

Planning Commission Agenda

Regular Meeting
Tuesday, October 28, 2025, at 1:15 PM

City Council Chambers-City Center South
1001 11th Ave, Greeley, CO 80631
Zoom Webinar Link:
<https://greeleygov.zoom.us/j/83234437237>

NOTICE:

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

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

Watch Meetings:



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

Comment in Real Time:



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

Submit Written Comments:



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

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

Meeting agendas and minutes are available on the City's meeting portal at [Greeleyco.municodemeetings.com/](https://greeleyco.municodemeetings.com/)

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



Planning Commission

October 28, 2025, at 1:15 PM
City Council Chambers - City Center South
1001 11th Avenue, Greeley, CO. 80631

Agenda

1. Call to Order
2. Roll Call
3. Agenda Approval
4. A public meeting to consider a request for approval of a preliminary subdivision of 23.99± acres of land into 11 lots and dedication of right-of-way. The subject property is located generally at the northwest corner of the intersection of 83rd Avenue and HW 34/10th Street. Known as Short Grass Subdivision SUB2025-0001.
5. Staff Report
6. Adjournment

Workshop

7. Development Code Text Amendment for Affordable Housing, Caleb Jackson

PLANNING COMMISSION SUMMARY

ITEMS: Preliminary Subdivision to create 2 multi-family/residential lots, 9 commercial lots, and dedicate of rights-of-way on a property 23.99 acres in size, within a Planned Unit Development (PUD).

FILE NUMBER: SUB2025-0001

PROJECT: Shortgrass Subdivision – Preliminary Plat

LOCATION: Northwest corner of 83rd Avenue and HW 34/10th Street

APPLICANT: Robbie Lauer on behalf of Avant Civil Group, LLC

CASE PLANNER: Jeffrey Woeber, Planner III

PLANNING COMMISSION HEARING DATE: October 28, 2025

PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a motion to approve, approve with conditions, or deny the request in the form of a finding based on the review criteria in Section 24-203(b)(1) of the Development Code.

EXECUTIVE SUMMARY

The City of Greeley is considering a request for approval of a preliminary subdivision of 23.99± acres of land into 11 lots and dedication of right-of-way. The subject property is located generally at the northwest corner of the intersection of 83rd Avenue and HW 34/10th Street.

The subdivision is within a portion of the Schneider Farm Planned Unit Development and proposes:

9 commercial lots on the portion within PUD Planning Area PA-5, 10.79 acres
2 residential/multi-family lots on the portion within PUD Planning Area PA-6, 10.00 acres
Right-of-Way Dedication, 3.21 acres

A. REQUEST

The applicant is requesting approval of a preliminary subdivision plat for the purpose of creating commercial and multi-family lots, and dedication of right-of-way.

B. STAFF RECOMMENDATION

Approval (see Section J).

C. LOCATION

The subject property is located at the southwest corner of the intersection of 83rd Avenue and HW 34.

Zoning:

PUD, Schneider Farm Planned Unit Development

Abutting Zoning

North: PUD (Planned Unit Development)

South: C-H (Commercial High Intensity)

East: R-L

West: PUD

Abutting Land Uses

North: Proposed access road (9th Street), undeveloped area

South: Undeveloped area

East: Undeveloped area

West: Undeveloped area, residential area

Site Characteristics:

The site is undeveloped land that is flat, recently having been used as agricultural cropland. There are no significant forested areas, wildlife habitat, drainages, wetlands or other natural features that would constrain development of the site.

D. BACKGROUND

The subject property is Tract B of Union Colony West Subdivision, recorded in the records of the Weld County Clerk and Recorder at Reception No. 4963341 on 05/31/2024. The Union Colony West Subdivision created 350 single-family residential lots, 11 Outlots, and 3 Tracts including the subject property, Tract B.

The subject property is within the Schneider Farm Planned Unit Development (PUD), which created six Planning Areas on 161.14 acres, providing for single-family, multi-family, commercial, and parks/open space uses. Planning Area PA-5 (commercial) and PA-6 (multi-family) were recently slightly reconfigured through a Minor Amendment to the PUD to accommodate the multi-family development and commercial lots proposed by this Shortgrass Subdivision. PA-5 was amended from 17.75 to 13.93 acres, and PA-6 to from 14.95 to 18.78 acres. This Minor Amendment was not complete in time to take the subdivision application to Planning Commission on September 23rd as originally scheduled. With that, it was continued to October 28, 2025. In the meantime, the subdivision and associated multi-family site plan review (SPR2025-0001) was renamed by the applicant, from “Prairie Hawk” to “Shortgrass.”

E. APPROVAL CRITERIA

Standards for a Preliminary Subdivision Plat:

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

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

Staff Comment: The City's *Imagine Greeley Comprehensive Plan* (Plan) has recommendations that are applicable to this Preliminary Plat

The subject area is identified as "Mixed Use" Neighborhood on the Land Use Guidance Map in the Plan. The Mixed Use Neighborhoods section of the Plan recommends single family, and "...higher density types such as duplexes, townhomes/row homes, and smaller scale apartment buildings, as well as accessory dwelling units are encouraged to provide a range of housing options for residents." Note the subdivision and multi-family development on Lots 10 and 11 are in compliance with the approved Schneider Farm PUD, which was found to comply with the recommendations of the Plan.

The request complies with this criterion.

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

Staff Comment: The subject property is quite flat due to it having been plowed and irrigated cropland for many years. It does not contain any significant geologic hazards or environmentally sensitive areas. Numbers and species of wildlife are likely quite minimal. Subdividing and developing this particular area of the City will have little such impacts.

The request complies with this criterion.

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

Staff Comment: The subdivision design is consistent with nearby development in the area and design criteria in the PUD and *Greeley Development Code*. Some design standards must follow the Schneider Farm PUD, which can be more restrictive than the Code. Dedication of rights-of-way totaling 3.21 acres is proposed, with a street and access layout that meets the requirements within the subdivision regulations in the Code.

This request complies with this criterion for preliminary design.

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

Staff Comment: All proposed blocks and lots do meet the development and site design standards of the Schneider Farm PUD and the *Greeley Development Code*.

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

Staff Comment: The application has been referred to all applicable review agencies, who have reviewed design, construction, performance and maintenance requirements for required improvements. After recommended revisions were made by the applicant based on the City's review, the application does demonstrate being able to meet these requirements.

The request complies with this criterion for preliminary design.

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

Staff Comment: Proposed Lot 10 and 11 are undergoing a Site Plan Review at this time (SPR2025-0001) for a multi-family/apartment project. This would move forward as the remaining nine lots are planned and developed with commercial (C-H) uses as allowed by the PUD. There are no specific plans for the commercial lots at this time. Amenities associated with the multi-family project are proposed in the SPR and appear to meet applicable standards and criteria.

The request complies with this criterion.

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

Staff Comment: With the drainage study and other technical reports submitted with this subdivision application, along with meetings and discussion with the applicant in scoping and pre-application processes, in staff's judgement the potential impacts are mitigated and meet accepted planning, engineering, and design solutions.

The request complies with this criterion for preliminary design.

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

Staff Comment: City Planning, EDR, and Public Works as well as Water and Sewer staff have reviewed the proposed subdivision design and the associated infrastructure improvements and have ensured infrastructure is not impeded now and will not be in the future. In staff's judgement future development of adjacent properties could move forward and be consistent with the goals and policies of the *Imagine Greeley Comprehensive Plan*.

This request complies with this criterion for preliminary design.

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

Staff Comment: Staff and referral agencies have reviewed all preliminary plans associated with the project and are comfortable with the application proceeding to the Final Subdivision process to finalize the design.

The request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject property is described as Tract B of Union Colony West Subdivision, recorded in the records of the Weld County Clerk and Recorder at Reception No. 4963341 on

05/31/2024. The Union Colony West Subdivision created 350 single-family residential lots, 11 Outlots, and 3 Tracts including the subject property, Tract B.

The subject property was annexed into the City as part of the Hurst annexation in 2000 (Resolution No. 58, 2000: Case No A 25:00).

2. HAZARDS

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

3. WILDLIFE

The subdivision as proposed does not appear to pose any impact to wildlife in this area of the city. City Natural Areas & Trails as well as the Forestry Department have reviewed the site during the Union Colony Subdivision review in early 2024. Those departments determined there was little or no potential impacts to wildlife.

4. FLOODPLAIN

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

5. DRAINAGE AND EROSION

A Drainage Report has been prepared by Professional Engineers (PE) who are licensed to practice in the State of Colorado and was submitted with the subdivision application. City Engineering staff have reviewed the report and provided recommendations pertaining to the site development, grading and construction of improvements.

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

6. TRANSPORTATION

Access will be via proposed 86th Avenue extending north of HW 34/10th Street, and from both proposed 9th Street and 9th Street Road extending west from 83rd Avenue. Access has been preliminarily reviewed by City EDR and Public Works staff to ensure compliance with all applicable City standards and requirements.

G. SERVICES

1. WATER

Central water service is available to be provided by the City of Greeley for potable water. In the review process of this subdivision, preliminary review and revision requested by the City's EDR and Water and Sewer Department ensure consistency with all applicable City standards and requirements.

2. SANITATION

This property will be served by the City of Greeley for sanitary sewer. As with the water section discussed above, preliminary plans and requirements for sewer service have been reviewed, with the applicant making revisions as requested to ensure consistency with all City standards and requirements.

3. EMERGENCY SERVICES

The site is served by the Greeley Fire and Police Department. Greeley Fire Station #7 is located approximately 1.5 miles west of the subject site, at 6623 W. 10th Street.

4. PARKS AND OPEN SPACES

City Planning staff have referred the application to City Parks and Open Space staff for review and comment. Staff notes Planning Area PA-3 on the approved Schneider Farm PUD is 21.6 acres in size with the use specifically designated as “Parks and Open Space.” PA-3 borders the subject property directly to the north.

5. SCHOOLS

The subject property is located within the Weld RE-4 School District. Applicant is required to provide a Cash In Lieu payment to the District as calculated and submitted by the District’s Chief Operating Officer.

6. METROPOLITAN DISTRICT

The Union Colony West Metropolitan Districts Nos. 1 – 8 were established in 2024, after going through a review process with approval by the Greeley City Council at that time.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

Landscaping, design standards, setbacks, etc. have been carefully considered and reviewed to ensure the proposed subdivision and development meet all *Greeley Development Code* standards as applicable.

2. NOISE

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

I. PUBLIC NOTICE AND COMMENT

Neighborhood courtesy notices for the hearing were mailed to surrounding property owners and current residents within 500 feet of the subdivision boundary on August 20, 2025, and notice was published on the City’s website per Development Code requirements. Thirty-nine (39) notice letters were mailed to surrounding properties. One sign was posted on the site on August 27, 2025. The mineral rights notice requirements to mineral owners and lessee of interest of the property was satisfied by the applicant and mailed over 30 days prior to the public hearing. Staff has received no calls or inquiries, and is not aware of opposition.

J. PLANNING COMMISSION RECOMMENDED MOTIONS

Recommend Approval Motion

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

Alternative Denial Motion:

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

ATTACHMENTS

Vicinity/Zoning Map

Project Narrative

Preliminary Plat

Neighborhood Notice Boundary

Staff Presentation

Vicinity Map SUB2025-0001 Short Grass Subdivision Preliminary Plat
City of Greeley Planning Commission October 28, 2025



September 30, 2025

City of Greeley
Planning Division
1100 10th Street, 2nd Floor
Greeley, CO 80631

Narrative: Shortgrass Apartments & Commercial Center

The Shortgrass Apartments and commercial center is bound by the existing roads of 10th Street to the south, 86th Avenue to the west, 83rd Avenue to the east and 9th Street to the north.

The site legal description: Being a Subdivision of Tract B, Union Colony West Subdivision located in Section 6, Township 5 North, Range 66 West of the 6th Prime Meridian. Figure 1 below highlights the site's location.

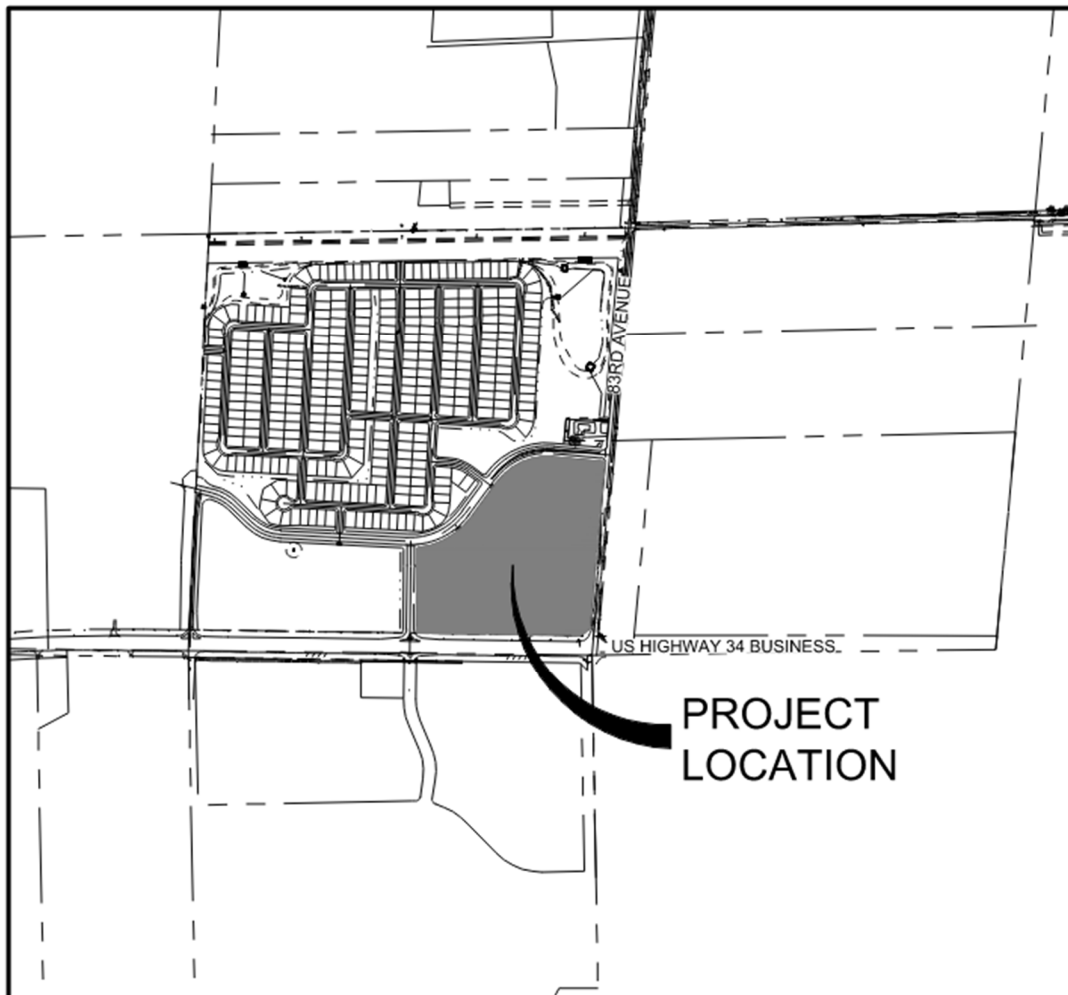


Figure 1: Shortgrass Apartments

The site is 23.99 acres, zoned as Planned Unit Development (PUD) identified in the PUD for multifamily and commercial land uses. This land is currently a vacant tract that was used for agriculture prior to the Union Colony West Subdivision being developed. The surrounding uses consist of future apartments to the west (Tallgrass Apts), single family residential to the north (Union Colony West Subdivision), commercial on the south side of 10th Street (Two Rivers Commercial). The surrounding property that is part of the Union Colony West Subdivision is all zoned as Planned Unit Development (PUD) to the north (single family) and east and west (multifamily).

The Shortgrass project includes plans for seventeen (17) 8-plex buildings and five (5) 6-plex buildings, totaling 166 residential units along with 9 commercial lots. The multifamily portion of the development will also feature a maintenance building, a mail kiosk, and a clubhouse with a pool, electric vehicle charging stations, and other recreational amenities. Additionally, the site will include 9 commercial lots approximately 1 acre to 1.5 acres in size along 83rd Avenue and 10th Street. The multifamily site will include 2.43 acres of buildings (23.61%), 5.01 acres of open space (48.78%) and 2.83 acres for drives, parking and walks (27.60%). The 9 commercial lots will span a total of 10.49 acres.

COMPREHENSIVE PLAN

This proposed development aligns with the relevant goals and objectives of the comprehensive plan. While the plan provides broad, overarching guidance—meaning not every goal or objective is directly applicable—many are clearly being addressed through this project.

This project helps meet goals set forth in **Economic Health & Diversification** by adding to a growing tax base ED1.2 by adding homes for taxpayers as well as commercial lots that will bring in sales tax. The multifamily portion will provide a different housing product and more affordable price point for the workforce in western Greeley ED3.1 as western Greeley has become more elevated in pricing compared to eastern Greeley.

In the area of **Growth and City Form** as discussed in Objective GC 1.2 and 1.3 this project is not leapfrogging from the main part of the city making it harder to serve. This subdivision has development on the south and north sides of it, and there is a large development to the west being currently reviewed for development as well. Adequate utilities are now available due to the addition of several offsite water, sanitary and nonpotable improvements done as a part of the Union Colony West Subdivision. The City of Greeley is currently working on designing transportation improvements to 83rd Avenue that will improve the adjacent arterial road near the site. GC2.3 discusses other modes of transportation, and this project will connect to existing collector roads and bike lanes in the new subdivision. There is a trail system that goes through and around the new single-family subdivision to the north and bike lanes are located in the adjacent 9th Street that this project will benefit from and connect to. While there is currently not a transit stop near the site there is regional transit service that travels 10th Street currently with a future stop likely near the site.

In the **Housing** section of the comprehensive plan Objective HO 2.1 discusses diversity in housing. With a different housing type and price point than the single family the Shortgrass project will offer more options for the subdivision and those who might work outside of Greeley and need to be able to more efficiently get to work by accessing 10th St or Two Rivers Pkwy north or south out of Greeley.

In section HO 2.2 this project will meet this goal by clearly providing an attractive rental housing product for those who can't afford to own property. The proposed product is two story in nature and not a large structure. The six plex is even can look similar to a traditional single family home in many aspects.

As it relates to **Infrastructure** Objectives in IN1.4 a new parcel for a city park was dedicated to the City as a part of the Union Colony West Subdivision and that park once the city builds it will provide very close proximity to a future city park types of amenities for those living at the Shortgrass Apartments. Additionally, several onsite amenities will be built for residence of the multifamily units including a clubhouse, pool, sports court, gardening, playground, to name a few. IN1.6-IN1.8 will be met as water, sanitary and stormwater facilities will be added to the project meeting the needs of this area. IN2.3 will be met as undergrounding of dry utilities were done as a part of the Union Colony West Subdivision project along 10th Street.

In the **Natural Resources and Open Land** Section NR 1.4 will be met by the use of nonpotable water for all outdoor water usage in the multifamily area. The commercial lots will utilize potable water since its not cost effective to

No negative impacts are anticipated as a result of the proposed project since this project fits in with the overall development of the subdivision that was master planned at the time of the original Union Colony West Subdivision.

ROADWAY/PARKING

Roads and parking lots interior to the apartment site will be privately owned and maintained. There will be three access points from the apartments to public roads: one right in/out access from 9th Street just west of 83rd Ave to the south, one full access from 9th Street that lines up with 7th St Rd, and one full access from 86th Avenue. A total of 792 parking spaces are required, and 794 total parking spaces are provided onsite. An updated traffic amendment is being provided showing the traffic volumes assumed in the overall subdivision Traffic Impact Study dated 9/29/23 by Keller Engineering are less than previously estimated for the overall subdivision therefore creating less impact to the transportation system than originally estimated in the original master Traffic Impact Study. There will be a new three lane public loop road from 9th Street to 86th Avenue that will create access to the nine commercial lots. A right in/out is being proposed to 83rd Ave between the commercial lots 6 & 7.

UTILITIES

The surrounding public water and sanitary utilities in existing 9th St and the subdivision are adequately sized to serve the development as Tract B was a part of the overall hydraulic study done for the Union Colony West Subdivision and main line stub outs provided to Tract B/Shortgrass. The water and sanitary main lines onsite will be built to city standards and dedicated to the city for operation and maintenance

once accepted. The new lines will serve each of the buildings and connect to the existing main lines stubbed from 9th Street and from 86th Avenue.

Nonpotable irrigation will be used for irrigation of all outdoor landscape areas in the multifamily area. This system connects to the city nonpotable system stubbed out of 9th Street and serviced by the Boomerang South Nonpotable Pump Station. A 3" nonpotable irrigation service is stubbed into the site near 9th Street and 84th Ave.

Power will be provided by Xcel Energy to the site and additional improvements offsite are being done with the single-family portion of the project to also support power capacity needs for the multifamily.

Existing overhead lines (PVREA power, Comcast, Greeley fiber) along 10th Street are being underground across the entire 10th Street frontage of Union Colony West Subdivision. This work is being done as a part of the single-family development to better protect these lines and minimize outages and to improve the view along the corridor.

Gas will be provided by Atmos Energy and there is adequate service and pressure available to serve Shortgrass Apartments as well that was created during construction of the single family development.

STORMWATER will be conveyed to the northeast corner of Shortgrass near 9th St & 84th Ave via overland flow and a stormwater system. An updated drainage report has been done routing flows to the northeast corner and then passing them under 9th St through an existing stormwater pipe and into Tract C in the northeast corner of the subdivision, which is a regional detention pond for the subdivision. The original drainage report dated February 2024 by Land One Engineers sized the regional detention facility and the updated Shortgrass Apartments drainage report is in conformance with the overall drainage report for the Union Colony West Subdivision.

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

Sincerely,

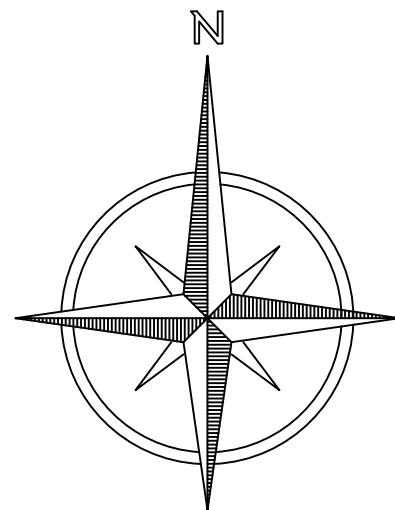
AVANT CIVIL GROUP, LLC

A handwritten signature in blue ink, appearing to read "Robbie Lauer", is written over the printed name.

ROBBIE LAUER

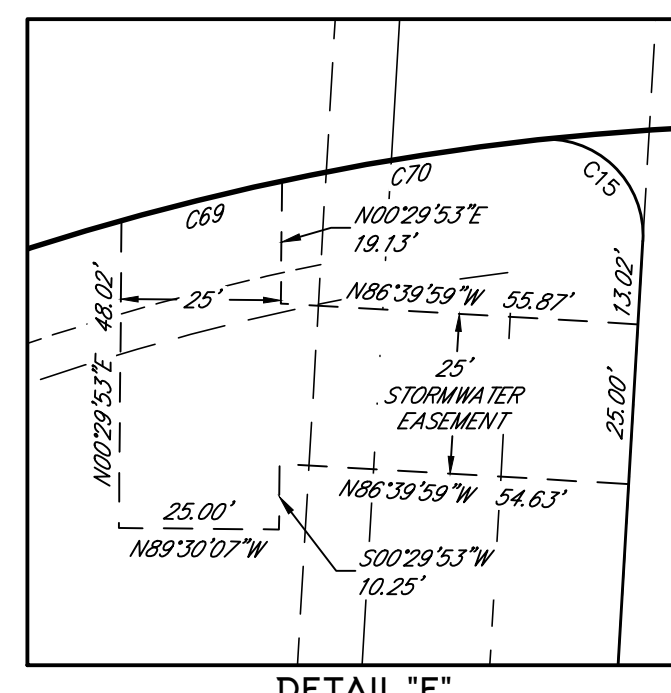
Principal

VICINITY MAP
SCALE: 1" = 1000'



PROJECT NO: 2022194-B	NAME: PRAIRIE HAWK SUBDIVISION	REVISIONS:	DATE:	1 SHEET 1 OF 2
DATE: 9-8-2025	CLIENT: LANDONE			
DRAWN BY: MAK	FILE NAME: 2022194-B_SUB			
CHECKED BY: SIP	SCALE: N/A			

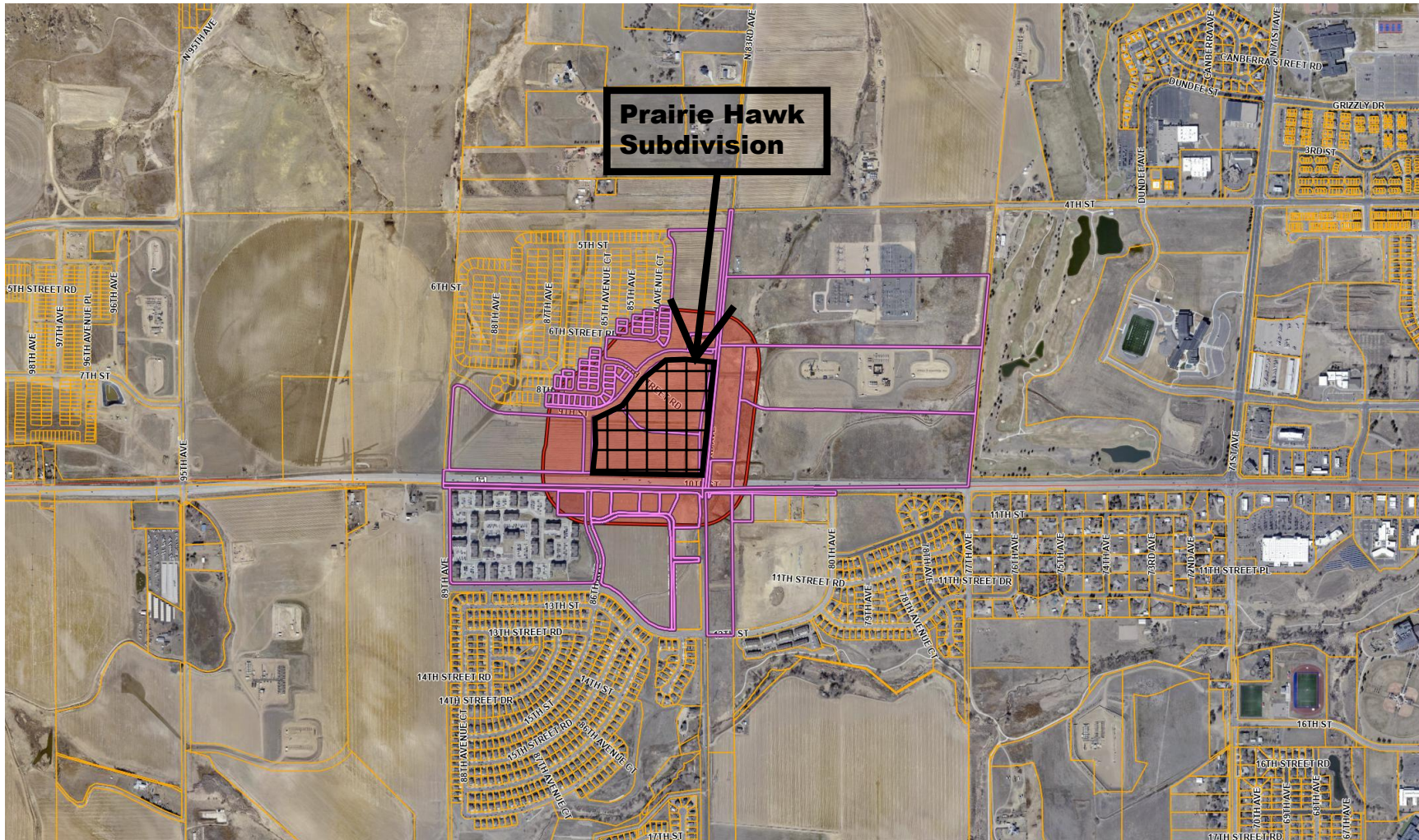
11 LOTS - 23.99 ACRES



SHEET 2 OF 2

Matthew A. Kramer - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38844

500' BUFFER FOR MAILED NOTICE, PRAIRIE HAWK SUBDIVISION PRELIMINARY PLAT NO. SUB2025-0001



Map depicts properties within 500 feet of proposed subdivision.
These properties are mailed a notice of Planning Commission Hearing.





Shortgrass Subdivision Preliminary Plat

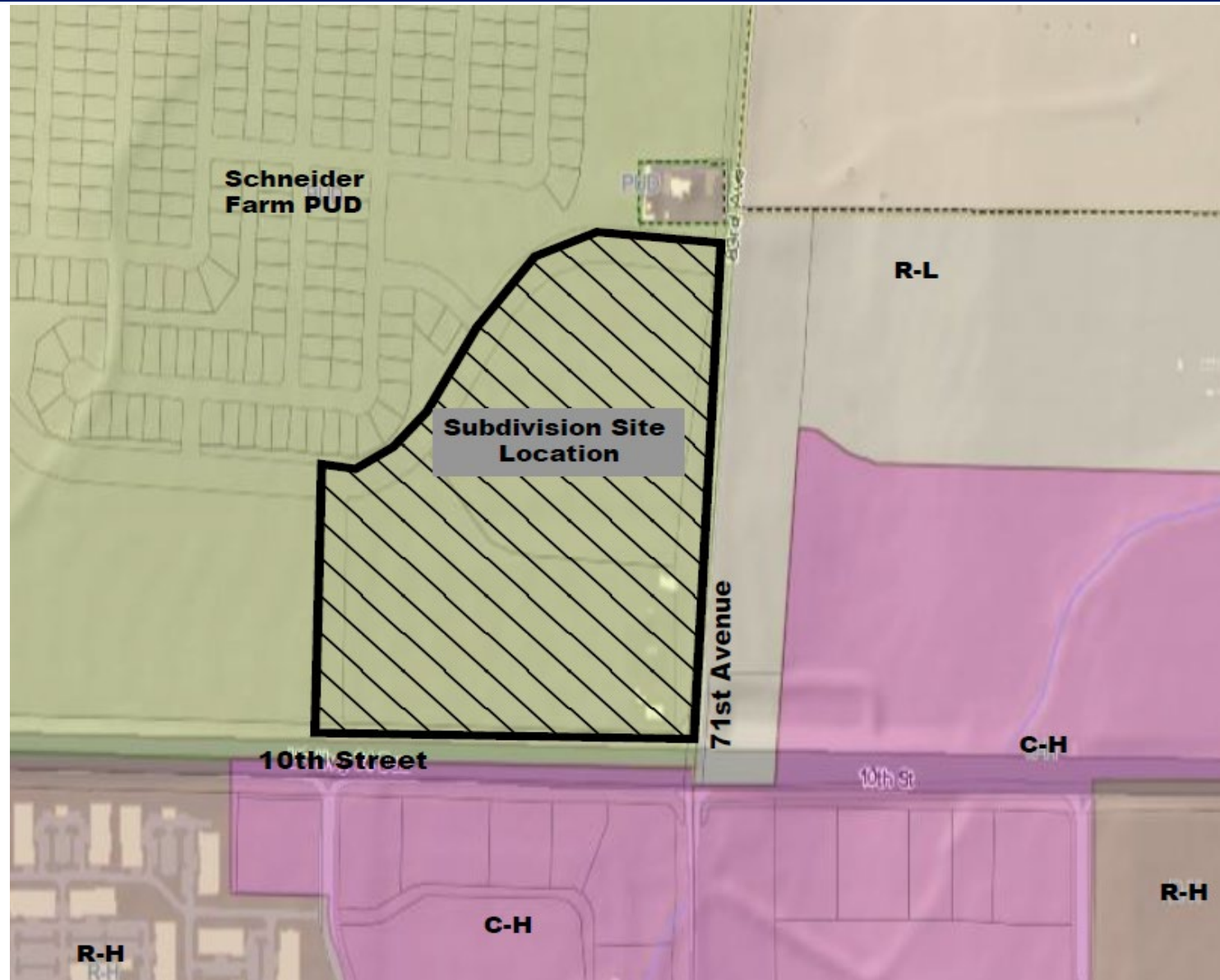
SUB2025-0001

**Planning Commission
October 28, 2025
Jeffrey Woerber, Planner III**

Request & Site Background

- Request:
 - Approval of a Preliminary Plat to create 11 Lots and dedication of rights-of-way
- Background:
 - 23.99 acres, within the Schneider Farm Planned Unit Development (PUD)

Location



3.99 ACRES



**Shortgrass Apartments
SPR is being reviewed
concurrently (multi-
family lots)**

Considerations

Approval Criteria

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

Notification

- 39 notice letters mailed
- 500 ft notice boundary
- One sign posted on the property
- Web notice
- Staff is not aware of any opposition to the Shortgrass project

Recommendation

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

Recommended Motion



Approval

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

Alternative Motion



Denial

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

Review Criteria



Subdivision Review Criteria, Section 24-203(b)(1)

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

The City's *Imagine Greeley Comprehensive Plan* (Plan) has recommendations that are applicable to this Preliminary Plat

The subject area is identified as "Mixed Use" Neighborhood on the Land Use Guidance Map in the Plan. The Mixed Use Neighborhoods section of the Plan recommends single family, and "...higher density types such as duplexes, townhomes/row homes, and smaller scale apartment buildings, as well as accessory dwelling units are encouraged to provide a range of housing options for residents." Note the subdivision and multi-family development on Lots 10 and 11 are in compliance with the approved Schneider Farm PUD, which was found to comply with the recommendations of the Plan.

Review Criteria



Subdivision Review Criteria, Section 24-203(b)(1)

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

The subdivision design is consistent with nearby development in the area and design criteria in the PUD and *Greeley Development Code*. Some design standards must follow the Schneider Farm PUD, which can be more restrictive than the Code. Dedication of rights-of-way totaling 3.21 acres is proposed, with a street and access layout that meets the requirements within the subdivision regulations in the Code.

d) **The proposed blocks and lots are capable of meeting all development and site design standards**

Review Criteria



Subdivision Review Criteria, Section 24-203(b)(1)

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

The application has been referred to all applicable review agencies, who have reviewed design, construction, performance and maintenance requirements for required improvements. After recommended revisions were made by the applicant based on the City's review, the application does demonstrate being able to meet these requirements.

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

Proposed Lot 10 and 11 are undergoing a Site Plan Review at this time (SPR2025-0001) for a multi-family/apartment project. This would move forward as the remaining nine lots are planned and developed with commercial (C-H) uses as allowed by the PUD. There are no specific plans for the commercial lots at this time. Amenities associated with the multi-family project are proposed in the SPR and appear to meet applicable standards and criteria.

Review Criteria



Subdivision Review Criteria, Section 24-203(b)(1)

g)	Any impacts identified by specific studies or technical reports, including a review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.
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	With the drainage study and other technical reports submitted with this subdivision application, along with meetings and discussion with the applicant in scoping and pre-application processes, in staff's judgement the potential impacts are mitigated and meet accepted planning, engineering, and design solutions.
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Review Criteria



Subdivision Review Criteria, Section 24-203(b)(1)

h)	The design does not impede the construction of anticipated or planned future public infrastructure within the area, or deter future development of adjacent property from meeting the goals and policies of the Comprehensive Plan.
	City Planning, EDR, and Public Works as well as Water and Sewer staff have reviewed the proposed subdivision design and the associated infrastructure improvements and have ensured infrastructure is not impeded now and will not be in the future. In staff's judgement future development of adjacent properties could move forward and be consistent with the goals and policies of the <i>Imagine Greeley Comprehensive Plan</i> .
i)	The recommendations of professional staff or any other referral agencies authorized to review the subdivision plan.
	Staff and referral agencies have reviewed all preliminary plans associated with the project and are comfortable with the application proceeding to the Final Subdivision process to finalize the design.

CITY OF GREELEY, COLORADO

ORDINANCE NO. __, 2025

**AN ORDINANCE AMENDING TITLE 24 OF THE GREELEY MUNICIPAL CODE
RELATING TO A TEXT AMENDMENT TO THE GREELEY DEVELOPMENT CODE
REVISING STANDARDS AND ALLOWANCES FOR AFFORDABLE HOUSING**

WHEREAS, a Development Code amendment is needed to align with and support the City's Housing for All Strategic Plan and the implementation of Proposition 123; and

WHEREAS, the City promotes the construction of mixed-income neighborhoods where affordable and attainable units are integrated with market-rate units; and

WHEREAS, the City desires the provision of housing opportunities for individuals who work in the community; and

WHEREAS, the City seeks to address the housing needs as identified in the City's Housing Needs Assessment; and

WHEREAS, maintaining a balanced housing portfolio that provides housing for residents at various income levels is desired; and

WHEREAS, relaxing Development Code standards and providing an expedited review process for applicants making a substantial commitment to the provision of affordable housing is essential to Greeley contributing to the regional supply of affordable housing.

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

Section 1. Section 24-404.k of the Greeley Municipal Code is amended to read as follows with additions in underlined text and deletions stricken through:

k. *Affordable housing.* ~~Affordable housing, as defined in section 24-1301, is permitted within any approved dwelling unit and is primarily designated as affordable housing for the purpose of qualifying for the affordable housing parking reduction. Projects that include affordable housing units should follow the approval process for the equivalent residential use shown in Table 24-4-2 including, but not limited to, single-family dwelling, two-family dwellings, row house dwellings, and multi-family dwellings. Affordable housing should also follow the residential development standards for the equivalent building type including, but not limited to, detached house, multi-unit house, row house, and apartment. Transitioning an affordable housing unit to a regular dwelling unit is considered a change of use requiring an amendment to the approved plans and the provision of adequate parking by the applicant.~~

1. Affordable housing, as defined in section 24-1301, is permitted within any dwelling unit.

2. Projects that include affordable housing units shall follow the approval process for the equivalent residential use shown in Table 24-4-2 including, but not limited to, single-family dwelling, two-family dwellings, row house dwellings, and multi-family dwellings.

3. Affordable housing shall follow the residential development standards for the equivalent building type including, but not limited to, detached house, multi-unit house, row house, and apartment unless a variance or alternative compliance request is approved. Additionally, sites containing affordable housing may utilize relaxed standards explicitly defined within the Development Code.

4. When a project that entails a procedure listed in Chapter 24-2, construction documents, or building permit is received by the Community Development Department where 50 percent or more of the proposed dwelling units are affordable housing, as defined in Section 24-1301, and the project is deemed eligible by City staff in accordance with City housing policy, the application shall be reviewed in accordance with the expedited review process outlined below.

(a) Pre-Application. Prior to application, the Community Development Department may require the applicant to complete one or more pre-application meetings and/or scoping reviews to ensure that the applicant understands the processes required and the submittal requirements.

(b) Submittal. It is the responsibility of the applicant to submit a complete application with the initial submittal. The Community Development Department shall determine the application's completeness within seven business days of submission. Failure to submit a complete application to the satisfaction of the Community Development Department will delay the commencement of the expedited review until the application is complete. If the applicant fails to fully rectify an incomplete application to the satisfaction of the Community Development Department within 30 calendar days of being notified of the application being incomplete, then the application is considered withdrawn. After the application is deemed complete, the expedited review period begins.

(c) Expedited Review. The City and the applicant shall make good faith efforts to reach a final decision on eligible affordable housing applications within 90 calendar days of the Community Development Department verifying that a complete application was received. If the application is not approved, denied, or extended within 90 calendar days, then the application shall be automatically denied.

(d) City Extension. The Community Development Department may initiate one or more extensions to the expedited review of up to 30 calendar days per extension to allow additional time to review modifications made to an application, for unique project circumstances, or to accommodate time needed for a public hearing and/or neighborhood meeting.

(e) Applicant Extension. The applicant may request a single, one-time extension to the expedited review of up to 90 calendar days to address review comments at any point after receiving a review letter from the Community Development Department. This single request may not be extended, and no additional applicant extension requests may be made. Such request shall be subject to approval by the Community Development Department.

5. Applications for procedures listed in Chapter 24-2 where 50 percent or more of the dwelling units proposed are affordable housing are administratively permitted the following relaxations of Development Code standards. However, applicants should consider using these reductions could possibly trigger building, fire, infrastructure, utility, and other requirements to accommodate the design. Additionally, applicants should consider that transitioning units from affordable to market rate could create non-conforming site conditions if using the relaxed options below.

(a) Building Setbacks. Minimum setbacks for buildings containing affordable housing may be reduced by up to 20 percent.

(b) Building Height. Maximum building height for apartments and multi-unit houses listed in Table 24-5-1 that contain affordable housing may be increased by up to 15 feet.

(c) Lot Area. Minimum required lot area for sites containing affordable housing may be reduced by up to five percent.

(d) Lot Open Space. Required on-lot open space for sites containing affordable housing may be reduced by up to ten percent. For example, a requirement for 30% on-lot open space may be reduced to 20%. However, the reduction may not result in on-lot open space being less than five percent unless allowed by another provision of the Development Code.

(e) Number of Primary Units. The maximum number of primary units and/or maximum density for sites containing affordable housing in the R-H (Residential High Density) zoning district will not be limited by the “# of Primary Units” column in Table 24-5-1.

(f) Perimeter Treatment. Perimeter treatment width and the number of plants required by Table 24-8-2 may both be reduced by up to ten percent for sites containing affordable housing.

(g). Neighborhood Features. Neighborhood features meeting the standards of Table 24-5-11 that are publicly owned may count towards the neighborhood features required for the affordable housing units.

(h) Park Land Dedication. Dedication required by Chapter 24-302 may be waived for affordable housing units if the affordable housing is served by a suitable pedestrian connection that does not exceed 2640 feet to an existing park amenity

within a dedicated City park. Eligible park amenities include pavilions, playgrounds, play equipment, memorials, sporting courts, sporting fields, water features, picnic tables, fitness equipment, bathrooms, amphitheaters, fenced dog areas, and similar amenities approved by the Community Development Department. For the purposes of this paragraph, a suitable pedestrian connection shall be measured along existing continuous sidewalks and eligible crosswalks accessed with ADA ramps from the edge of the building to the edge of the eligible park amenity. Eligible crosswalks may not cross more than six lanes of traffic, including turning lanes, at any intersection even if interrupted by a median or other refuge and may not cross a thoroughfare with a posted speed limit greater than 40 miles per hour.

(i) Parking Reduction. Minimum parking required by Section 24-703 may be reduced by up to 25% for affordable housing in addition to other reductions allowed by other provisions of the Development Code.

(j) Transit Proximity Bonus. The following relaxations are allowed in addition to other relaxations as a bonus for locating affordable housing near eligible transit when a suitable pedestrian connection exists that does not exceed 2640 feet from a building containing affordable housing to an existing community mobility hub, regional mobility hub, or premium transit stop as defined in Section 24-1301. For the purposes of this paragraph, a suitable pedestrian connection shall be measured along existing continuous sidewalks and eligible crosswalks accessed with ADA ramps from the edge of the building to the edge of the eligible transit facility. Eligible crosswalks may not cross more than six lanes of traffic, including turning lanes, at any intersection even if interrupted by a median or other refuge and may not cross a thoroughfare with a posted speed limit greater than 40 miles per hour.

(1) Maximum building height for apartments and multi-unit houses listed in Table 24-5-1 that contain affordable housing may be increased by up to 15 feet.

(2) Minimum parking required by Section 24-703 may be reduced by up to 25% for affordable housing in addition to other reductions allowed by other provisions of the Development Code.

(3) The required number of neighborhood features in Table 24-5-10 may be reduced by one.

6. Applications for procedures listed in Chapter 24-2 where any number of dwelling units are reserved as affordable housing may reduce parking requirements by up to 75 percent for the units provided as affordable housing to households earning 30 percent or less of area median income in addition to other reductions allowed by other provisions of the Development Code. However, units receiving the reduction in this paragraph are not eligible for the reduction in Section 24-404.k.5(i).

Section 2. Section 24-1301 of the Greeley Municipal Code is amended to add or revise the following definitions with added text underlined and deleted text stricken through:

Affordable housing. Any dwelling unit with an executed and recorded deed restriction stating that the dwelling unit will be reserved for affordable housing by adhering to the income limits and maximum rents published annually by the department of housing and urban development ~~for no less than 15 years and/or by adhering to the maximum sales prices determined by City policy~~ for affordable sales based on income.

Community mobility hub. A location that integrates local fixed-route public transit services, dedicated rideshare space, pedestrian access from off-site, bicycle parking, and micromobility.

Premium transit stop. A public transit stop featuring at least one route with scheduled headways no longer than 20 minutes during 80% of revenue service hours.

Regional mobility hub. A location that integrates regional fixed-route public transit services, local fixed-route public transit services, dedicated rideshare space, pedestrian access from off-site, bicycle parking, and micromobility.

Section 3. Section 24-703.c.8 of the Greeley Municipal Code is amended to read as follows with additions in underlined text and deletions stricken through:

8. *Affordable housing.* ~~See Section 24-404.k. 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:~~

~~a. Up to a 75 percent reduction for dwelling units that are affordable to households that earn up to 30 percent of area median income.~~

Section 4. This ordinance shall become effective five (5) days after its final publication.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ DAY OF _____, 2025.

ATTEST:

CITY CLERK

THE CITY OF GREELEY, COLORADO

BY: _____
MAYOR

DRAFT



Affordable Housing Code Update

Caleb Jackson, AICP | Planning Supervisor
October 28, 2025



Agenda

- Define Affordable
- Purpose
- Fast Track Review
- Development Flexibility
- Questions & Feedback



Define Affordable

- Rental
 - 30% of income
 - Max rent determined by annual HUD chart
- Owner
 - 30% of income
 - Max sales price determined by City policy
- Deed restriction

Purpose

- Proposition 123
- Housing for All Strategic Plan
- Fast-Track Review
- Incentivize - Relaxed Development Standards

Fast-Track Review

If 50%+ are affordable units:

Pre-App / Scoping	Completeness	Decision	City Extension	Applicant Extension
Pre-application meetings and scopings may be required to ensure the applicant is informed about expectations	7 business days for the City to confirm an application is complete	Approval, denial, or extension within 90 calendar days	30-day extensions available for reviewing applicant changes, unique circumstances, public hearings, neighborhood meetings	One-time 90-day extension to address City review comments

Relaxed Standards

If 50%+ are affordable units:

Setbacks

20% reduction

On-Lot Open Space

10% reduction

Park Proximity

No land dedication

Height

15' increase

Density

No maximum

Parking

25% reduction

Lot Area

5% reduction

Perimeter Treatment

10% reduction

Transit Proximity

15' height increase
25% parking reduction
Counts as amenity

Amenities

Count public amenities

**Questions &
Feedback**

**Consensus to
Proceed**



Thank you

