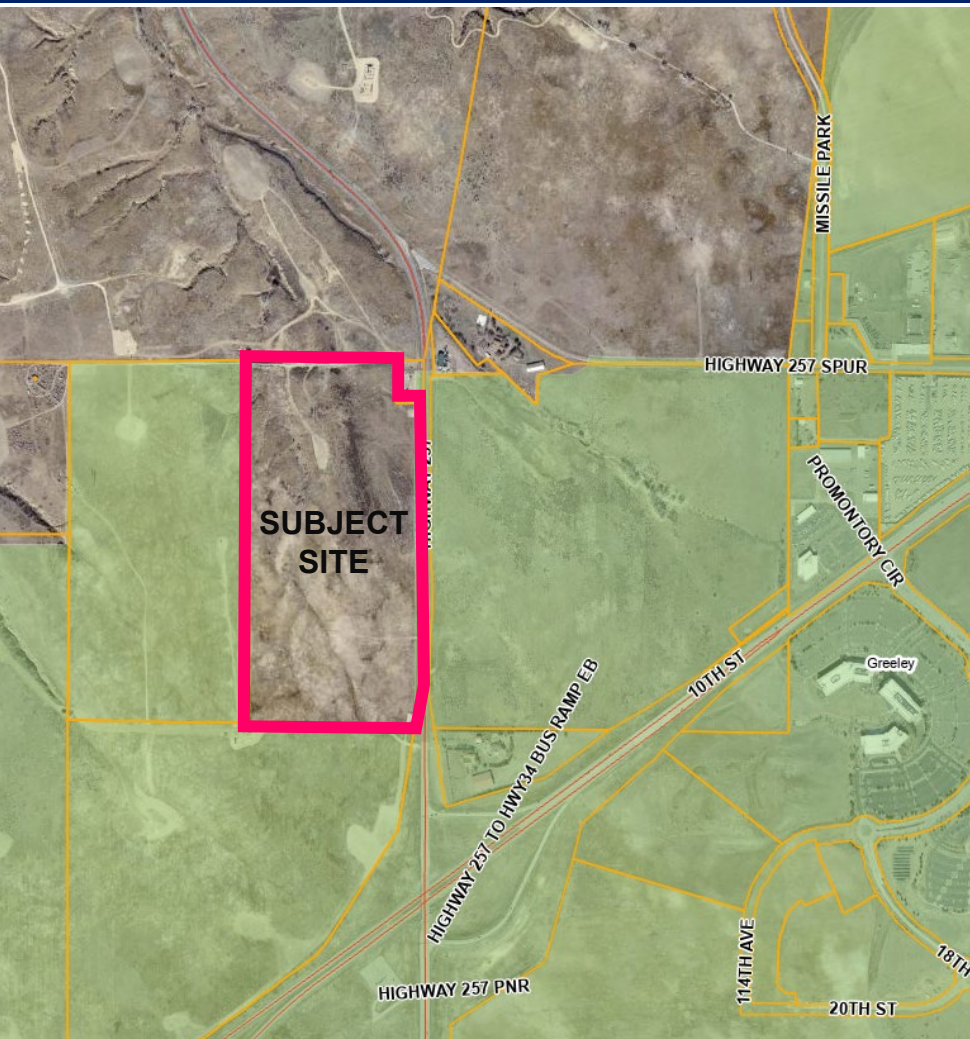
PROMOTES GEOGRAPHIC BALANCE – Fills gap in west Greeley boundary, aligns with Long-Range Expected Growth Area land use patterns.

ADEQUATE SERVICES– Public safety services available; future development will ensure utilities and facilities.

CONTINUOUS BOUNDARY– Exceeds state contiguity requirements (80.2% vs. 16% minimum required)

SUPPORTS FUTURE LAND USE– Anticipates mix of residential & commercial uses in Cascadia PUD; provides a master/subarea plan effort.

Kinnison Annexation Review



FUTURE UTILITIES

City of Greeley to provide water/sewer per PUD & agreements.
Stormwater to be addressed with future development plans.

TRANSPORTION

Annexation area includes a section of Weld County ROW (north) with no County roadways built.

EMERGENCY SERVICES

Fire Station #6 2 miles from site. Police to be provided by City post-annexation.

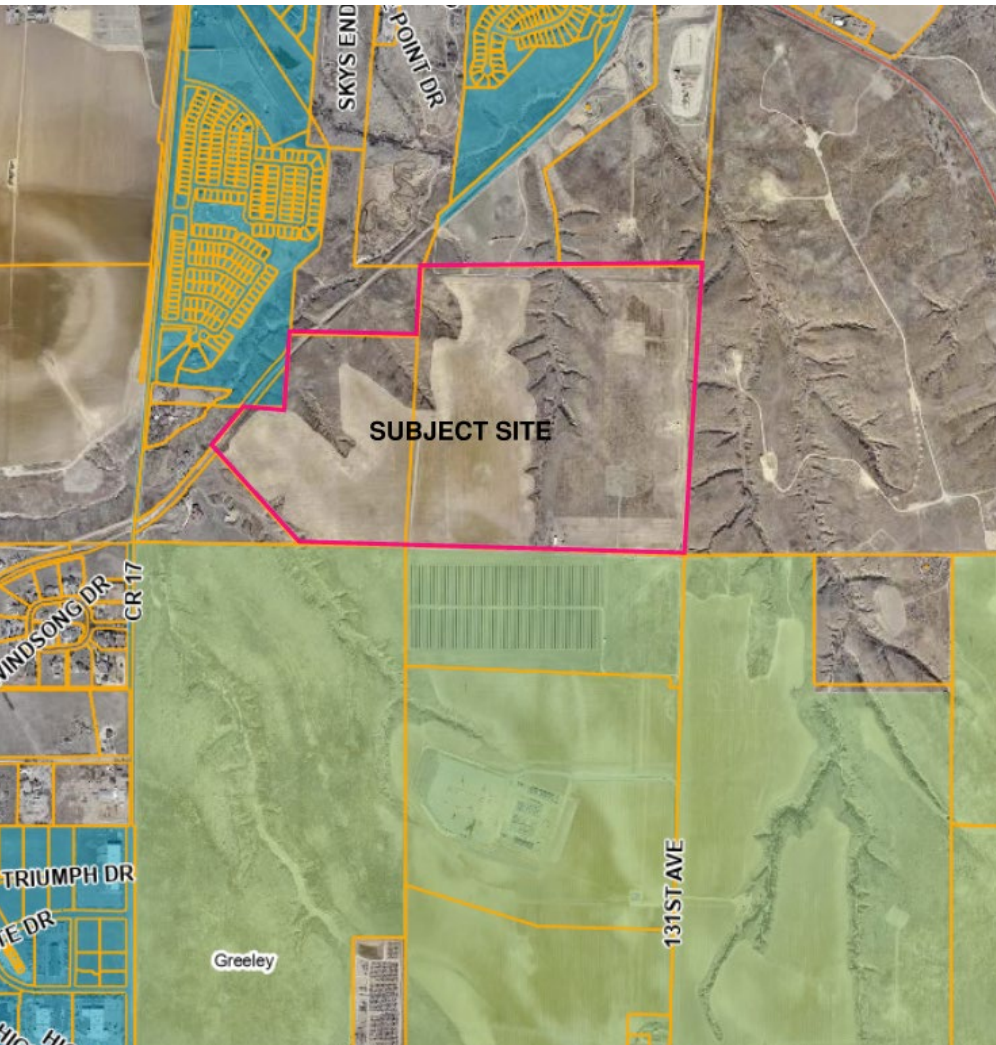
SCHOOLS

Windsor RE-4; land dedication or in-lieu payments evaluated with future Development submittals per IGA with school district.

PARKS/OPEN SPACE

Adjacent to Arroyos Del Sol Natural Area; future parks required per PUD

Schmerge Annexation Review



FUTURE UTILITIES

City of Greeley to provide water/sewer per PUD & agreements. Stormwater to be addressed with future development plans.

TRANSPORTION

Annexation area includes a section of Weld County ROW with no County roadways built.

EMERGENCY SERVICES

Fire Station #6 4 miles from site. Police to be provided by City post-annexation.

SCHOOLS

Windsor RE-4; land dedication or in-lieu payments evaluated with future Development submittals per IGA with school district.

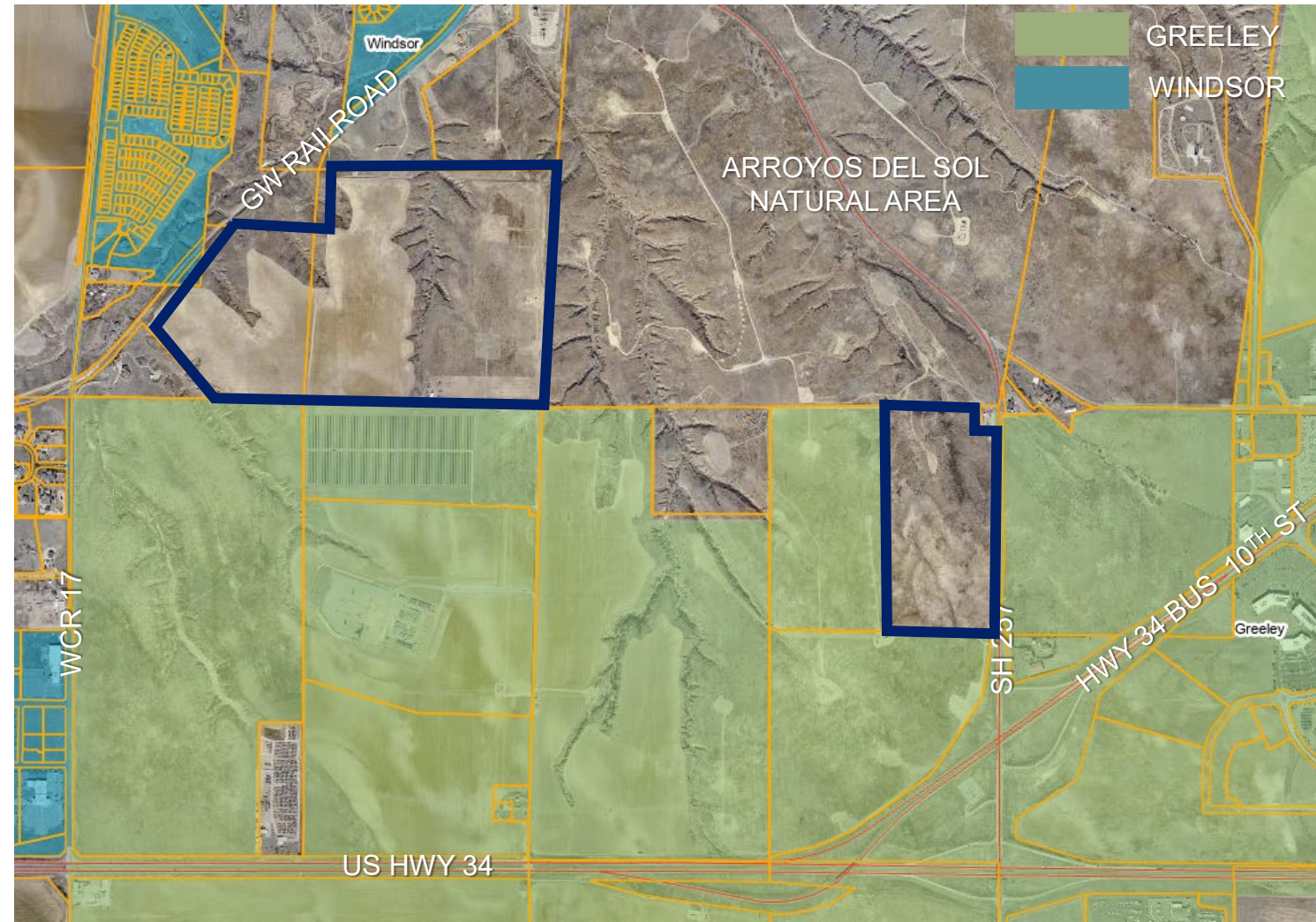
PARKS/OPEN SPACE

Adjacent to Arroyos Del Sol Natural Area; future parks required per PUD

Annexation Context & Overview



- Located in unincorporated Weld County (AG Zoning)
- Sites are currently undeveloped except for P&A oil and gas wells
- Topographic variation, including arroyos



Annexation Review



PUD ZONING

City of Greeley to provide water/sewer per PUD & agreements.
Stormwater to be addressed with future development plans.

FUTURE UTILITIES

- City of Greeley to provide water/sewer per PUD & agreements.
Stormwater to be addressed with future development plans.

TRANSPORTION

- Annexation area includes a section of Weld County ROW with no
County roadways built.

EMERGENCY SERVICES

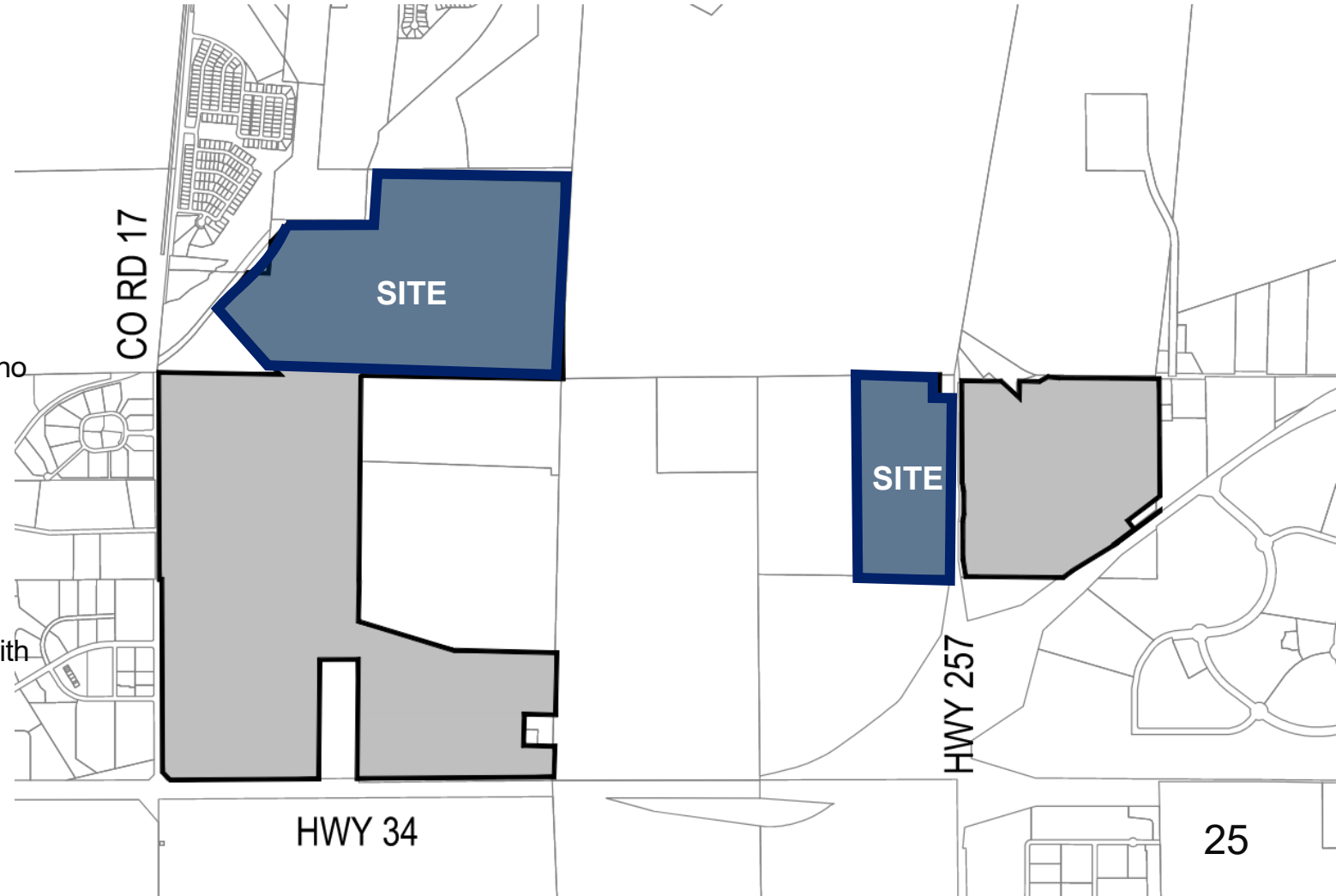
- Fire Station #6 4 miles from site. Police to be provided by City
post-annexation.

SCHOOLS

- Windsor RE-4; land dedication or in-lieu payments evaluated with
future Development submittals per IGA with school district.

PARKS/OPEN SPACE

- Adjacent to Arroyos Del Sol Natural Area; future parks required
per PUD





cascadia

feel the rush

**CASCADIA PUD AND ANNEXATION
PLANNING COMMISSION HEARING
AUGUST 26, 2025**

AGENDA AND PROJECT TEAM

1. Project Team Introductions
2. PUD Timeline
3. Current Zoning
4. Annexation Property
5. Cascadia PUD Character Areas
(Includes Catalyst Property):
 - A. Cascadia Entertainment District
 - B. Cascadia Ranch
 - C. Cascadia East
6. Overall PUD Plan
7. Parks Plan
8. Comprehensive Plan & Criteria
for Approval

**NORRIS
DESIGN**
PEOPLE + PLACEMAKING

MARTIN/MARTIN
CONSULTING ENGINEERS


THE WATER VALLEY COMPANY

City of
Greeley
Colorado

 **BOLTON
& MENK**

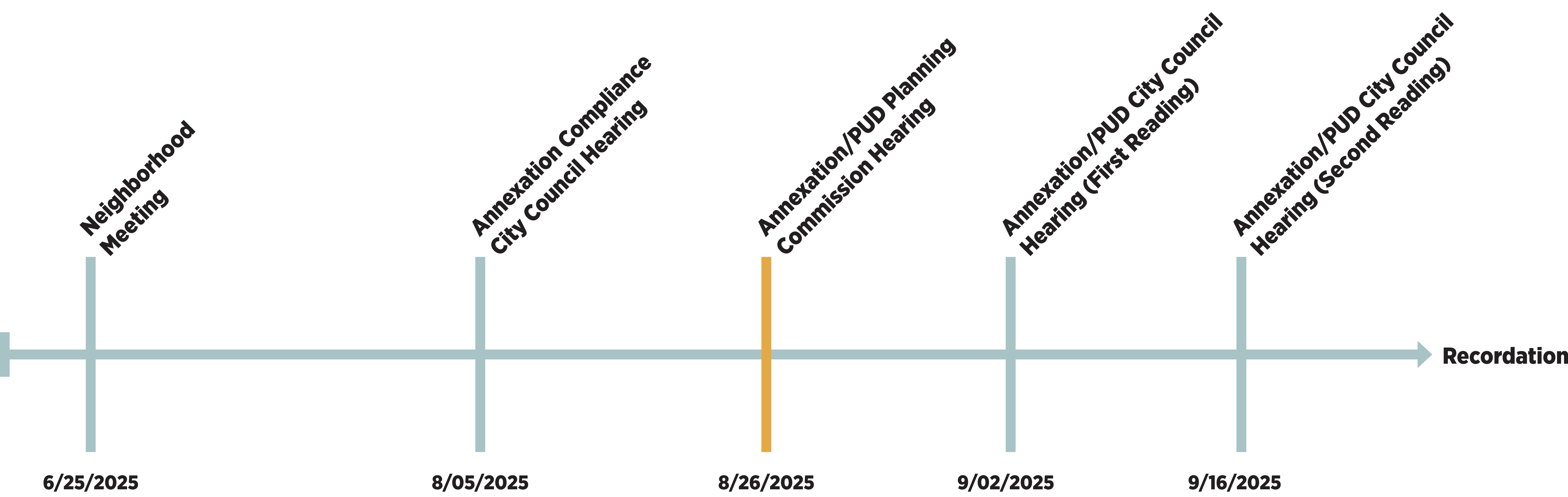
POPULOUS®

DAVIS

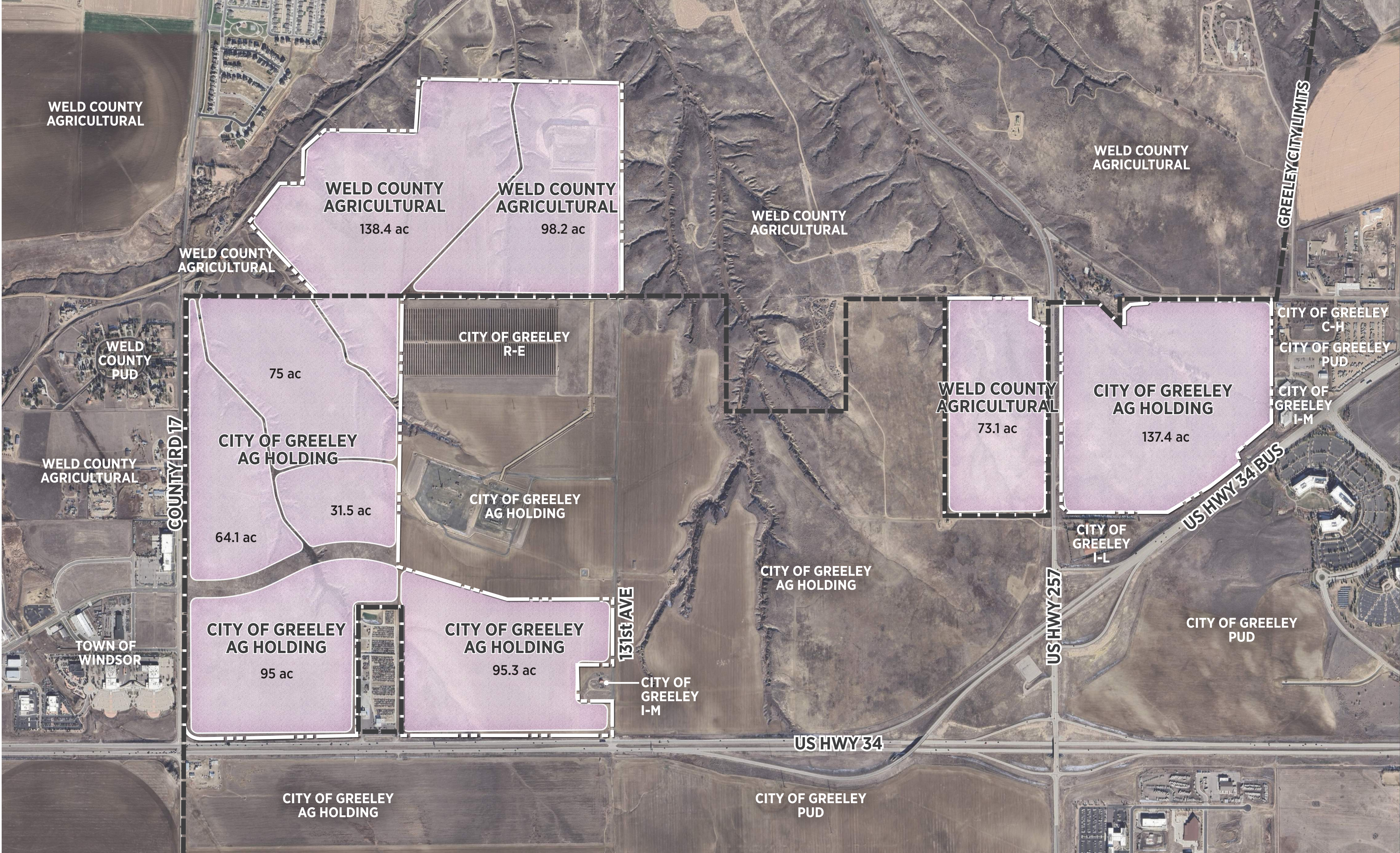

SUSTAINABLE
TRAFFIC SOLUTIONS


PCL
CONSTRUCTION

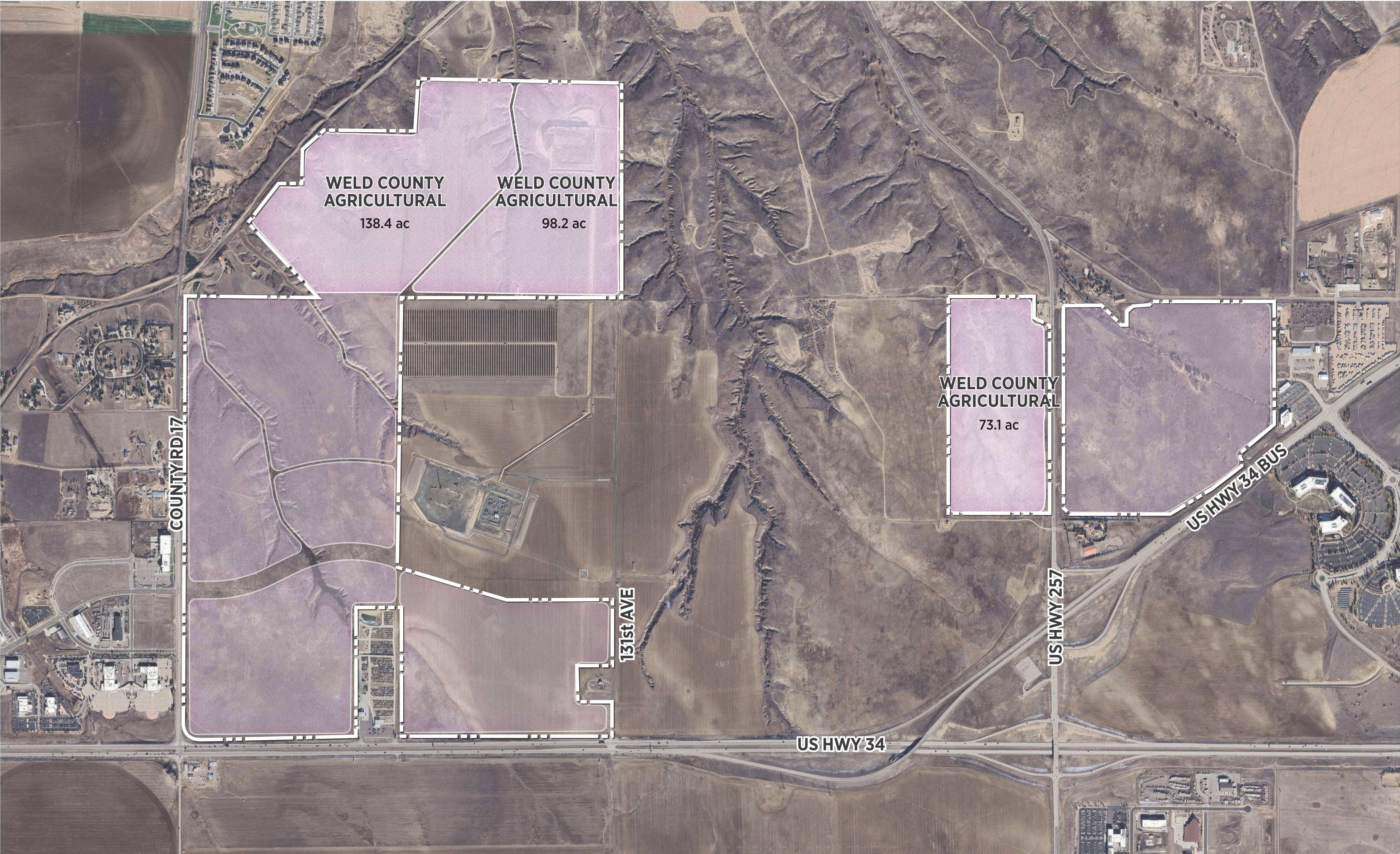
PROJECT HISTORY AND TIMELINE



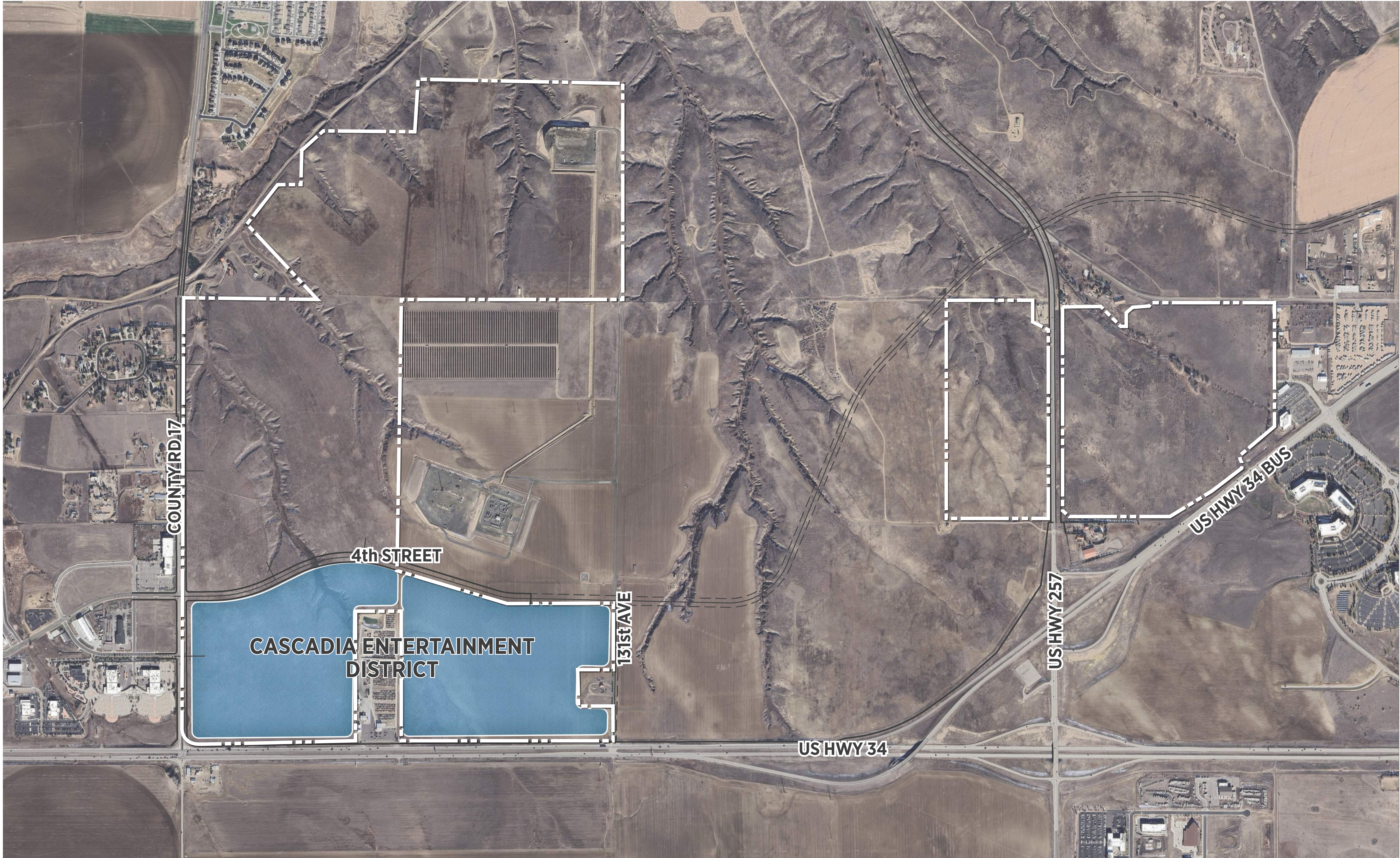
CURRENT ZONING



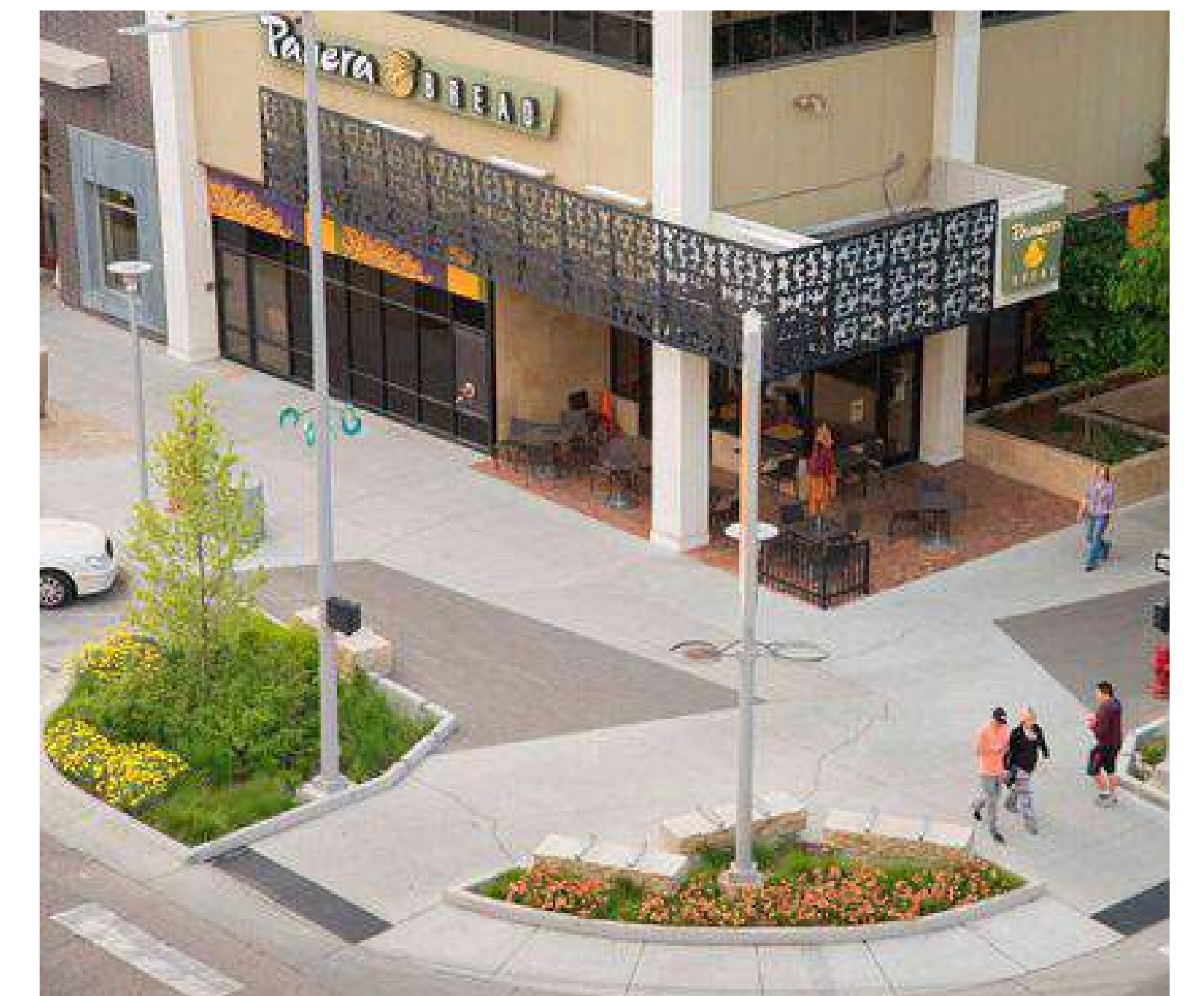
ANNEXATION PROPERTY



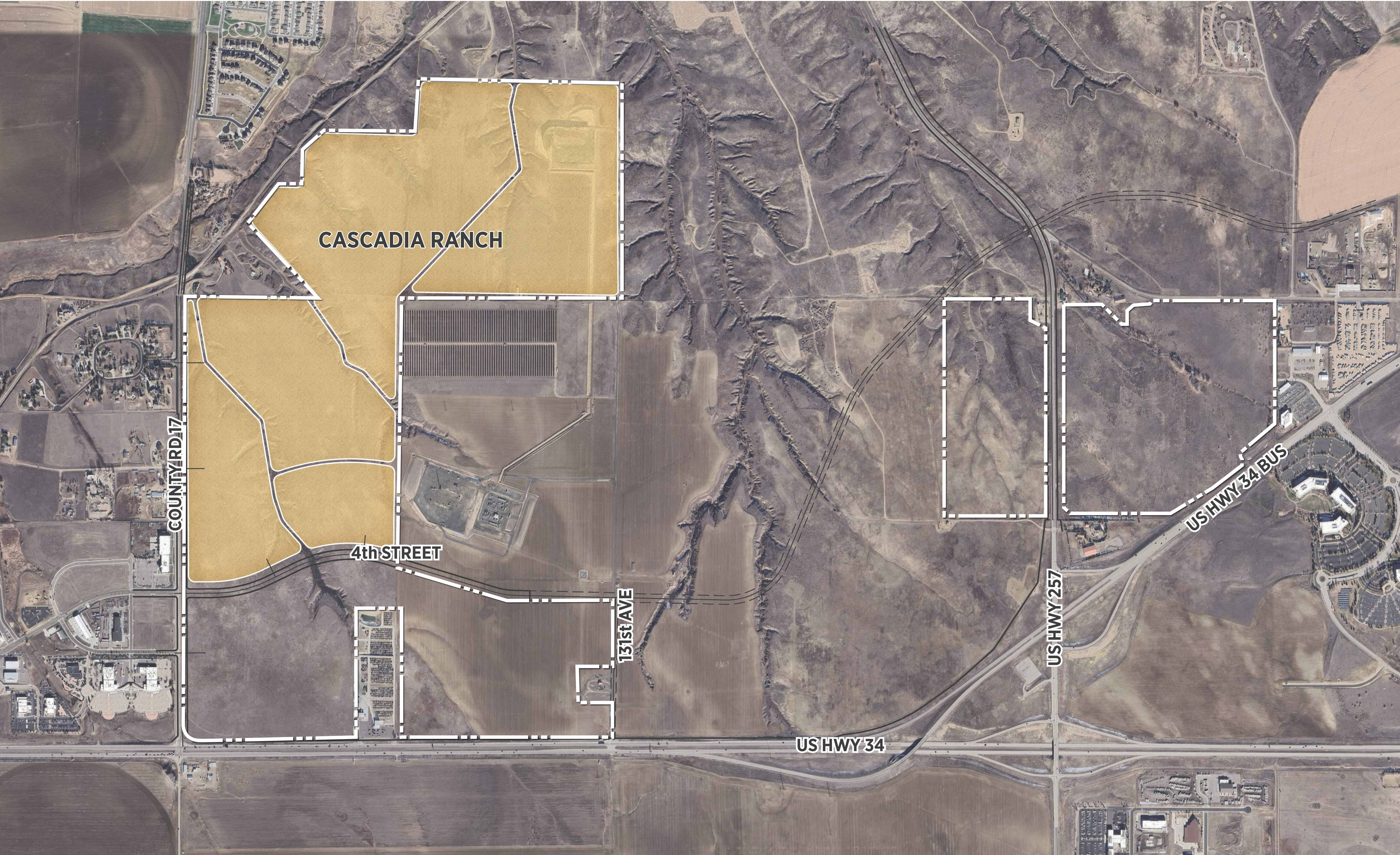
CHARACTER AREAS



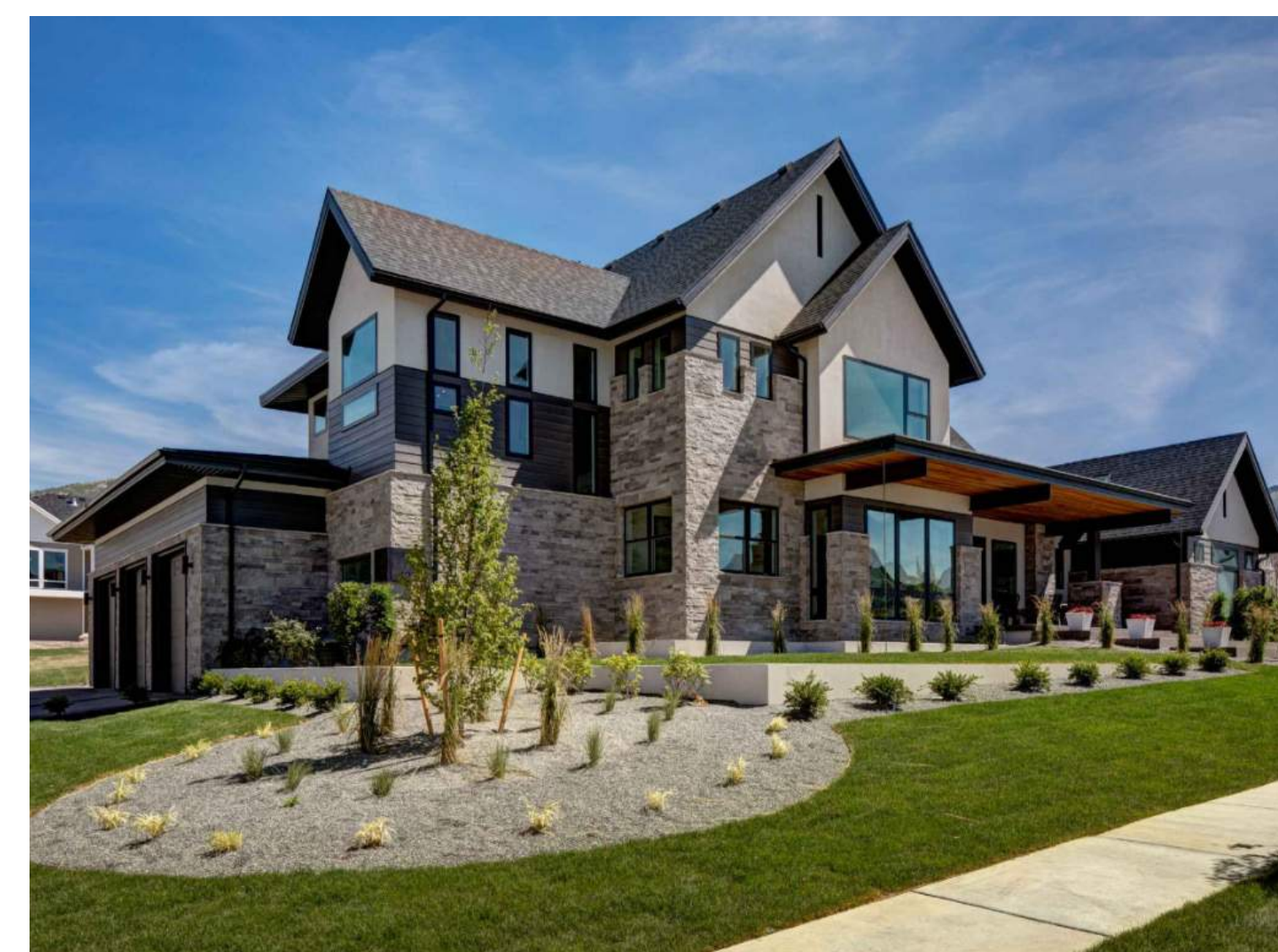
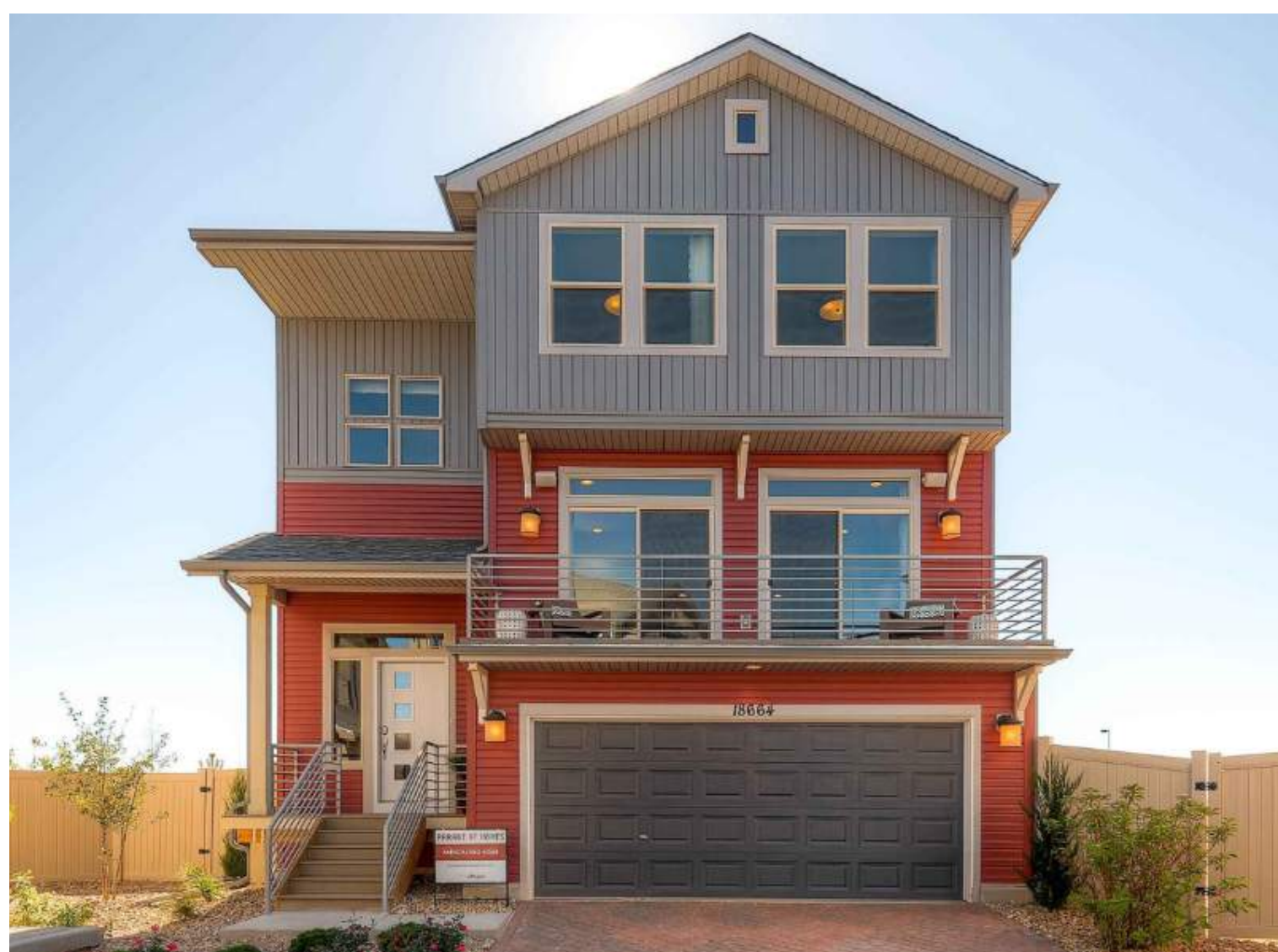
CHARACTER AREAS- CASCADIA ENTERTAINMENT DISTRICT CONCEPTUAL IMAGERY



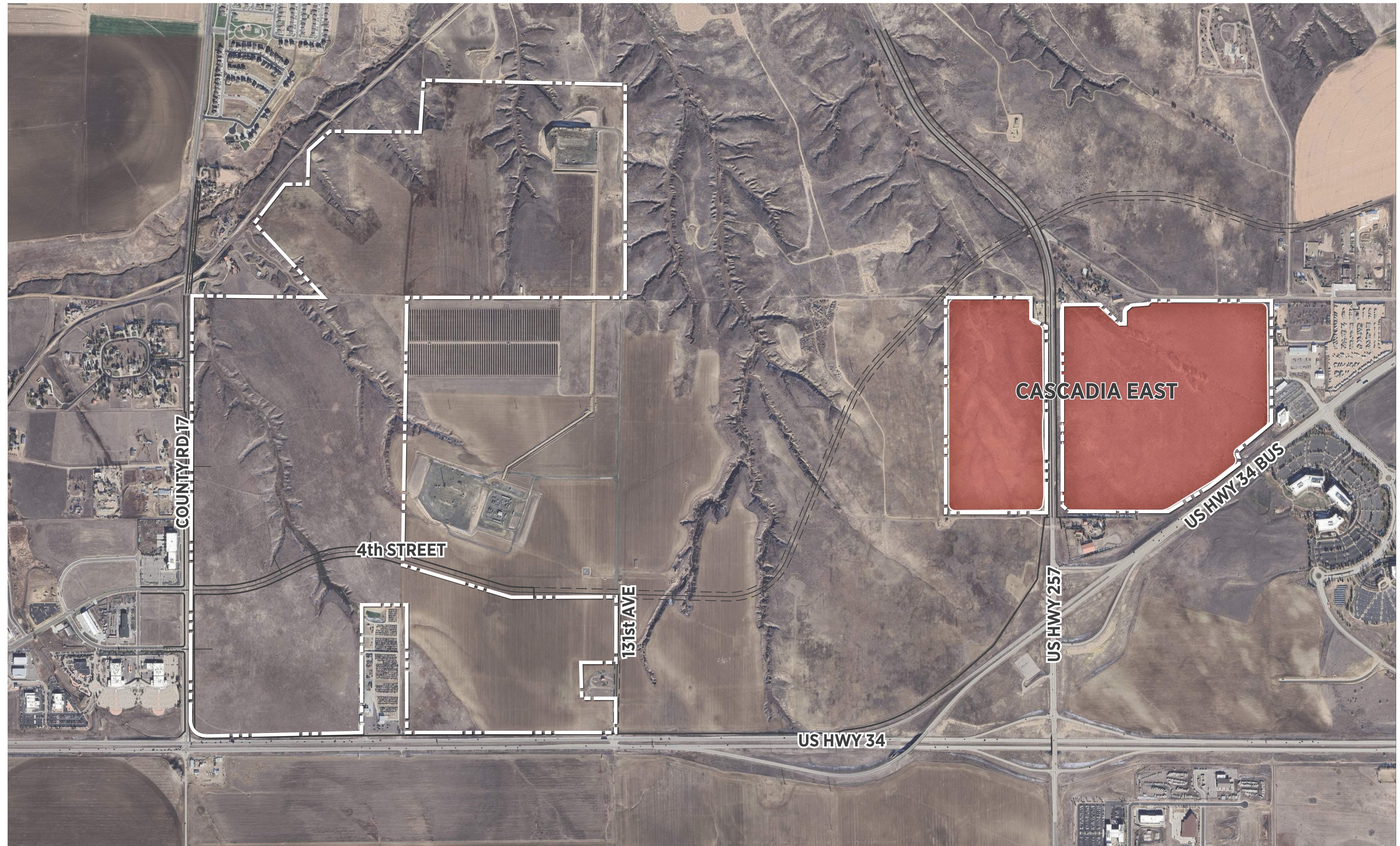
CHARACTER AREAS



CHARACTER AREAS- CASCADIA RANCH CONCEPTUAL IMAGERY



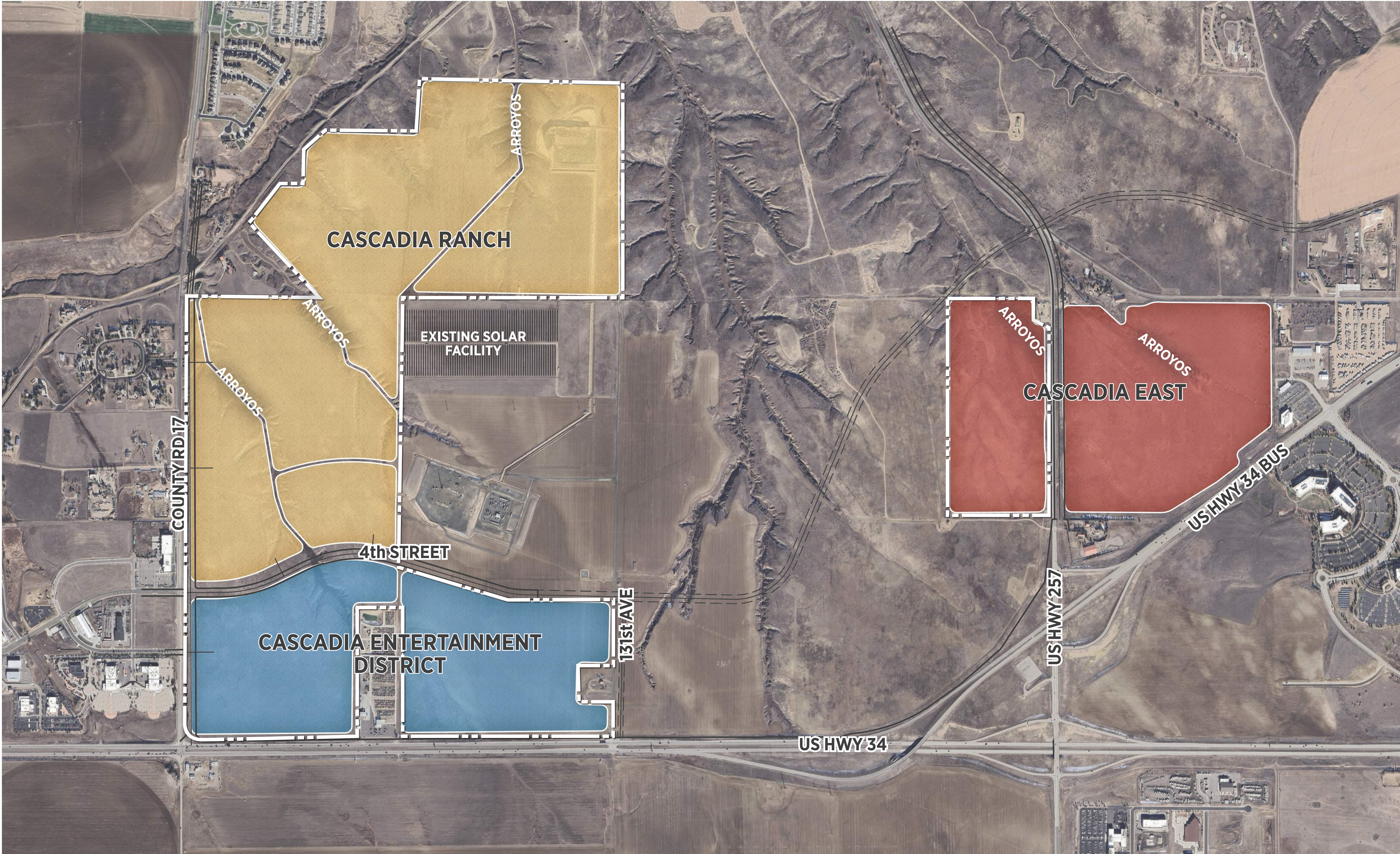
CHARACTER AREAS



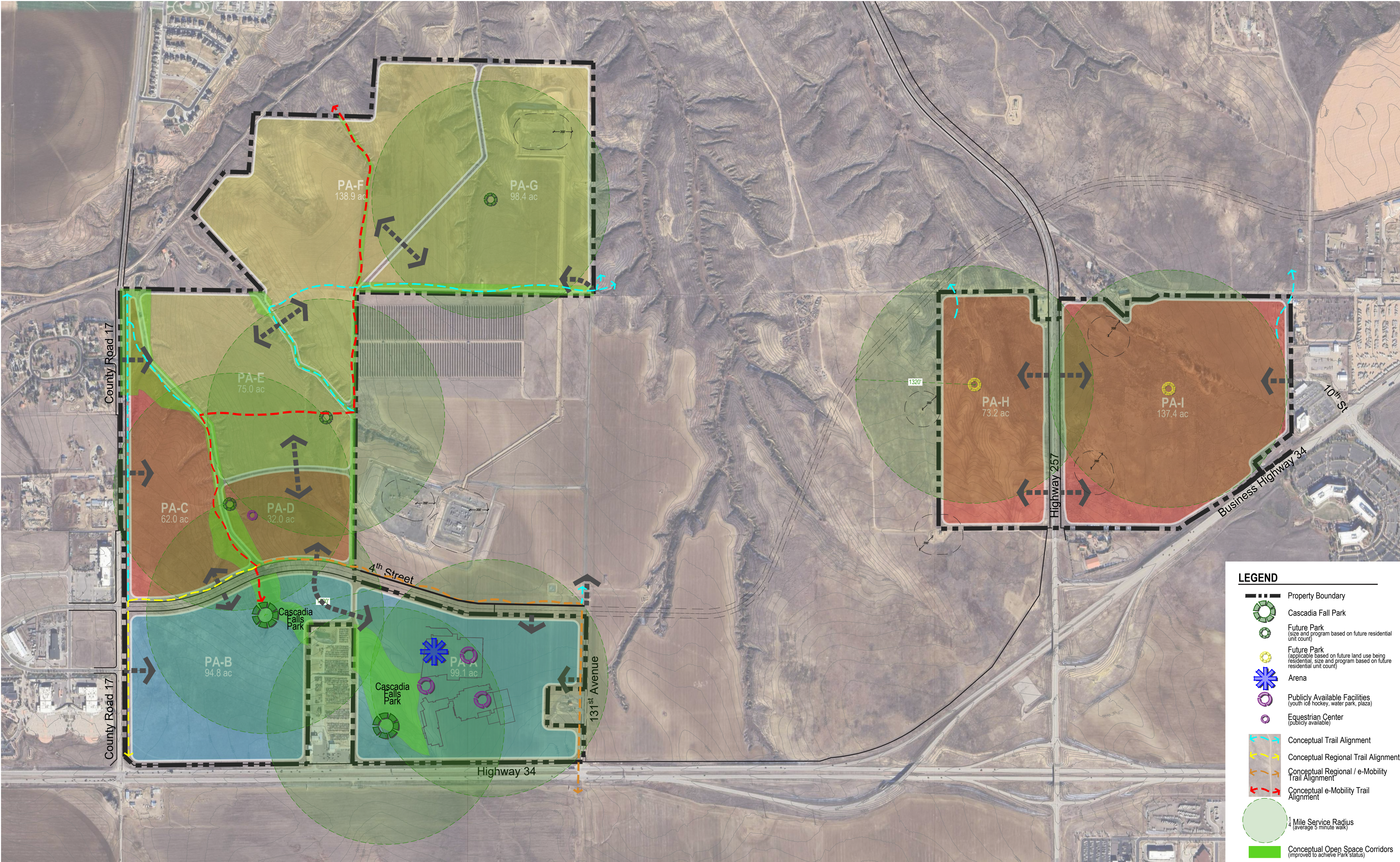
CHARACTER AREAS- CASCADIA EAST CONCEPTUAL IMAGERY



CHARACTER AREAS



PARKS PLAN



CONFORMANCE WITH THE COMPREHENSIVE PLAN

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

The PUD will provide the City of Greeley with significant economic diversification due to development of the entertainment district, including the new arena, youth ice facility, hotel, water park, and plaza. This annexation and subsequent development will bring a diversity of retail, commercial, and residential housing options to the area and will help promote growth and vitality to the community.

✓ Goal ED-4: Facilitate intergovernmental and public/private partnerships that foster successful economic development.

The PUD is part of a larger collaboration between the City of Greeley and The Water Valley Company. CDOT, RTD, and other local intergovernmental agencies are also involved to implement successful infrastructure improvements.

✓ Goal GC-1: Manage growth effectively.

The PUD will act as a guide to thoughtful growth in a coordinated and predictable manner. This will also help align infrastructure, land use, and services with the City's overall planning efforts. As noted, the PUD will provide significant economic development and growth opportunities including entertainment, retail, commercial, and housing.

✓ Goal HO-2: Encourage a broad diversity of housing options.

There will be a large variety of housing options and residential components within the PUD. Housing types will be diverse and will aim to accommodate and meet the needs of those with different income levels, life stages, and size needs.

COMPLIANCE WITH MUNICIPAL CODE CRITERIA

- The PUD is consistent with the Imagine Greeley Comprehensive Plan by creating a coordinated and flexible framework to integrate diverse land uses such as entertainment, commercial, residential, retail, and open space.
- The PUD allows for a more deliberate allocation of uses and infrastructure that align with community goals.
- The Cascadia PUD leverages the flexibility of the PUD process to incorporate numerous public benefits such as the Catalyst Entertainment District with a new arena along with supporting hospitality and recreation uses.
- The new elements and amenities proposed will promote broader health, safety and welfare for the community by enhancing economic opportunities, increasing access to recreation assets, and fostering a sense of place.
- The PUD includes thoughtful design principles such as walkability, mixed-use development, and integrated mobility and land use planning.
- The PUD will support long-term City growth by including a variety of housing opportunities and concentrating development near central corridors. The PUD will preserve open space and recreation while supporting the needs of different demographics. The PUD also directly supports the goals of the Comprehensive Plan through economic development, housing diversity, and regional collaboration.

THANK YOU!



We are happy to answer any questions you may have.

Developer Contact Information:
Mitch Black, Norris Design