

# Planning Commission Agenda

Regular Meeting

**Tuesday, April 14, 2026, at 1:15 PM**

City Council Chambers – City Center South

1001 11th Ave, Greeley, CO 80631

Zoom Webinar Link:

<https://greeleygov.zoom.us/j/87412045144>

## NOTICE:

Planning Commission meetings are held on the 2<sup>nd</sup> and 4<sup>th</sup> 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](mailto:cd_admin_team@greeleygov.com)



Written comments can be mailed or dropped off at the Planning office at 1100 10<sup>th</sup> 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.portal.civicclerk.com](http://greeleyco.portal.civicclerk.com)

For more information about this meeting or to request reasonable accommodations, contact the administrative team at 970-350-9780 or by email at: [cd\\_admin\\_team@greeleygov.com](mailto:cd_admin_team@greeleygov.com).



## **Planning Commission**

**March 14, 2026, at 1:15pm**

City Council Chambers - City Center South  
1001 11<sup>th</sup> Avenue, Greeley, CO 80631

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### **Agenda**

1. Call to Order
  2. Roll Call
  3. Approval of the Agenda
  4. Approval of the March 10, 2026, Planning Commission Meeting Minutes
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### **EXPEDITED AGENDA**

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

5. A public meeting to consider a request for right-of-way dedication along 83<sup>rd</sup> Avenue south of the US Highway 34 Bypass.
  6. A public hearing to consider a request to rezone approximately 290.56 acres from an H-A (Holding Agriculture) to a C-H (Commercial High Intensity) and I-M (Industrial Medium Intensity) Zoning Districts, on property located southeast of the intersection of US Highway 34 and County Road 17.
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### **END OF EXPEDITED AGENDA**

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7. Staff Report
8. Adjournment



## Planning Commission Meeting Minutes

March 10, 2026, at 1:15pm

**1. Call to Order**

Chair Yeater called the meeting to order at 1:16pm.

**2. Roll Call - Present**

Chair Justin Yeater

Vice Chair Louisa Andersen

Commissioner Erik Briscoe

Commissioner Jeff Carlson

Commissioner Brian Franzen

Commissioner Larry Modlin

**Absent**

Commissioner Christian Schulte

**3. Approval of the agenda**

Workshop items 10 and 11 were removed. Chair Yeater proceeded with the agenda including these changes.

**4. Approval of the February 10, 2026, Planning Commission Meeting Minutes**

**Motion by** Commissioner Franzen:

He moved to approve the minutes as presented.

**Second:** Commissioner Briscoe

**Vote:** Motion passed 6-0

**Absent:** Commissioner Schulte

**5. A public hearing to consider a request for annexation of approximately 56.66 acres located along F Street east of N. 59<sup>th</sup> Avenue known as the West Lowell Annexation (ANX2024-0005)**

Chair Yeater noted that items 5 and 6 are presented together as they include the same presentation for both items.

Michael Franke (Planner III) began the presentation by introducing himself and the items as published. Noting that each item was published separately and will need to be voted on separately.

Commissioner Andersen inquired whether staff had prepared a response to the letter received from the public regarding these matters. Mr. Franke stated that the project manager overseeing the annexation, a member of the Water and Sewer Department, is currently working with the property owner to address the concerns outlined in the letter.

With no other questions for staff, Chair Yeater invited the applicant to speak about the items. Seeing none, Chair Yeater opened the public portion of the meeting at 1:23pm. Seeing none in attendance nor online, Chair Yeater closed the public portion of the meeting at 1:23pm.

**Motion by Commissioner Carlson:**

He moved that based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214. b. 2(a-e) and recommends approval of the annexation to City Council.

**Second:** Commissioner Modlin

**Vote:** Motion passed 6-0

**Absent:** Commissioner Schulte

**6. A public hearing to consider a request for establishment of zoning to H-A (Holding Agriculture) and C-D (Conservation District) for approximately 56.66 acres known as the West Lowell Establishment of Zoning located along F Street east of N. 59th Avenue (ZON2024-0008).**

The discussion for this item is included in item number 5.

**Motion by Commissioner Andersen:**

She moved that based on the application received and the preceding analysis, the Planning Commission finds that the request for an establishment of zoning meets the approval criteria found in Section 24-204.b(1-9) and recommends approval of the establishment of zoning to the City Council.

**Second:** Commissioner Briscoe

**Vote:** Motion passed 6-0

**Absent:** Commissioner Schulte

**7. A public hearing regarding a recommendation on an ordinance amending Section 24-1408 of Chapter 14 of Title 24 of the Greeley Municipal Code regarding a modification to the West Greeley GID inclusion area.**

Caleb Jackson (Interim Planning Manager) began his presentation by introducing himself and the item as published. He noted that an email from the Town of Windsor had come in after the packet was published. He handed out a copy to each Commissioner for review.

Chair Yeater asked if the City of Greeley was representing itself as both the applicant and Staff in the same manner. Mr. Jackson stated he was there as staff, recommending the code update.

Chair Yeater asked on the north side, the portion being considered for inclusion, there was a prior three-mile plan presentation in which infrastructure was a central topic of discussion, particularly regarding ownership and functionality. What functional changes, if any, would result from establishing the GID for that site. Mr. Jackson stated that the proposal adds properties in the Great Western Industrial Park to the GID inclusion area, though they are not yet within city limits and a partial annexation is currently under review. Inclusion at this stage ensures that if future development applications are submitted, such as site plans, subdivisions, or rezoning, the property owners would be required to petition to join the GID.

Chair Yeater asked if there was an anticipated cost for including them in this GID. Mr. Jackson invited Don Threewitt (Interim Director of Community Development) to speak to that question. Mr. Threewitt shared that the GID's costs and project scope are still under review and have not been finalized; this stage simply identifies which properties in the region may benefit from potential improvements.

Chair Yeater stated that placing the properties in a GID could shift some infrastructure costs to the City, raising the question of what revenue the City would gain and why inclusion is being considered at this stage. Mr. Threewitt shared that the City is currently evaluating which improvements are local in nature and better suited for a metro district versus those that serve the broader region and are more appropriate for a GID. Specific projects and capital improvements in the area remain in flux and are not yet tied to this discussion. Any GID costs or projects would be determined later by the GID board with input from property owners, well before any assessments are made. At this stage, the focus is on defining the general area for potential regional improvements.

Chair Yeater stated that relocating the GID and meeting its requirements beneath the Poudre River appears to involve significant infrastructure costs. Additionally, constructing an interchange or roadway to cross the area would further increase expenses. Given these high costs, Chair Yeater asked what alternative approach the city would take to address the issue if not through the GID. Mr. Threewitt explained that the focus is on development-driven growth and the infrastructure improvements required to support it. He clarified that the discussion is still in a conceptual phase, particularly regarding how regional costs are allocated and which areas are eligible. Once projects and costs are assigned to a GID, properties would be assessed as they develop, with those assessments used to repay the debt incurred for the infrastructure improvements.

Chair Yeater asked, using a sewer main as a clear cost example, whether a developer would be responsible for covering the expense of installing it if the project were not part of a GID structure. Mr. Threewitt explained that, in the past, metro districts have been used to fund off-site improvements, though some of those cases may have been better suited for a GID if one had existed. They noted that each project raises a key question: whether the improvement serves only a specific neighborhood or the broader region. If it serves a wider area, it should be treated accordingly. Mr. Threewitt added that funding for a GID would typically involve a mix of capital improvement funds, enterprise funds, metro district financing, and developer contributions. However, for large infrastructure projects, this combination often proves financially unworkable, which can lead to undersized infrastructure or delays in construction due to budget limitations.

Chair Yeater asked if staff is anticipating that the GID in that area will expand. Mr. Threewitt explained that the boundary adjustment is primarily intended to refine the original, preliminary GID boundaries by removing areas that no longer fit and incorporating areas added through recent expansions to the three-mile plan that would be subject to the GID if annexed. The goal is essentially to clean up and clarify the existing boundary. He noted that for future development, the city would evaluate whether to amend the existing GID or create a new one. Since the western portion of the city is largely built out in terms of long-range growth, significant changes to this GID are unlikely.

Chair Yeater asked whether the GID limits infrastructure to the City of Greeley, or if an intergovernmental agreement (IGA) with neighboring communities such as Windsor or Johnstown

would remain in effect for providing infrastructure, with the primary change being how revenue is allocated between the parties. He also sought clarification on how that arrangement would function. Mr. Threewitt explained that the situation can become complex, but in cases where different jurisdictions provide separate services, such as one providing water and the city providing sewer, any existing agreement governing revenue sharing and service levels would remain in place. However, only the city's portion of the infrastructure and associated capital improvements would be included within the GID.

Chair Yeater asked if the GID forces the City of Greeley to provide all infrastructure services, or can an IGA still remain in place. Mr. Threewitt shared that IGAs can remain in place, and those IGAs can attribute infrastructure costs and service commitments independently of the GID.

Commissioner Modlin asked whether future adjacent property owners would be required to join the agreement or if they could opt out despite benefiting from the improvements. Mr. Threewitt explained that properties within the GID inclusion area would be required to join the GID if they annex into the city or pursue development. In doing so, they would be subject to assessments but also benefit from the improvements funded by the GID. Mr. Threewitt added that this requirement effectively compels participation, while also allowing certain regional improvements triggered by development or annexation to become eligible costs under the GID.

Commissioner Briscoe asked whether the agreement includes any cap on the number of mills that can be assessed. Mr. Threewitt responded that they were not certain offhand, though they believe a cap may exist.

With no other questions for staff, Chair Yeater opened the public portion of the meeting at 1:39pm. With no one in attendance nor online, Chair Yeater closed the public portion of the meeting at 1:39pm and turned it over to the Commission for action.

**Motion by Commissioner Briscoe:**

He moved that based on the preceding analysis, the Planning Commission finds the proposed code amendment to the Greeley Municipal Code is consistent with the development code criteria of Section 24-211.b(1-4) and therefore recommends that the City Council approves the code amendment to the Greeley Municipal Code as submitted.

**Second:** Commissioner Franzen

**Vote:** Motion passed 6-0

**Absent:** Commissioner Schulte

**8. Staff Report:**

Mr. Jackson noted there will be no meeting on March 24th, but one is scheduled for April 14th. Mr. Jackson also addressed the Cascadia vote, which set aside the PUD for Cascadia, creating many questions for staff and the City. While answers are still limited, updates will continue as the situation progresses.

Chair Yeater asked whether the city intends to continue to move forward with zoning as it has historically or if it plans to pause until further clarity is achieved. Mr. Threewitt stated that city leadership and proponents of the West Greeley Project are reviewing the recent vote and assessing next steps, with some form of direction expected within the next week.

Chair Yeater asked whether, now that zoning has become a referendum issue, the city plans to seek clarity on the process or simply accept that zoning decisions could always be subject to a legislative vote. Mr. Threewitt explained that the question of zoning by referendum is a broader, philosophical issue facing planning and zoning across the industry. Court cases currently underway may provide guidance, as the practice has become an increasing concern in Colorado, particularly in northern Colorado. Pending court decisions are expected to help inform future approaches.

Chair Yeater noted that Commissioners have been asked about the city's next steps. He requested clarification on the city's anticipated path forward for the Cascadia project and related zoning issues as they pertain to the Planning Commission board. Mr. Threewitt shared that it would be the direction that we will hear from city leadership and the electives within the next week or so.

Commissioner Andersen noted that she had been approached about the issue because the courts had not yet made a determination regarding zoning by referendum. She explained that it was her understanding that a referendum serves as an opportunity to undo a prior zoning approval. She then asked whether a mechanism would still exist, or was being proposed, to allow the public to revisit a zoning change, or if that possibility would be eliminated. Mr. Threewitt clarified that by saying "zoning by referendum," he was referring to cases across Colorado, particularly in northern Colorado, where zoning decisions have been challenged through referendums. He explained that in Greeley's current situation, the previously approved PUD was repealed by referendum. As a result, the project area has reverted primarily to agricultural zoning, which will remain in place unless a new zoning proposal is submitted or the referendum outcome is overturned by the courts, noting that several possible paths forward still exist.

Commissioner Modlin asked whether the referendum change would halt all construction in the area, or if some level of development would still be allowed to continue. Mr. Threewitt explained that under holding agricultural zoning, capital improvement projects, such as water main installation and roadway construction, could still proceed, as they are not governed by zoning restrictions. Vertical construction on individual properties would be required to stop.

Commissioner Andersen clarified her previous question, asking whether, if the Colorado Supreme Court determines that zoning by referendum has occurred, there would still be a mechanism for the public to revisit zoning decisions, or if, once approved, those decisions would be final, leaving no further opportunity for public challenge.

Chair Yeater asked Commissioner Andersen if he could rephrase the question for her, and she agreed. Chair Yeater explained that the referendum represents a legislative process decided by voters, whereas zoning has historically been treated as a quasi-judicial matter requiring judicial review. He noted that recent legislation has changed this framework and posed the question of whether zoning decisions will now be subject to referendum and legislative review, or if they will continue to follow a public hearing and judicial review process. Mr. Threewitt explained that the core issue is whether zoning, and specifically a PUD, should be considered legislative, quasi-judicial, or a combination of both. He stated that while citizen-led efforts are unlikely to directly apply zoning to properties, they can repeal previously approved zoning ordinances through referendum. He noted that courts will ultimately clarify how far such citizen-led actions can extend in zoning matters. He also emphasized that, in the current project's case, other options remain available, including the applicant reapplying for a different zoning designation, and that the repeal of the PUD does not halt all activity on the site.

Chair Yeater asked, in an effort to better understand and communicate the process, whether the city would seek judicial review to clarify how state statute applies to referendums versus quasi-judicial zoning decisions, and what the appropriate path forward would be. Mr. Threewitt shared that

currently there is a case before the courts in Telluride that many are closely watching. It is expected that the outcome will help guide future legislative and judicial actions. For now, that is the extent of the available information.

Michael Axelrad (Senior Attorney) explained that the Telluride case is pending before the Colorado Supreme Court and awaiting a decision, though it is unclear whether oral arguments have been scheduled. He noted that while there was once a clear understanding of what constitutes legislative versus quasi-judicial actions, emerging challenges have created enough uncertainty for the Court to step in. He added that the decision is expected to provide needed clarity moving forward, but for now, there is no definitive answer, and the Commission will be kept informed as the case progresses.

Chair Yeater asked a broader question regarding the Telluride case, noting that it involves two opposing parties in court. He wanted to understand how the city can obtain clarity in such situations, whether it requires opposing parties to be involved, or if the city can directly request guidance from the state. Mr. Axelrad explained that a pending court decision on whether the matter is legislative or quasi-judicial will clarify the statutory framework. In the meantime, no action can be taken without risk. Future steps depend on the applicants' zoning decisions and applications.

Chair Yeater asked if the city of Greeley as one of the applicants, is going to petition for a different zoning. Mr. Threewitt noted that a portion of the larger PUD project includes a 100-acre parcel owned by the city. The city is proceeding with a minor subdivision to establish official property boundaries, independent of zoning. For now, the parcel will remain under holding agriculture zoning until further guidance is received from city leadership, the council, and the community.

#### **9. Adjournment:**

With no other questions for staff, Chair Yeater adjourned the meeting at 1:55pm.

## **Workshop**

#### **10. Planning Commission Roles & Workflows, Caleb Jackson**

Mr. Jackson delivered a presentation outlining the commissioners' roles and the workflows for each item brought to these meetings.

Commissioner Andersen asked how staff specifically conveys the Planning Commission's input to the City Council. Mr. Jackson explained that for recommendation items, staff first provides a recommendation, which the Planning Commission then reviews and forwards to City Council. This input is typically transmitted through draft or finalized meeting minutes. If timing does not allow for minutes to be submitted, the Chair of the Planning Commission is invited to present the Commission's recommendation directly.

Commissioner Andersen inquired about items where the Planning Commission provides guidance or input, asking what mechanism is used to convey that information to the City Council. Mr. Jackson explained that for workshop items, where the Planning Commission provides informal feedback, that input is used to guide staff in preparing a formal proposal but is not directly forwarded to City Council. Only the Commission's formal recommendations on the finalized proposal are transmitted to City Council.

Commissioner Andersen observed that the Planning Commission's input is often not conveyed to City Council. As a result, questions raised by the Commission, sometimes significant, are frequently

asked again by Council, receiving the same “I don’t know” responses. She suggested that if the Commission’s input were properly communicated, these questions could be addressed in advance, leading to more substantive answers. Mr. Jackson explained that the goal is to have all questions answered by the time a staff proposal reaches the Planning Commission for a formal recommendation. Similarly, any uncertainties should be resolved before bringing a proposal to City Council for formal action. Workshops are intended primarily to gather input and identify questions, ensuring that staff is prepared to provide answers when a formal recommendation is requested.

Commissioner Andersen noted that she would keep track of that, adding that it had not been her experience previously and that she looked forward to seeing how it works in practice.

Commissioner Briscoe asked a clarifying question regarding Commissioner Anderson’s observations, using the Westside Area Plan, as an example. He wanted to understand where the workshop presentation fits within the workflow, when the Commission might see it again with their feedback, and whether their comments should be communicated to City Council before returning for formal review. Mr. Jackson explained that the Westside Area Plan serves as a good example of the process. Consultants held workshops on the same day with both the Planning Commission and City Council to maximize efficiency and minimize consultant travel costs. At that stage, both bodies were treated as stakeholders: the Planning Commission as the future recommending body and City Council as the ultimate decision-maker. Feedback was also gathered from other stakeholders, including landowners and developers, and is being used to revise the proposed plan. Once revisions are complete, the plan returns to the Planning Commission for a formal recommendation—expected this summer—where they can approve, conditionally approve, or provide further guidance. That formal recommendation is then forwarded to City Council, via minutes or a chair statement, for consideration and adoption.

Chair Yeater asked whether there is a mechanism to extract key questions or insights from the on-the-record testimony provided during the meeting and share them with City Council. The intent would be to allow Council members to review individual takeaways, ask more targeted questions, or glean information from the discussions, potentially through an automated process. Mr. Jackson explained that meetings are recorded, and some City Council members watch them, which provides a direct way to review input. However, for initial feedback or guidance from the Planning Commission, staff prefers to independently gather perspectives from multiple stakeholders and fields. While similar questions may arise again at Council work sessions, the goal is to collect and incorporate this feedback into the plan before returning for formal recommendation and adoption.

Commissioner Andersen stated that, in her view, the most disappointing example has been the Poudre River Restoration Initiative, citing its workshop as repeatedly falling short of expectations.

Commissioner Modlin asked whether including a summary in the packet sent to City Council, highlighting the Planning Commission’s perspective on a topic, would help. For Council members who do not review the full records, he wondered if a synopsis, including the presentation and the Commission’s viewpoint, would lend weight to their recommendations.

Commissioner Andersen explained that it would be impossible to provide such a summary if the meetings occur on the same day, if minutes are not included, or if the minutes only note that a discussion took place without detailing its content, a situation she said she has observed frequently.

Commissioner Franzen noted that technology exists that could assist with this and suggested asking the City to explore potential solutions. Since the meetings are recorded, he mentioned that he personally uses an app that generates executive summaries from recordings and expressed confidence that similar tools could meet these needs.

Mr. Jackson added that the City is currently using AI to assist with meeting minutes, acknowledging both its advantages and limitations. He encouraged the Planning Commission to review the minutes carefully and raise any critiques during that portion of the agenda, ensuring that important points and recommendations are accurately captured before being approved and forwarded to City Council.

The workshop ended at 2:10pm.

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**Justin Yeater – Chair**

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**Don Threewitt – Interim Comm. Dev. Director**

## PLANNING COMMISSION SUMMARY

**ITEM:** A public meeting to consider a request for right-of-way dedication along 83<sup>rd</sup> Avenue south of the US Highway 34 Bypass

**FILE NUMBER:** ROW2026-0001

**PROJECT:** Offsite Right-of-way Dedication, Associated with Cobblestone Subdivision

**LOCATION:** Southwest Corner of the US Highway 34 Bypass at 83<sup>rd</sup> Avenue

**APPLICANT:** Greeley Cobblestone Investments, LLC

**CASE PLANNER:** Jeffrey Woeber, Planner III

**PLANNING COMMISSION HEARING DATE:** April 14, 2026

### PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, and review the request for compliance with Section 24-213 of the Greeley Development Code, and shall then make a recommendation to the City Council regarding the application in the form of a finding based on the review criteria in Section 24-213 b. of the Greeley Development Code.

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### EXEXECUTIVE SUMMARY

The applicant requests approval of right-of-way (ROW) dedication to add 1479 square feet to the existing ROW at the southwest corner of the intersection of the US Highway 34 Bypass and 83<sup>rd</sup> Avenue. This is an offsite improvement associated with the Cobblestone Subdivision, which is located approximately 1 mile to the southeast.

#### A. REQUEST

The applicant requests approval of dedication of 1479 square feet of ROW along 83<sup>rd</sup> Avenue, just southwest of the intersection of the US Highway 34 Bypass and 83<sup>rd</sup> Avenue (see Attachment).

#### B. STAFF RECOMMENDATION

Approval

### C. LOCATION

**Subject Property Zoning:** H-A (Holding Agriculture)

**Surrounding Zoning:** North: I-L (Industrial Low Intensity)  
South: H-A (Holding Agriculture)  
East: C-H (Commercial High Intensity)  
West: H-A (Holding Agriculture)

**Surrounding Land Uses:** North: Undeveloped  
South: Undeveloped  
East: Undeveloped  
West: Undeveloped

**Area to be Dedicated:** 1479 Square feet

### D. BACKGROUND

The Cobblestone Subdivision Preliminary Plat (SUB2024-0021) was approved by the Greeley Planning Commission on July 22, 2025. This is a preliminary subdivision of 149.6 acres into 472 residential lots, 3 tracts, and 14 outlots. The first final plat, Cobblestone Subdivision Phase 1 (SUB2025-0022) is currently under review.

Greeley Public Works and Transportation has determined the subdivision will create traffic impacts that require improvements to the intersection of US Highway 34 Bypass and 83<sup>rd</sup> Avenue. This intersection is located approximately one mile northwest of the Cobblestone Subdivision and is considered an “offsite improvement.”

The Cobblestone Subdivision applicant has acquired additional right-of-way (ROW) necessary for these improvements, consisting of 225 square feet of ROW from one property owner and 1254 square feet from another, totaling 1479 square feet. The Greeley Development Code requires dedication of this additional ROW to go through a review and approval process, beginning with the Greeley Planning Commission. The Planning Commission will make a recommendation to the Greeley City Council.

### E. APPROVAL CRITERIA

The Greeley Development Code, under Section 24-213 Dedication and Vacation of Rights-of-Way, contains the following criteria applicable to dedication of rights-of-way:

1. All legal prerequisites for recording or eliminating the property interest have been established, and all forms and fees required by the city have been submitted.

Staff Comment: Applicant has submitted application signed by the applicable property owners for the ROW being dedicated. Title Commitments for the subject property have been submitted and

reviewed, with staff finding no issues or concerns. Applicable fees have been paid.

The request meets this criterion.

2. The applicant has established written evidence of ownership of property abutting or underlying the right-of-way. Where multiple properties are involved, each owner shall be joined in the application.

Staff Comment: Applicant has submitted required documentation for the two property owners involved.

The request meets this criterion.

3. The application will not be detrimental to any adjacent property owner, and no owner or entity with a property interest in the easement has objected.

Staff Comment: The ROW dedication will not be detrimental or cause any impacts to any adjacent property owner; there have been no objections.

The request meets this criterion.

4. All parties in interest or potentially impacted by the application, and any agencies or city departments with an interest, have received notice and have had time to comment.

Staff Comment: Staff has provided public notice of the ROW dedication as required by the Greeley Development Code, to all property owners within 500 feet of the subject properties. The notices exceed the Code's time requirements.

The request meets this criterion.

5. For a vacation, there is no public purpose for the right-of-way, considering the comprehensive plan, any specific transportation, open space or other public facilities plans, or other plans or policies under those plans.

Staff Comment: This criterion is not applicable.

6. For a dedication, the right-of-way will serve a public purpose and the dedication is sufficient to meet the design standards and specifications of chapter 3 of this title for streets, trails or other rights-of-way.

Staff Comment: The ROW dedication is to serve a public purpose, and is sufficient to improve this public road in this area of Greeley. City staff will

ensure the proposed improvements meet all applicable design standards and specifications.

The request meets this criterion.

7. The application meets all other procedures and requirements of the Colorado Statutes, the Colorado Constitution, and this Code.

Staff Comment: Staff has ensured this application meets all applicable procedures and requirements of the Colorado Statutes, the Colorado Constitution, and the Greeley Development Code.

The request meets this criterion.

## **F. PHYSICAL SITE CHARACTERISTICS**

### **1. SUBDIVISION HISTORY**

The two parcels from which the ROW is being acquired are metes and bounds parcels and are not subdivided.

### **2. HAZARDS**

Staff is not aware of any potential hazards.

### **3. WILDLIFE**

The area of the ROW dedication will not impact wildlife

### **4. FLOODPLAIN**

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

### **5. DRAINAGE AND EROSION**

There are no concerns with drainage or erosion in the area. The improvements proposed for this intersection will involve drainage improvements as applicable.

### **6. TRANSPORTATION**

The ROW dedication for this intersection and will ultimately improve transportation safety and efficiency with planned intersection improvements.

## **G. SERVICES**

### **1. WATER**

N/A – the ROW dedication does not involve or impact water service.

### **2. SEWER**

N/A – the ROW dedication does not involve or impact sewer service.

**3. EMERGENCY SERVICES**

The City of Greeley Police and Fire Departments serve this area. The ROW dedication will not affect emergency services.

**4. PARKS/OPEN SPACE**

Parks and open spaces areas would not be impacted by this ROW dedication request.

**5. SCHOOLS**

Schools would not be impacted by this ROW dedication request.

**H. NEIGHBORHOOD IMPACTS -**

**1. VISUAL**

This ROW dedication will not create negative visual impacts to the surrounding area.

**2. NOISE**

This ROW dedication will not create noise impacts to the surrounding area.

**I. PUBLIC NOTICE AND COMMENT**

Notices for the Planning Commission meeting and City Council hearing were mailed to surrounding property owners and current residents within 500 feet of the right-of-way boundary on March 17, 2026, and notice was published on the City’s website per Development Code requirements. Eighteen (18) notice letters were mailed to surrounding properties. One sign was posted on the site on March 27, 2026. Staff has received no calls or inquiries, and is not aware of opposition.

**K. PLANNING COMMISSION RECOMMENDED MOTIONS:**

Recommended Motion (Approval)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed right-of-way dedication is in compliance with Greeley Development Code Section 24-213 b. and therefore recommends City Council approval.

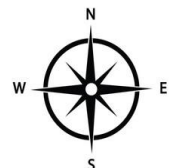
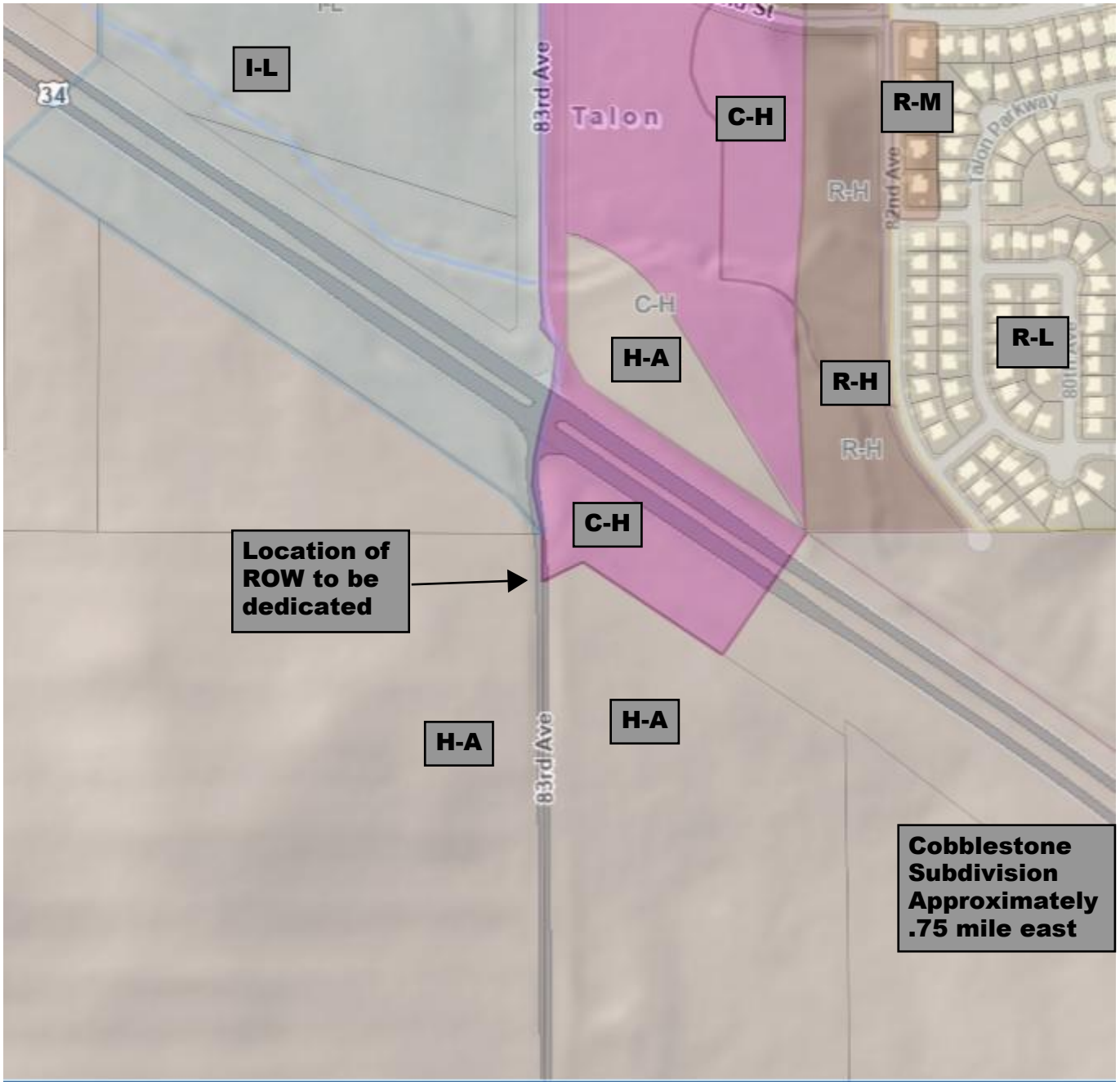
Alternative Motion (Denial)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed right-of-way dedication is not in compliance with Greeley Development Code Section 24-213 b. and therefore recommends City Council denial.

**ATTACHMENT**

- Zoning/Vicinity Map
- Applicant Narrative
- Right-of-Way Dedication Exhibit

Vicinity/Zoning, ROW2026-0001  
Offsite ROW Dedication for Cobblestone Subdivision



## Project Narrative

Cobblestone Subdivision - Offsite ROW Dedication at 83<sup>rd</sup> Ave and Hwy 34

February 2026

The Cobblestone Subdivision Phase 1 is nearing final approvals through the City of Greeley. Offsite improvements tied to this phase include an upgrade to the 83<sup>rd</sup> Ave. and Hwy 34 intersection. These improvements require ROW acquisition from properties owned by Lundvall Six, LLC and Lundvall, LLC. These properties are both on the southwest corner of 83<sup>rd</sup> Ave and Hwy 34. Even though there are technically two parcels and two LLC's, this is being processed as one application. The ROW obtained from Lundvall Six, LLC is 225 sf. ROW obtained from Lundvall, LLC is 1,254 sf. Please refer to the Southwest Corner Exhibit and legal descriptions for additional information. Brittany Iseli is signing for Lundvall Six, LLC and Steve Lundvall is signing for Lundvall, LLC. In order to show their approval and authorization of this land transfer process, they have both signed the attached Development Application.





# Right-of-Way Dedication

## ROW2026-0001

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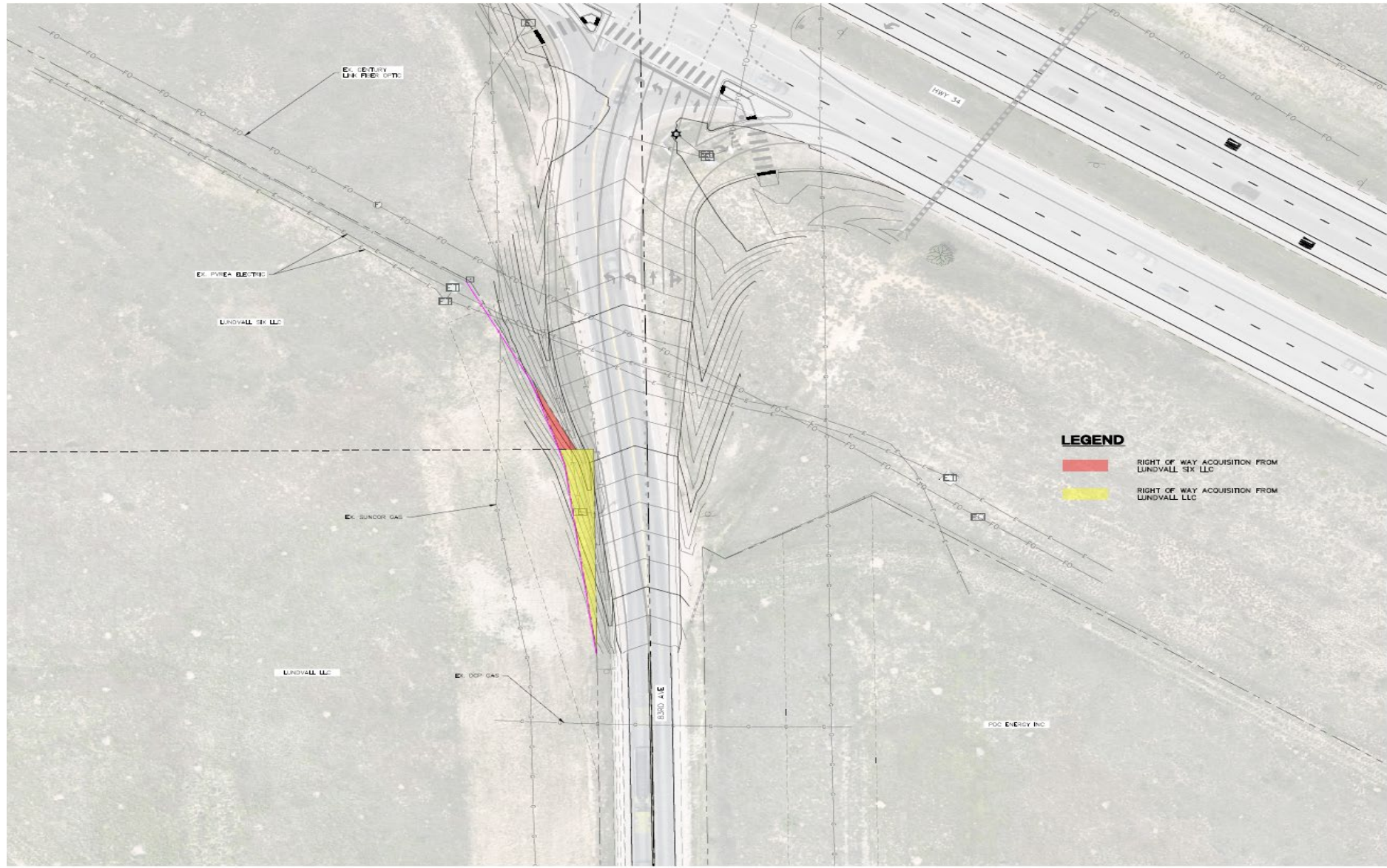
**Planning Commission**  
**April 14, 2026**  
**Jeffrey Woeber, Planner III**

# Request & Site Background

- Request:
  - Applicant proposes dedication of 1479 square feet of right of way to the City of Greeley
- Background:
  - This is an “offsite improvement” associated with Cobblestone Subdivision, which is located approximately one mile to the southeast

# Location





# Applicant Exhibit, ROW2026-0001

# Considerations

## Approval Criteria

- Dedication of Right-of-Way Criteria, Section 24-213

## Notification

- 16 notice letters mailed
- 500 ft notice boundary
- Sign posted on the property
- Web notice
- Staff has received no inquiries

## Recommendation

- Staff recommends approval of the ROW dedication.
- Planning Commission is the Review and Recommending Authority for a ROW dedication

# Recommended Motion

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed right-of-way dedication is in compliance with Greeley Development Code Section 24-213 b. and therefore recommends City Council approval.

# Alternative Motion



Based on the application received and the preceding analysis, the Planning Commission finds that the proposed right-of-way dedication is not in compliance with *Greeley Development Code* Section 24-213 b. and therefore recommends City Council denial.

# Approval Criteria

## Approval Criteria

1. All legal prerequisites for recording or eliminating the property interest have been established, and all forms and fees required by the city have been submitted.

Staff Comment: Applicant has submitted application signed by the applicable property owners for the ROW being dedicated. Title Commitments for the subject property have been submitted and reviewed, with staff finding no issues or concerns. Applicable fees have been paid.

# Approval Criteria

## Approval Criteria

2. The applicant has established written evidence of ownership of property abutting or underlying the right-of-way. Where multiple properties are involved, each owner shall be joined in the application.

Staff Comment: Applicant has submitted required documentation for the two property owners involved.

# Approval Criteria

## Approval Criteria

3. The application will not be detrimental to any adjacent property owner, and no owner or entity with a property interest in the easement has objected.

Staff Comment: The ROW dedication will not be detrimental or cause any impacts to any adjacent property owner; there have been no objections.

# Approval Criteria

## Approval Criteria

4. All parties in interest or potentially impacted by the application, and any agencies or city departments with an interest, have received notice and have had time to comment.

Staff Comment: Staff has provided public notice of the ROW dedication as required by the Greeley Development Code, to all property owners within 500 feet of the subject properties. The notices exceed the Code's time requirements.

# Approval Criteria

## Approval Criteria

5. For a vacation, there is no public purpose for the right-of-way, considering the comprehensive plan, any specific transportation, open space or other public facilities plans, or other plans or policies under those plans.

Staff Comment: This criterion is not applicable

# Approval Criteria

## Approval Criteria

6. For a dedication, the right-of-way will serve a public purpose and the dedication is sufficient to meet the design standards and specifications of chapter 3 of this title for streets, trails or other rights-of-way.

Staff Comment: The ROW dedication is to serve a public purpose, and is sufficient to improve this public road in this area of Greeley. City staff have ensured the proposed improvements meet all applicable design standards and specifications.

# Approval Criteria

## Approval Criteria

7. The application meets all other procedures and requirements of the Colorado Statutes, the Colorado Constitution, and this Code.

Staff Comment: Staff has ensured this application meets all applicable procedures and requirements of the Colorado Statutes, the Colorado Constitution, and the Greeley Development Code.

## PLANNING COMMISSION SUMMARY

**ITEM:** A public hearing to consider a request to rezone approximately 290.56 acres from an H-A (Holding Agriculture) to a C-H (Commercial High Intensity) and I-M (Industrial Medium Intensity) Zoning Districts, on property located southeast of the intersection of US Highway 34 and County Road 17

**FILE NUMBER:** ZON2024-0002

**PROJECT:** Uptown Rezone

**LOCATION:** Located southeast of the intersection of Highway 34 and County Road 17

**APPLICANT:** LAI Design Group of Colorado

**CASE PLANNER:** Jeffrey Woeber, Planner III

**PLANNING COMMISSION HEARING DATE:** April 14, 2026

**PLANNING COMMISSION FUNCTION:**

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a recommendation to the City Council regarding the application in the form of a finding based on the review criteria in Section 24-204(b) of the Greeley Development Code.

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**EXECUTIVE SUMMARY**

The City of Greeley is considering a request to rezone approximately 290.56 acres from H-A (Holding Agriculture) to C-H (Commercial High Intensity) and I-M (Industrial Medium Intensity).

**A. REQUEST**

The applicant is requesting approval of a rezone request from H-A (Holding Agriculture) to C-H (Commercial High Intensity) and I-M (Industrial Medium Intensity).

**B. STAFF RECOMMENDATION**

Approval

**C. LOCATION**

**Abutting Zoning:**

North: H-A (Holding Agriculture) and Weld County A (Agricultural)

South: PUD (Delantero Planned Unit Development)

East: PUD (Delantero Planned Unit Development)

West: Weld County A (Agricultural)

**Surrounding Land Uses:**

North: H-A zoned property within City of Greeley is undeveloped. A 17.75 acre unincorporated property contains an auto salvage yard use.

South: Undeveloped.

East: Undeveloped.

West: Undeveloped.

**Site Characteristics:**

The subject site is approximately 290.56 acres in size, currently zoned H-A. The majority of the property is undeveloped, aside from a contractor’s yard with equipment/trailer storage use at the northwest corner. There are two oil and gas facilities near the southwest and southeast portions of the property. There is a 30± acre conservation easement located on the southeast portion of the property. A 40’ x 40’ parcel located near the northwest corner was conveyed to a gas utility and has been excepted out from the subject property. The majority of the property has recently been used as agricultural cropland, with flat topography.

**D. BACKGROUND**

The subject site was annexed into the City of Greeley through the Roche Acres Annexation, recorded in the records of the Weld County Clerk and Recorder at reception number 2814098 on 12/18/2000. The property was zoned H-A (Holding Agriculture) at that time. The property has remained H-A, which is intended for properties which have been annexed into the City and is used as a pre-development district to preserve open and rural lands and agriculture uses, and/or to hold areas for more coordinated planning for infrastructure, land use, and design as applicable.

If the proposed rezoning is approved, the applicant would begin a subdivision review and approval process. Once developable lots are established with recordation of a subdivision plat or plats, proposed C-H and I-M uses will require site-specific processes and approvals.

**E. APPROVAL CRITERIA**

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

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

Staff Comment: The Land Use Guidance Map in the *Imagine Greeley Comprehensive Plan* (Plan) depicts three different “Areas” within the subject property. The 30-acre conservation easement on the southeast portion of the property is identified as “Natural Area.” The conservation easement would not provide for development of this portion of the property. Another portion of the subject property is within an “Employment, Industrial and Commercial Area,” with a portion to the west being a “Community Separator.”

A buffer area along Highway 34 is depicted on the Land Use Guidance Map as “Special Multi-Modal Corridor Landscaping,” where the Plan recommends incorporating “walkways, street trees, bike lanes and lighting.”

The Community Separator area is described in the Plan as “rural areas between Greeley and surrounding cities and towns.” Although the proposed rezoning is not entirely consistent with this designation, staff notes the planning for this area in the western part of the City is currently undergoing a comprehensive review. This will reconsider planning recommendations for the subject site as well as for other major rezonings and projects in this area of the city. Additionally, the City recently adopted a Three-Mile Plan adding the potential for annexation of land into Greeley further west of the subject site where transitions between communities may be more appropriate. Recommendations of the Plan will be given further consideration with future subdivision and site plan review processes.

The proposed rezoning is consistent with the Plan’s recommendations for the Employment, Industrial and Commercial Area, which are “Areas dedicated to industrial, manufacturing, and other employment uses, such as research and development, office parks and distribution and logistics centers.”

Additionally, the rezoning proposal is consistent with the following goals from the Plan:

ED-1: Promote a healthy, progressive, and competitive local economy. The proposal provides future employment and tax base opportunities while proposing commercial development to benefit residents of West Greeley.

CG-2: Promote a balanced mix and distribution of land uses. The proposed rezoning would allow a mix of commercial and industrial uses. Commercial and industrial development would also provide for employment opportunities.

Additionally, the proposed rezoning follows recommendations of the “Intergovernmental Agreement by and Between the City of Greeley and Town of Windsor,” (IGA). The property is within an area described in the IGA as the “Greeley Windsor Employment Corridor,” which extends ½ mile south of Highway 34 and includes the subject property. Uses allowed in this Corridor include uses that “relate to primary 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.”

The proposal generally aligns with the Plan, primarily with the inclusion of the “Employment, Industrial, and Commercial Area” within the subject property. The rezoning is also consistent with recommendations of the Greeley Windsor IGA.

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: With significant development being proposed in the western areas of the City, the proposal can fulfill the intent of the C-H and I-M zoning districts. Staff notes Woodward, Inc. and other commercial and light industrial type uses have been established in fairly close proximity to the subject property (to the northwest, within the Town of Windsor).

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: As mentioned above under No. 2., the area has changed and developed, with various planning efforts and development proposals being considered by the City of Greeley and by the Town of Windsor at this time.

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 existing H-A zoning was established in late 2000 when the property was annexed, and it has remained undeveloped. It is common for newly annexed properties to be zoned H-A until development is proposed. As the City is projected to significantly grow to the west in the relatively near future, rezoning from the existing H-A zoning will be necessary for proposed development of this area.

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: As mentioned, development of the site will require subdivision and site planning processes. Careful consideration and review through these processes will ensure compliance with Greeley Development Code standards, including street, civic space and open space design as well as for the pattern, scale and format of buildings and sites within the subject property.

The request complies with this criterion.

- 6. The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.**

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

The request complies with this criterion.

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

Staff Comment: Development of this site will allow and accommodate development along this “Greeley Windsor Employment Corridor” area that is not feasible under the existing H-A zoning. The C-H and I-M zoning is more appropriate for serving the community than the current zoning.

The request complies with this criterion.

- 8. Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.**

Staff Comment: Planning staff and review agencies have worked to minimize impacts from the proposed development, with access, traffic and drainage being considered. There will be landscape buffering required, in compliance with Greeley Development Code landscaping standards. Impacts are beginning to be considered in this rezoning review stage, and staff notes a site plan will be required where specific landscaping,

exterior lighting plans and architectural standards will be reviewed for compliance with the Greeley Development Code.

The request complies with this criterion.

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

Staff Comment: Planning staff and the Administrative Review Team recommend approval.

The request complies with this criterion.

**F. PHYSICAL SITE CHARACTERISTICS**

**1. SUBDIVISION HISTORY**

The subject site is not subdivided, and is legally described as being within a portion of the North ½ of Section 16, Township 5 North, Range 67 West of the 6<sup>th</sup> P.M. A subdivision process will be required to create buildable lots.

**2. HAZARDS**

A plugged and abandoned oil and gas facility, along with two existing oil and gas facilities are identified on the applicant’s submittal materials. Setbacks per the Greeley Development Code will be applied for any development of the property. Staff is aware of no other hazards on the property.

**3. WILDLIFE**

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

**4. FLOODPLAIN**

The subject site does not lie within a FEMA designated special flood hazard area.

**5. DRAINAGE AND EROSION**

Existing general drainage patterns are expected to continue to follow the lay of the land as the project progresses. Drainage and erosion control will be examined in greater detail through any future land use requests including required subdivision and site planning processes.

## **6. TRANSPORTATION**

The site is bounded by County Road 17 to the west and County Road 19 to the east (aka 131<sup>st</sup> Avenue, a platted road that has not been constructed), and US Highway 34 along the northern boundary. Direct access from US Highway 34 will likely not be permitted. Access and traffic impacts will be planned for and considered in detail with subdivision and site planning processes.

## **G. SERVICES**

### **1. WATER**

The applicant has submitted a conceptual hydraulic report to begin planning specific water infrastructure improvements for the subject property.

### **2. SANITATION**

A conceptual hydraulic report was included with this submittal which envisions multiple possible scenarios to serve the site. The applicant will be required to meet all City of Greeley Code and Criteria at the time of any land use case that will propose construction or include sanitary sewer demands.

### **3. EMERGENCY SERVICES**

Emergency services are available and can adequately serve the subject property. The subject site is within the City of Greeley's Fire Protection area and would be served by Fire Station 6, located approximately 2 miles east of the subject property. Future development applications will be required to meet fire criteria.

### **4. PARKS AND OPEN SPACES**

Other than the existing conservation easement at the southeast portion of the subject property (which is not developed as a park or open space at this time), the rezoning submittal does not consider any public park or open space areas. Section 24-302.b. of the Greeley Development Code requires park land dedication (or cash in lieu fees) with residential subdivision applications.

### **5. SCHOOLS**

No schools are proposed or located on the subject site. The proposed zoning would allow for primarily commercial and industrial type uses. School fee and land dedication requirements are applied to residential subdivision submittals.

## **H. NEIGHBORHOOD IMPACTS**

### **1. VISUAL**

Visual impacts will be addressed through landscaping, screening and buffering as required by the Greeley Development Code during subdivision and site planning processes.

## **2. NOISE**

Any potential noise created by future development would be regulated by the Municipal Code.

### **I. PUBLIC NOTICE AND COMMENT**

Public notices of the hearing were mailed on March 16, 2026, to property owners within 1000 feet of the site, and published on the City of Greeley website. One notice sign was posted on the site on March 23, 2026. Staff has received no inquiries to date.

### **J. MINERAL ESTATE OWNER NOTIFICATION**

The mineral estate notice is not applicable to rezoning; it will be necessary with any subdivision application review.

### **K. PLANNING COMMISSION RECOMMENDED MOTIONS**

#### **Recommended (Approval)**

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezone from H-A (Holding Agriculture) to C-H (Commercial High Intensity) and I-M (Industrial Medium Intensity) is in compliance with Section 24-204(b) of the Greeley Development Code and therefore recommends City Council approval.

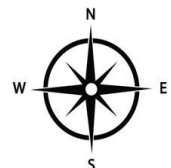
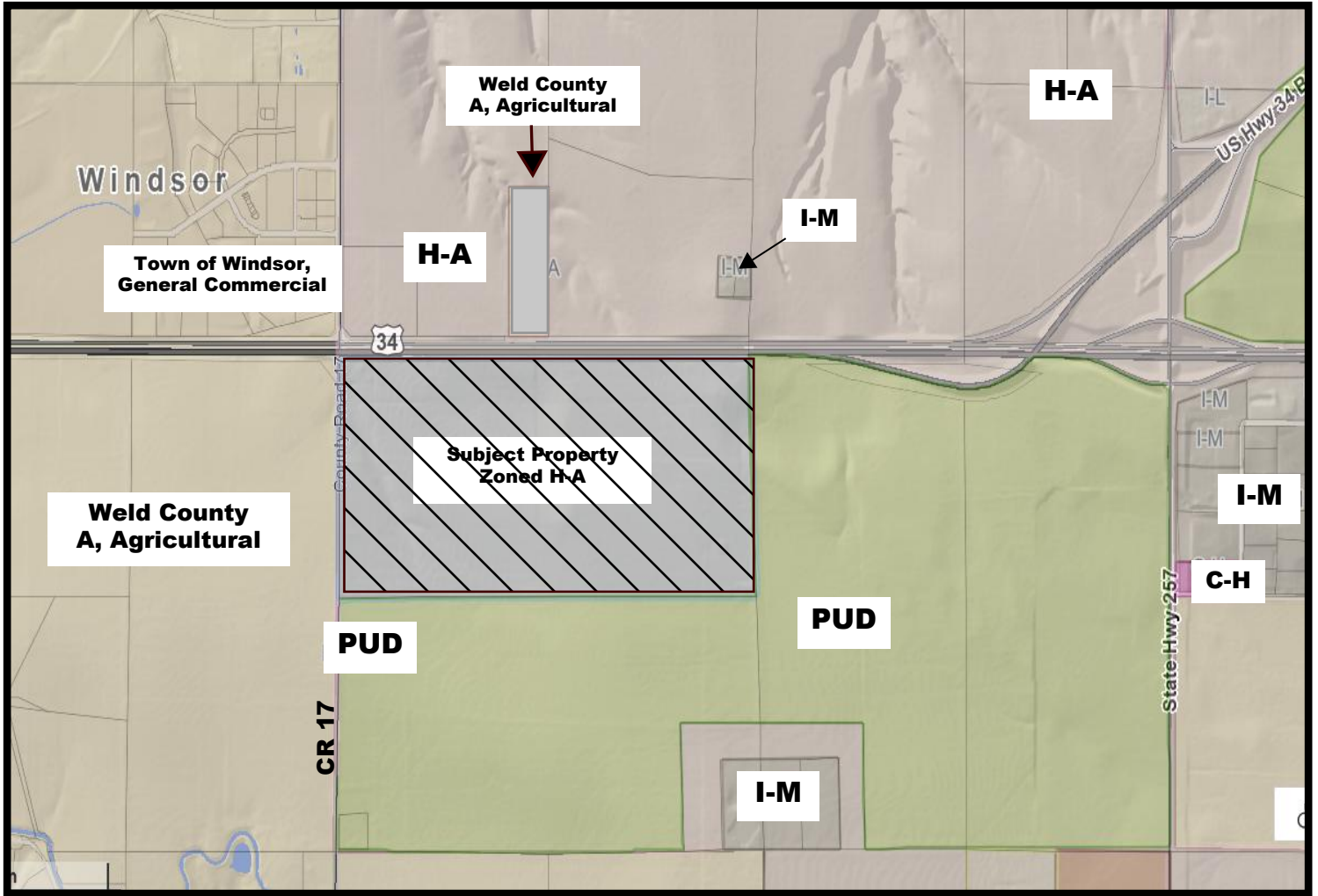
#### **Alternative (Denial)**

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezone from H-A (Holding Agriculture) to C-H (Commercial High Intensity) and I-M (Industrial Medium Intensity) is not in compliance with Section 24-204(b) of the Greeley Development Code and therefore recommends City Council denial.

### **ATTACHMENTS**

Vicinity/Zoning Map  
Project Narrative  
Rezone Plan Set  
Notice Boundary  
PowerPoint Presentation

Vicinity/Zoning, ZON2024-0002  
Uptown Rezone





August 13, 2024

Darrell Gesick  
City of Greeley  
Planning and Zoning  
1100 10<sup>th</sup> Street, 2<sup>nd</sup> Floor  
Greeley, CO 80631

Re: Uptown Rezone

Mr. Gesick,

On behalf of Roche Constructors, we respectfully submit our Re-Zoning applications for the Uptown development. We have provided the following narrative outlining the nature of the project.

Uptown is approximately 291 acres located directly south of U.S. Highway 34, and east of Weld County Road 17. The proposed development will include a variety of possible land uses including residential, commercial, light industrial, and a park. Commercial uses may include small to large retail stores, restaurants, lodging, offices, and entertainment. Possible industrial uses may include small to large recreation businesses, distribution centers, storage facilities, professional services or other light industrial uses allowed within the requested zone. Residential uses may include senior living and multi-family apartments or condominiums.

Commercial and industrial areas are to be concentrated at the north & west portion of the property allowing for ideal visibility and access from U.S. Highway 34. Residential areas as well as the park are to be situated to the south end of the property. The project is intended to interconnect with and complement the surrounding developments.

The primary amenity will be a large natural park that will include uses and activities as requested and allowed per the Conservation Deed. The park's location within the conservation easement will allow it to support the future adjacent regional trail and park network.

There are existing oil & gas operations currently operating on the property. Required setbacks to these oil & gas areas will be fulfilled accordingly.



**Re-Zone**

The Uptown property is currently zoned as Holding Agriculture (H-A). The project is proposing to rezone a large portion of the site to Commercial High Intensity (C-H). The primary reason behind the zone change to C-H is to allow for a variety of land uses to occur. A smaller portion of the site will be re-zoned to Industrial Medium Intensity (I-M). The following table provides the acreages proposed for each zone:

		AREA (AC.)
EXISTING ZONE	H-A	290.56 AC.
PROPOSED ZONE	C-H (COMMERCIAL HIGH INTENSITY) I-M (COMMERCIAL HIGH INTENSITY)	234.91 AC. (81%) 55.65 AC. (19%)

The following table provides a breakdown of the anticipated area per land use category:

Land Use Category	Acres
COMMERCIAL - RETAIL WAREHOUSE	16.76
COMMERCIAL - RETAIL	72.20
COMMERCIAL - LODGING	13.98
COMMERCIAL - OFFICE	9.86
RESIDENTIAL - MULTI-FAMILY	33.84
RESIDENTIAL – RESIDENTIAL CARE	5.12
PARKS/ OPEN SPACE & COMMON AREAS	33.94
INDUSTRIAL - WAREHOUSE / STORAGE DISTRIBUTION CENTER	20.58
INDUSTRIAL - WAREHOUSE / STORAGE INDOOR LARGE	9.97
INDUSTRIAL - COMMERCIAL SERVICES	10.86
ROW, DETENTION & OTHER	63.45
Totals	290.56

NOTE: ALL LAND USES ARE CONCEPTUAL IN NATURE. LAND USES MAY CHANGE FOR PRELIMINARY PLAT / SUBDIVISION SUBMITTALS.



## **Windsor-Greeley Intergovernmental Agreement (IGA)**

The Uptown development is located in an area covered by an Intergovernmental Agreement between the Town of Windsor and the City of Greeley. This agreement covers annexation details, maintenance needs and costs, utility needs and service areas, and allowable land uses. As zoning refers to land uses, that will be our primary focus here. The Windsor-Greeley IGA stipulates that the land uses allowed in this corridor shall relate to employment functions, light and medium industrial uses, retail, restaurant, neighborhood commercial and residential uses. The proposed zoning categories for the Uptown development conform to these specified uses in the Windsor-Greeley IGA.

## **Comprehensive Plan Compliance**

The Imagine Greeley Comprehensive Plan lays out a vision for development within the City of Greeley that will improve the lives of its residents. The proposed development at Uptown supports this vision. The development pattern laid out on the Imagine Greeley Land Use Guidance Map show a pattern of Employment, Industrial, and Commercial Areas lining the south side of Highway 34 at the western end of Greeley. The map also includes Community Separator, and Natural areas. The proposed rezone of the Uptown development closely aligns with the goals of the desired land patterns. By rezoning this property to a mix of Commercial and Industrial, the city can move towards those goals.

The Commercial and Industrial zoning categories will continue the land pattern first started with the neighboring Delantero community. It too will be providing commercial, industrial and office uses along its norther boundary adjacent to Highway 34. The Uptown development will continue this pattern offering a consistent look and feel for people traveling along Highway 34. The commercial and industrial zones by their nature will bring jobs to Greeley. The businesses that operate within the proposed mix of retail, office space, lodging and industrial uses will need people to work at those businesses, and the current and future residents of Greeley and the surrounding areas will need closer access to the types of stores and services that these businesses will offer.

The Greeley Land Use Guidance Map also calls for a Community Separator and a large natural area. The project has responded by providing a large open space area that will be preserved as a park and natural area with trails. This open space area is demonstrated on the Conceptual General Layout provided in the rezoning plans and is over 30 acres in size. Large continuous tracts of open space provide better habitat for plants and wildlife than many smaller parcels.

## **Goal ED-1**



Uptown will promote a healthy economic climate through a diversity of land uses, including both commercial and residential, in compliance with Objective ED-1.1.

Uptown will encourage a growing tax base that supports the well-being of the community and a high quality of life through a mix of land uses and a network of open space and trails, in compliance with Objective ED-1.2.

Uptown will diversify the City’s employment base to assure stability in times of economic change by providing local commercial land uses that will employ Greeley residents, in compliance with Objective ED-1.4.

Uptown will encourage the start-up and growth of small businesses through the allocation of land use dedicated to small-medium retail areas, in compliance with Objective ED-1.5.

Uptown will be receptive to new ideas and innovations that will benefit the community by including a variety of land uses within the development, in compliance with Objective ED-1.6.

**Goal ED-2**

Uptown will promote community assets and amenities to attract desired business in an underserved part of the city, in compliance with Objective ED-2.2.

Uptown is developing a sub-area for the US 34 Corridor and providing desired uses, in compliance with ED-2.5.

Uptown is providing land for employment uses that are consistent with the city’s economic development objectives, in compliance with ED-2.6.

**Goal ED-3**

Uptown can provide a diverse range of housing options to ensure that Greeley is attractive to and inclusive of a diverse workforce, in compliance with Objective ED-3.1.

Uptown will be facilitating the placement of assets, facilities, and attractions to attract an educated and skilled workforce to Greeley, in compliance with ED-3.8.

**Goal GC-1**

Uptown will manage growth to maintain or improve quality of life for Greeley’s residents, minimize impacts on the natural environment, and protect or enhance natural features and other resources through planned development phasing, and through development of open space buffers and corridors, in compliance with Objective GC-1.1.



Uptown will ensure that new development abutting land that is intended to remain undeveloped, such as parks, open lands, environmentally sensitive areas, and agricultural land with conservation easements, provides for transitions in uses and intensity that mitigate impacts on these adjacent areas, in compliance with Objective GC-1.6.

**Goal GC-2**

Uptown supports zoning and development patterns that expand opportunities for people who live in Greeley to also work in Greeley (or vice versa) by providing commercial and residential land uses, in compliance with Objective GC-2.2.

Uptown can promote neighborhood centers—small-scale retail areas providing basic commercial goods and services—to locate within a walkable distance of residences, usually a quarter-mile or less by implementing a wide variety of allowable uses within the Mixed Use Low Intensity zone, in compliance with Objective GC-2.5.

**Goal GC-3**

Uptown will work to define and identify desirable characteristics of its neighborhoods or areas of the city to create neighborhood and special area plans, and to reflect the community’s character through the design of new developments, streetscapes, landscaping, and related features., in compliance with Objective GC-3.1.

Uptown will reinforce the community’s image as a “Tree City” by promoting the establishment and maintenance of tree-lined travel corridors throughout the community, taking into consideration water use, conservation strategies, and the natural environment through street tree requirements along collector and local roads throughout the community, in compliance with Objective GC-3.4.

**Goal GC-6**

Uptown will contain a variety of attributes that contribute to a resident’s day-to-day living (residential and commercial) through its mix of land uses allowed within the Mixed Use High Intensity zone, in compliance with Objective GC-6.1.

Uptown will integrate all retail types or services through its mix of land uses allowed within the Mixed Use High Intensity zone, in compliance with Objective GC-6.1.

Uptown will promote design standards and practices that improve connectivity for all modes between neighborhoods and adjacent neighborhoods, centers, corridors, and areas through its network of roads with bike lanes, sidewalks, paths, and trails, in compliance with Objective GC-6.2.

**Goal IN-1**



Uptown will provide a community park within a half-mile of most residences, in compliance with Objective IN-1.4.

**Goal NR-3**

Uptown will protect, maintain, and expand the urban forest within and around the city, in compliance with Objective NR-3.7.

Uptown will, where possible, work to restore native prairie/grassland habitats in natural areas, in compliance with Objective NR-3.8.

Uptown will encourage the co-location of oil and gas facilities, where possible, to minimize the overall footprint of affected areas and impacts on adjacent land uses and the environment, by plugging and abandoning existing wells and consolidating production activities on a neighboring parcel, in compliance with Objective NR-3.11.

**Goal NR-4**

Uptown will encourage the efficient use and conservation of energy, in compliance with Objective NR-4.2.

Uptown will promote the use of landscaping with species appropriate to the local climate conditions, in compliance with Objective NR-4.3.

**Goal PR-2**

Uptown will ensure that new parks support best practices in water conservation and irrigation efficiency including reducing irrigated bluegrass areas unless needed for a specific activity by requiring high-efficiency automatic irrigation systems that incorporate water conservation measures and by encouraging alternative sources of irrigation for all landscaped areas, in compliance with Objective PR-2.1.

Uptown will incorporate native vegetation, natural grasslands, and low water-use plants and landscaping approaches into the design of parks, trails, and recreational amenities by utilizing native plants and plants appropriate for the local climatic and soil conditions, in compliance with Objective PR-2.2.

**Goal TM-1**

Uptown will ensure pedestrian movement and accessibility is considered in the design and construction of private development projects. Ample and safe sidewalks and other pedestrian pathways within and between developments should be provided, in compliance with Objective TM-1.2.

Uptown will develop attractive, safe, accessible, and efficient public rights-of-way, including roadways and sidewalks, in compliance with Objective TM-1.3.



Uptown will support the use of traffic calming methods that prevent accidents and improve safety for all users, in compliance with Objective TM-1.4.

Uptown will provide a roadway system that encourages the use of collector streets to channel traffic from the neighborhoods to arterial streets, and discourages the use of local streets for through-traffic by providing connected collector streets through the community that serve each part of the community, in compliance with Objective TM-1.8.

We look forward to working with city staff in order to bring a vibrant commerce and residential center to the City of Greeley.

Sincerely,

A handwritten signature in black ink that reads 'Rick Haering'.

Rick Haering  
Principal, LAI Design Group

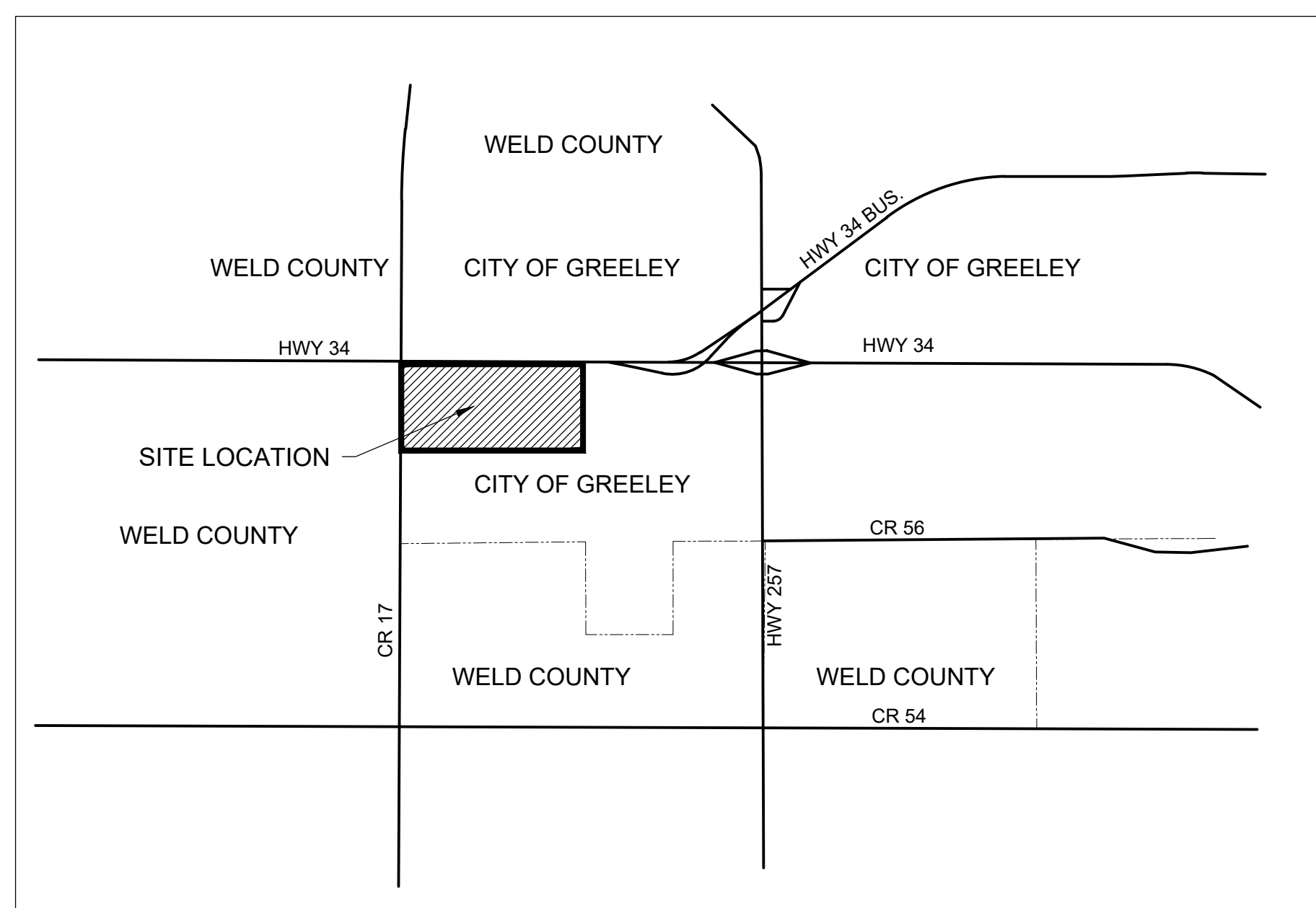
# UPTOWN REZONE

THE NORTH 1/2 OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF WELD, STATE OF COLORADO.

290.56 ACRES

PROJECT NUMBER ZON2024-0002

## VICINITY MAP



## LEGAL DESCRIPTION

THE NORTH 1/2 OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPT PARCEL CONVEYED TO COUNTY OF WELD RECORDED FEBRUARY 16, 1934 IN BOOK 956 AT PAGE 71;

ALSO EXCEPT PARCEL CONVEYED TO COLORADO-WYOMING GAS CO RECORDED AUGUST 26, 1964 AT RECEPTION NO. 1443997;

ALSO EXCEPT A PARCEL CONVEYED TO DEPARTMENT OF HIGHWAYS, STATE OF COLORADO RECORDED JULY 19, 1974 AT RECEPTION NO. 1640910.

## INTENT STATEMENT

THE SUBJECT SITE IS CURRENTLY ZONED AS HOLDING AGRICULTURE (H-A) AND IS PROPOSED TO BE REZONED TO COMMERCIAL HIGH DENSITY (C-H). THE PRIMARY REASON BEHIND THE ZONE CHANGES TO ALLOW FOR A VARIETY OF LAND USES TO OCCUR.

## STANDARD REZONE NOTES

1. APPROVAL OF SITE CONSTRUCTION PLANS BY THE CITY OF GREELEY SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS.
2. ALL EXISTING AND PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
3. 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).
4. THIS PROPERTY FALLS WITHIN AN INTERGOVERNMENTAL AGREEMENT (IGA) BETWEEN THE CITY OF GREELEY AND THE TOWN OF WINDSOR
5. ALL ELEVATIONS SHOWN ON THESE PLANS ARE TIED TO NAVD 88 DATUM.

## PROJECT TEAM

OWNER:  
GOLDEN EYE INVESTMENTS LLC  
361 71ST AVE  
GREELEY, CO 80634



DEVELOPER:  
ROCHE CONSTRUCTORS  
361 71ST AVENUE  
GREELEY, CO 80634  
(970) 356-3611



PLANNER / LANDSCAPE ARCHITECT:  
LAI DESIGN GROUP  
88 INVERNESS CIRCLE EAST  
BUILDING J, SUITE 101  
ENGLEWOOD, CO 80112  
303.734.1777



CIVIL ENGINEER/SURVEYOR:  
BOWMAN  
1526 COLE BOULEVARD, #100  
LAKEWOOD, CO 80401  
303.801.2900



TRAFFIC ENGINEER:  
LSC TRANSPORTATION  
CONSULTANTS, INC.  
1889 YORK ST.  
DENVER, CO 80206  
303.333.1105

## PLANNING COMMISSION RECOMMENDATION

RECOMMENDED / NOT RECOMMENDED BY THE CITY OF GREELEY PLANNING COMMISSION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

## CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

## COMMUNITY DEVELOPMENT DIRECTOR

\_\_\_\_\_  
DIRECTOR OF COMMUNITY DEVELOPMENT      DATE

## REZONING CERTIFICATION BLOCK

THIS REZONE HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE CITY OF GREELEY DEVELOPMENT CODE REGULATIONS.

\_\_\_\_\_  
SIGNATURE OF OWNER      DATE

## SHEET INDEX

SHEET NAME	SHEET NUMBER
COVER SHEET	L1.0
EXISTING CONDITIONS MAP	L2.0
ZONING SUITABILITY MAP	L3.0
PROPERTY BOUNDARY MAP	L4.0

PLANNER / ARCHITECT /  
LANDSCAPE ARCHITECT  
LAI DESIGN GROUP  
88 INVERNESS CIR E, STE J-101  
ENGLEWOOD, CO 80112  
PHONE: 303.734.1777



CIVIL ENGINEER



BOWMAN  
1526 COLE BOULEVARD, #100  
LAKEWOOD, CO 80401  
303.801.2900

CLIENT

**Roche**  
Constructors, Inc.  
361 71ST AVENUE  
GREELEY, CO 80634  
(970) 356-3611

UPTOWN REZONE  
GREELEY, CO  
COVER SHEET

PROJECT #: 221046  
DRAWN BY: LAI  
CHECKED BY: LAI

### ISSUE RECORD

1ST SUBMITTAL	05-03-2024
2ND SUBMITTAL	08-13-2024
3RD SUBMITTAL	08-06-2025
4TH SUBMITTAL	01-23-2026

### SHEET NUMBER

1.0

SHEET 1 OF 5

# UPTOWN REZONE

THE NORTH 1/2 OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,  
 COUNTY OF WELD, STATE OF COLORADO.  
 290.56 ACRES  
 PROJECT NUMBER ZON2024-0002

PLANNER / ARCHITECT /  
 LANDSCAPE ARCHITECT  
**LAI DESIGN GROUP**  
 88 INVERNESS CIR E, STE J-101  
 ENGLEWOOD, CO 80112  
 PHONE: 303.734.1777



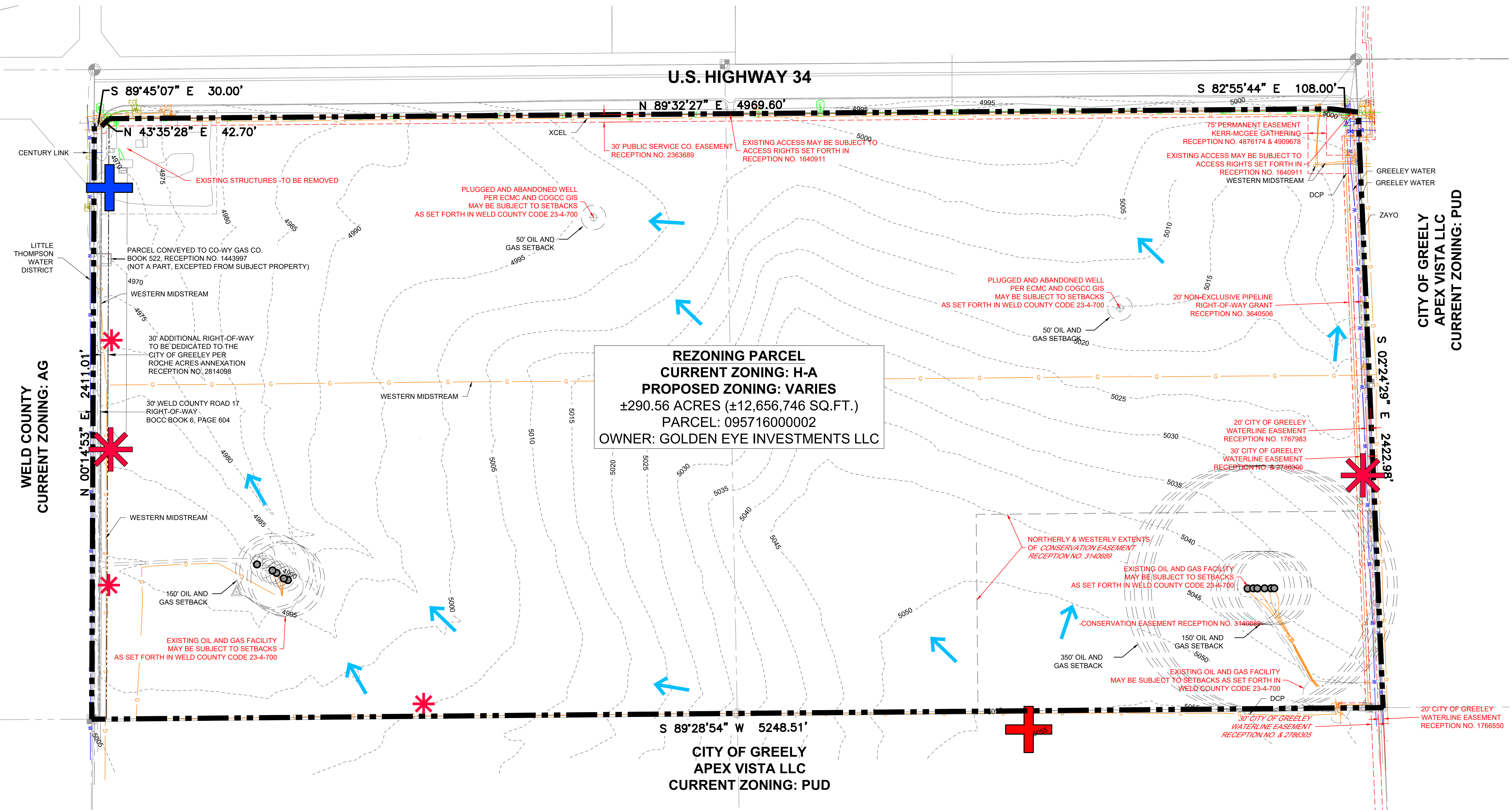
CIVIL ENGINEER

**Bowman**

BOWMAN  
 1526 COLE BOULEVARD, #100  
 LAKEWOOD, CO 80401  
 303.801.2900

CLIENT

**Roche**  
 Constructors, Inc.  
**ROCHE CONSTRUCTORS**  
 381 71ST AVENUE  
 GREELEY, CO 80634  
 (970) 356-3811



PROJECT #: 221046  
 DRAWN BY: LAI  
 CHECKED BY: LAI

**ISSUE RECORD**

1ST SUBMITTAL	05-03-2024
2ND SUBMITTAL	08-13-2024
3RD SUBMITTAL	08-06-2025
4TH SUBMITTAL	01-23-2026

**SHEET NUMBER**

2.0

SHEET 2 OF 5

SURVEY INFORMATION TAKEN FROM THE IMPROVEMENT SURVEY PLAT, PREPARED BY LAT40° INC. DATED 11/21/2023.



# UPTOWN REZONE

THE NORTH 1/2 OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,  
 COUNTY OF WELD, STATE OF COLORADO.  
 290.56 ACRES  
 PROJECT NUMBER ZON2024-0002

PLANNER / ARCHITECT /  
 LANDSCAPE ARCHITECT  
**LAI DESIGN GROUP**  
 88 INVERNESS CIR E, STE J-101  
 ENGLEWOOD, CO 80112  
 PHONE: 303.734.1777



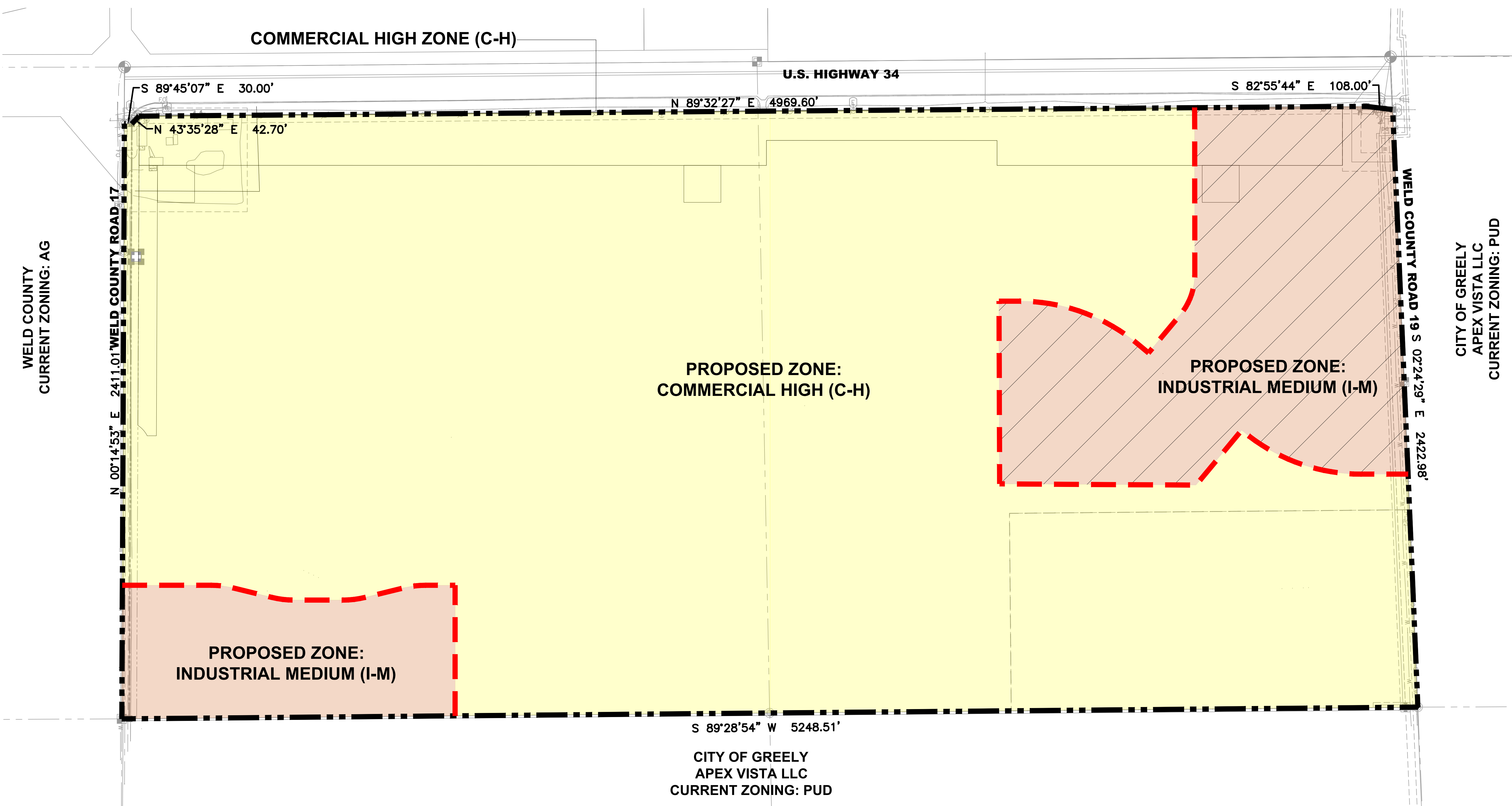
CIVIL ENGINEER

**Bowman**

BOWMAN  
 1526 COLE BOULEVARD, #100  
 LAKEWOOD, CO 80401  
 303.801.2900

CLIENT

**Roche**  
 Constructors, Inc.  
**ROCHE CONSTRUCTORS**  
 361 71ST AVENUE  
 GREELEY, CO 80634  
 (970) 356-3611



**ZONING LEGEND**

	PROPOSED ZONE
	COMMERCIAL HIGH (C-H)
	INDUSTRIAL MEDIUM (I-M)

**ZONING SUMMARY**

		AREA (AC.)
EXISTING ZONING:	H-A (HOLDING AGRICULTURE)	290.56 AC. (100%)
PROPOSED ZONING:	C-H (COMMERCIAL HIGH INTENSITY)	234.91 AC. (81%)
	I-M (COMMERCIAL HIGH INTENSITY)	55.65 AC. (19%)
<b>TOTAL:</b>		290.56 AC. (100%)

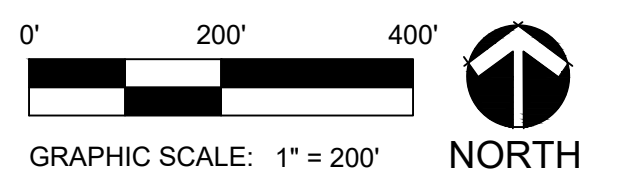
PROJECT #: 221046  
 DRAWN BY: LAI  
 CHECKED BY: LAI

**ISSUE RECORD**

1ST SUBMITTAL	05-03-2024
2ND SUBMITTAL	08-13-2024
3RD SUBMITTAL	08-06-2025
4TH SUBMITTAL	01-23-2026

**SHEET NUMBER**  
**3.0**  
 SHEET 3 OF 5

SURVEY INFORMATION TAKEN FROM THE IMPROVEMENT SURVEY PLAT, PREPARED BY LAT40° INC. DATED 11/21/2023.



**UPTOWN REZONE**  
 GREELEY, CO  
**ZONING SUITABILITY**

# PROJECT BOUNDARY MAP

Part of the North Half of Section 16, Township 5 North, Range 67 West of the 6th P.M.,  
City of Greeley, County of Weld, State of Colorado

## PROPERTY DESCRIPTION (PROJECT BOUNDARY AREA)

AN AREA OF LAND BEING THAT PART OF THE NORTH HALF (N1/2) OF SECTION SIXTEEN (16), TOWNSHIP FIVE NORTH (T5N), RANGE SIXTY-SEVEN WEST (R67W), OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SECTION 16, AND ASSUMING THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 16, T.5N., R.67W., AS BEARING NORTH 89°30'08" EAST AS MONUMENTED BY A #6 REBAR WITH A 2.5" ALUMINUM CAP STAMPED LS 38175 AT THE WEST END AND BY A #6 REBAR WITH A 2.5" ALUMINUM CAP STAMPED LS 13471 AT THE EAST END, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2560.93 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

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

THENCE SOUTH 00°14'53" WEST ALONG THE WEST LINE OF SAID NW1/4 OF SECTION 16 A DISTANCE OF 229.70 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND CONVEYED TO THE DEPARTMENT OF HIGHWAYS RECORDED JULY 19, 1974 IN BOOK 719 AT RECEPTION NO. 1640910 OF THE RECORDS OF WELD COUNTY AND TO THE POINT OF BEGINNING.

THENCE ALONG THE SOUTH LINE OF SAID PARCEL BY THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

THENCE SOUTH 89°45'07" EAST A DISTANCE OF 30.00 FEET;  
THENCE NORTH 43°35'28" EAST A DISTANCE OF 42.70 FEET;  
THENCE NORTH 89°32'27" EAST A DISTANCE OF 4969.60 FEET;  
THENCE SOUTH 82°55'44" EAST A DISTANCE OF 108.00 FEET TO THE EAST LINE OF THE N1/2 OF SECTION 16;  
THENCE SOUTH 02°24'29" EAST ALONG SAID EAST LINE A DISTANCE OF 2422.98 FEET TO THE SOUTH LINE OF THE N1/2 OF SECTION 16;  
THENCE SOUTH 89°28'54" WEST ALONG SAID SOUTH LINE A DISTANCE OF 5248.51 FEET TO THE WEST LINE OF THE N1/2 OF SECTION 16;  
THENCE NORTH 00°14'53" EAST ALONG SAID WEST LINE A DISTANCE OF 2411.01 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND CONVEYED TO THE DEPARTMENT OF HIGHWAYS RECORDED JULY 19, 1974 IN BOOK 719 AT RECEPTION NO. 1640910 OF THE RECORDS OF WELD COUNTY AND TO THE POINT OF BEGINNING.

**EXCEPTING** THEREFROM A PARCEL CONVEYED TO COLORADO-WYOMING GAS CO RECORDED AUGUST 26, 1964 AT RECEPTION NO. 1443997 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 16:

THENCE SOUTH 00°14'53" WEST ALONG THE WEST LINE OF SAID NW1/4 OF SECTION 16 A DISTANCE OF 748.56 FEET;  
THENCE SOUTH 89°45'07" EAST A DISTANCE OF 30.35 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 89°45'07" EAST A DISTANCE OF 40.00 FEET;  
THENCE SOUTH 00°14'53" WEST A DISTANCE OF 40.00 FEET;  
THENCE NORTH 89°45'07" WEST A DISTANCE OF 40.00 FEET;  
THENCE NORTH 00°14'53" EAST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

SAID AREA OF LAND CONTAINS 290.56 ACRES (±12,656,746 SQ.FT.), MORE OR LESS (+/-), AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED AREA OF LAND.

## PROPERTY DESCRIPTION (ZONING PARCEL 1)

AN AREA OF LAND BEING THAT PART OF THE NORTH HALF (N1/2) OF SECTION SIXTEEN (16), TOWNSHIP FIVE NORTH (T5N), RANGE SIXTY-SEVEN WEST (R67W), OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SECTION 16, AND ASSUMING THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 16, T.5N., R.67W., AS BEARING NORTH 89°30'08" EAST AS MONUMENTED BY A #6 REBAR WITH A 2.5" ALUMINUM CAP STAMPED LS 38175 AT THE WEST END AND BY A #6 REBAR WITH A 2.5" ALUMINUM CAP STAMPED LS 13471 AT THE EAST END, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2560.93 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

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

THENCE SOUTH 00°14'53" WEST ALONG THE WEST LINE OF SAID NW1/4 OF SECTION 16 A DISTANCE OF 229.70 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND CONVEYED TO THE DEPARTMENT OF HIGHWAYS RECORDED JULY 19, 1974 IN BOOK 719 AT RECEPTION NO. 1640910 OF THE RECORDS OF WELD COUNTY AND TO THE POINT OF BEGINNING.

THENCE ALONG THE SOUTH LINE OF SAID PARCEL BY THE FOLLOWING THREE (3) COURSES AND DISTANCES:

THENCE SOUTH 89°45'07" EAST A DISTANCE OF 30.00 FEET;  
THENCE NORTH 43°35'28" EAST A DISTANCE OF 42.70 FEET;  
THENCE NORTH 89°32'27" EAST A DISTANCE OF 4274.67 FEET;  
THENCE SOUTH 00°24'21" EAST A DISTANCE OF 680.52 FEET TO A POINT ON A CURVE (POC);  
THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST A DISTANCE OF 172.50 FEET, SAID CURVE HAS A RADIUS OF 256.35 FEET, A DELTA ANGLE OF 38°33'14" AND IS SUBTENDED BY A CHORD BEARING SOUTH 20°26'10" WEST A DISTANCE OF 169.26 FEET;  
THENCE SOUTH 39°42'47" WEST A DISTANCE OF 200.51 FEET;  
THENCE NORTH 50°17'39" WEST A DISTANCE OF 58.99 FEET TO A POINT OF CURVATURE (PC);  
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH A DISTANCE OF 516.28 FEET, SAID CURVE HAS A RADIUS OF 745.00 FEET, A DELTA ANGLE OF 39°42'21" AND IS SUBTENDED BY A CHORD BEARING NORTH 70°08'49" WEST A DISTANCE OF 506.01 FEET;  
THENCE NORTH 90°00'00" WEST A DISTANCE OF 84.20 FEET;  
THENCE SOUTH 00°11'15" EAST A DISTANCE OF 740.09 FEET;  
THENCE SOUTH 89°37'43" EAST A DISTANCE OF 795.25 FEET;  
THENCE NORTH 39°42'21" EAST A DISTANCE OF 289.39 FEET;  
THENCE SOUTH 50°17'39" WEST A DISTANCE OF 9.88 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH A DISTANCE OF 516.28 FEET, SAID CURVE HAS A RADIUS OF 745.00 FEET, A DELTA ANGLE OF 39°42'21" AND IS SUBTENDED BY A CHORD BEARING SOUTH 70°08'49" EAST A DISTANCE OF 506.01 FEET;  
THENCE NORTH 90°00'00" EAST A DISTANCE OF 190.32 FEET TO THE EAST LINE OF THE N1/2 OF SECTION 16;  
THENCE SOUTH 02°24'29" EAST ALONG SAID EAST LINE A DISTANCE OF 944.81 FEET TO THE SOUTH LINE OF THE N1/2 OF SECTION 16;  
THENCE SOUTH 89°28'54" WEST ALONG SAID SOUTH LINE A DISTANCE OF 3698.72 FEET;  
THENCE NORTH 00°00'00" WEST A DISTANCE OF 529.07 FEET;  
THENCE SOUTH 89°59'52" WEST A DISTANCE OF 118.99 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH A DISTANCE OF 90.26 FEET, SAID CURVE HAS A RADIUS OF 375.00 FEET, A DELTA ANGLE OF 13°47'24" AND IS SUBTENDED BY A CHORD BEARING SOUTH 83°06'10" WEST A DISTANCE OF 90.04 FEET;  
THENCE SOUTH 76°12'28" WEST A DISTANCE OF 161.02 FEET TO A PC;  
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH A DISTANCE OF 90.26 FEET, SAID CURVE HAS A RADIUS OF 375.00 FEET, A DELTA ANGLE OF 13°47'24" AND IS SUBTENDED BY A CHORD BEARING NORTH 83°06'26" WEST A DISTANCE OF 90.04 FEET;  
THENCE NORTH 89°59'52" WEST A DISTANCE OF 198.67 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH A DISTANCE OF 90.26 FEET, SAID CURVE HAS A RADIUS OF 375.00 FEET, A DELTA ANGLE OF 13°47'24" AND IS SUBTENDED BY A CHORD BEARING NORTH 83°06'26" WEST A DISTANCE OF 90.04 FEET;  
THENCE NORTH 89°59'52" WEST A DISTANCE OF 359.43 FEET TO THE WEST LINE OF THE N1/2 OF SECTION 16;  
THENCE NORTH 89°28'54" EAST ALONG SAID WEST LINE A DISTANCE OF 1889.68 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND CONVEYED TO THE DEPARTMENT OF HIGHWAYS RECORDED JULY 19, 1974 IN BOOK 719 AT RECEPTION NO. 1640910 OF THE RECORDS OF WELD COUNTY AND TO THE POINT OF BEGINNING.

**EXCEPTING** THEREFROM A PARCEL CONVEYED TO COLORADO-WYOMING GAS CO RECORDED AUGUST 26, 1964 AT RECEPTION NO. 1443997 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 16:

THENCE SOUTH 00°14'53" WEST ALONG THE WEST LINE OF SAID NW1/4 OF SECTION 16 A DISTANCE OF 748.56 FEET;  
THENCE SOUTH 89°45'07" EAST A DISTANCE OF 30.35 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 89°45'07" EAST A DISTANCE OF 40.00 FEET;  
THENCE SOUTH 00°14'53" WEST A DISTANCE OF 40.00 FEET;  
THENCE NORTH 89°45'07" WEST A DISTANCE OF 40.00 FEET;  
THENCE NORTH 00°14'53" EAST A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

SAID AREA OF LAND CONTAINS 234.91 ACRES (±10,232,445 SQ.FT.), MORE OR LESS (+/-), AND IS SUBJECT TO ANY RIGHTS-OF-WAY OR OTHER EASEMENTS OF RECORD AS NOW EXISTING ON SAID DESCRIBED AREA OF LAND.

## PROPERTY DESCRIPTION (ZONING PARCEL 2)

AN AREA OF LAND BEING THAT PART OF THE NORTH HALF (N1/2) OF SECTION SIXTEEN (16), TOWNSHIP FIVE NORTH (T5N), RANGE SIXTY-SEVEN WEST (R67W), OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SECTION 16, AND ASSUMING THE NORTH LINE OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 16, T.5N., R.67W., AS BEARING NORTH 89°30'08" EAST AS MONUMENTED BY A #6 REBAR WITH A 2.5" ALUMINUM CAP STAMPED LS 38175 AT THE WEST END AND BY A #6 REBAR WITH A 2.5" ALUMINUM CAP STAMPED LS 13471 AT THE EAST END, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2560.93 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

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

THENCE SOUTH 00°14'53" WEST ALONG THE WEST LINE OF SAID NW1/4 OF SECTION 16 A DISTANCE OF 2099.38 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 89°59'10" EAST A DISTANCE OF 359.43 FEET TO A POINT ON A CURVE (POC);

THENCE ALONG THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH A DISTANCE OF 90.26 FEET, SAID CURVE HAS A RADIUS OF 375.00 FEET, A DELTA ANGLE OF 13°47'24" AND IS SUBTENDED BY A CHORD BEARING SOUTH 83°06'26" EAST A DISTANCE OF 90.04 FEET;  
THENCE SOUTH 76°12'44" WEST A DISTANCE OF 161.02 FEET TO A POINT OF CURVATURE (PC);  
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH A DISTANCE OF 90.26 FEET, SAID CURVE HAS A RADIUS OF 375.00 FEET, A DELTA ANGLE OF 13°47'24" AND IS SUBTENDED BY A CHORD BEARING NORTH 83°06'10" EAST A DISTANCE OF 90.04 FEET;  
THENCE NORTH 89°59'52" EAST A DISTANCE OF 198.67 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH A DISTANCE OF 90.26 FEET, SAID CURVE HAS A RADIUS OF 375.00 FEET, A DELTA ANGLE OF 13°47'24" AND IS SUBTENDED BY A CHORD BEARING NORTH 83°06'10" EAST A DISTANCE OF 90.04 FEET;  
THENCE NORTH 89°59'52" EAST A DISTANCE OF 198.67 FEET TO A PC;  
THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH A DISTANCE OF 90.26 FEET, SAID CURVE HAS A RADIUS OF 375.00 FEET, A DELTA ANGLE OF 13°47'24" AND IS SUBTENDED BY A CHORD BEARING SOUTH 83°06'10" EAST A DISTANCE OF 90.04 FEET;  
THENCE SOUTH 76°12'28" WEST A DISTANCE OF 161.02 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH A DISTANCE OF 90.26 FEET, SAID CURVE HAS A RADIUS OF 375.00 FEET, A DELTA ANGLE OF 13°47'24" AND IS SUBTENDED BY A CHORD BEARING NORTH 83°06'10" EAST A DISTANCE OF 90.04 FEET;  
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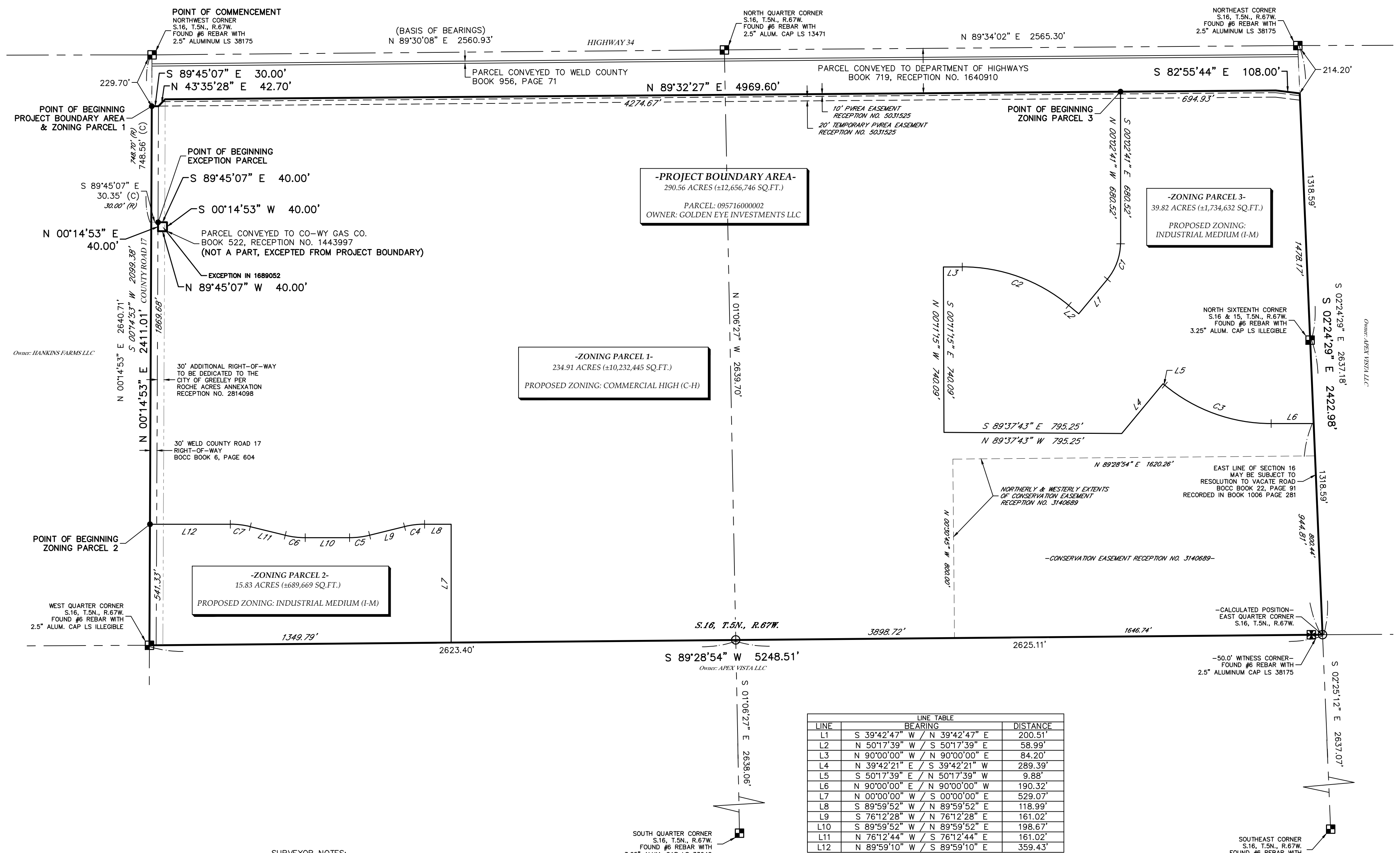
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THENCE NORTH 89°59'52" EAST A DISTANCE OF 198.67 FEET TO A PC;

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THENCE NORTH 89°59'52" EAST A DISTANCE OF 198.67 FEET TO A PC;



LINE	BEARING	DISTANCE
L1	S 39°42'47" W / N 39°42'47" E	200.51
L2	N 50°17'39" W / S 50°17'39" E	58.99
L3	N 90°00'00" W / N 90°00'00" E	84.20
L4	N 39°42'21" E / S 39°42'21" W	289.39
L5	S 50°17'39" E / N 50°17'39" W	9.88
L6	N 90°00'00" E / N 90°00'00" W	190.32
L7	N 00°00'00" W / S 00°00'00" E	529.07
L8	S 89°59'52" W / N 89°59'52" E	118.99
L9	S 76°12'28" W / N 76°12'28" E	161.02
L10	S 89°59'52" W / N 89°59'52" E	198.67
L11	N 76°12'44" W / S 76°12'44" E	161.02
L12	N 89°59'10" W / S 89°59'10" E	359.43

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	172.50	256.35	38°33'14"	S 20°26'10" W / N 20°26'10" E	169.26
C2	516.28	745.00	39°42'21"	N 70°08'49" E / S 70°08'49" W	506.01
C3	516.28	745.00	39°42'21"	S 70°08'49" E / N 70°08'49" W	506.01
C4	90.26	375.00	13°47'24"	S 83°06'10" W / N 83°06'10" E	90.04
C5	90.26	375.00	13°47'24"	N 83°06'10" W / N 83°06'10" E	90.04
C6	90.26	375.00	13°47'24"	N 83°06'26" W / S 83°06'26" E	90.04
C7	90.26	375.00	13°47'24"	N 83°06'26" W / N 83°06'26" W	90.04

## SURVEYOR'S NOTES:

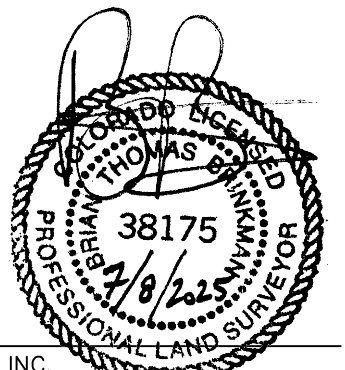
1. BASIS OF BEARINGS AND LINEAL UNIT DEFINITION:  
ASSUMING THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, T.5N., R.67W., AS BEARING NORTH 89°30'08" EAST AS MONUMENTED BY A #6 REBAR WITH A 2.5" ALUMINUM CAP STAMPED LS 38175 AT THE WEST END AND BY A #6 REBAR WITH A 2.5" ALUMINUM CAP STAMPED LS 13471 AT THE EAST END, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983, A DISTANCE OF 2560.93 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.  
THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."
2. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATE SHOWN HEREON. (13-80-105 C.R.S.)

## LEGEND

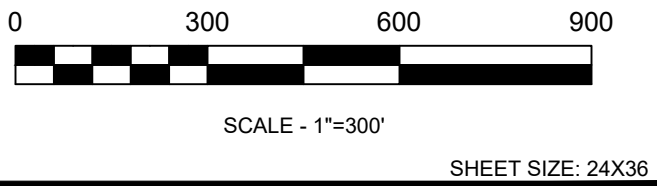
- SECTION LINE
- SECTION LINE FRACTIONAL
- PROJECT BOUNDARY LINE
- ZONING PARCEL LINE
- RIGHT-OF-WAY LINE
- ☑ ALIQUOT MONUMENT AS DESCRIBED
- ☒ ALIQUOT MONUMENT WITNESS CORNER AS DESCRIBED
- CALCULATED POSITION
- (C) CALCULATED DIMENSION
- (R) RECORD DIMENSION
- BOCC BOOK OF COUNTY COMMISSIONERS

## SURVEYOR'S STATEMENT

I, BRIAN T. BRINKMAN, A COLORADO LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PROJECT BOUNDARY MAP WAS PREPARED BY ME OR UNDER MY PERSONAL SUPERVISION AND CHECKING, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



BRIAN T. BRINKMAN—ON BEHALF OF LAT40, INC.  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38175



LAT40, Inc.  
Professional Land Surveyors  
6250 W. 10th Street, Unit 2  
Greeley, CO 80634  
O: 970-515-5294

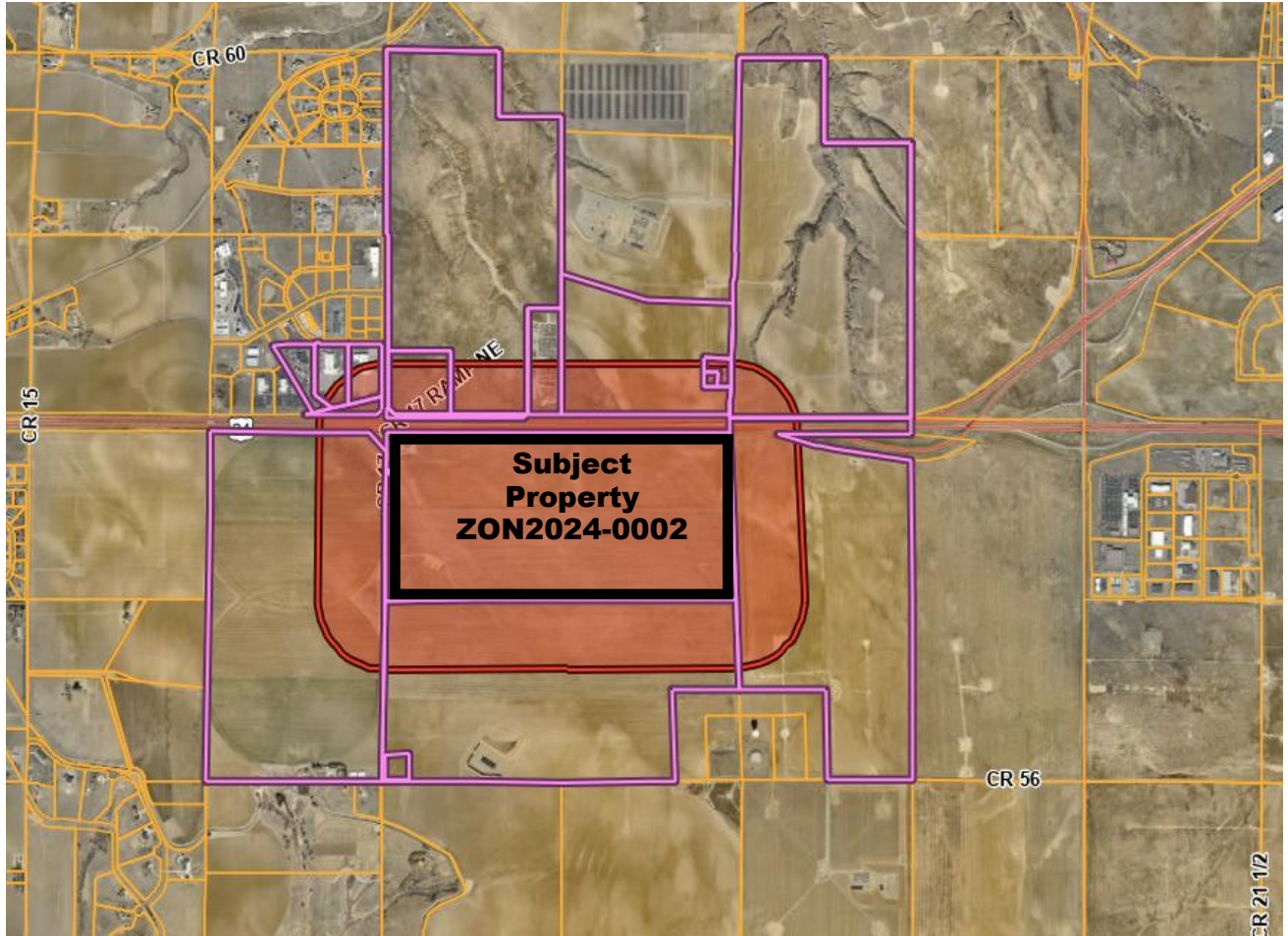
REVISIONS	
DESCRIPTION:	DATE:
ADDRESSED CITY COMMENTS	BTB 07/19/2024
ADD CONSERVATION EASEMENT	SR 07/25/2024
ADDRESSED CITY COMMENTS	BTB 05/27/2025
ADD PVREA EASEMENT	SR 07/08/2025

## PROJECT BOUNDARY MAP

SECTION 16, T.5N., R.67W.  
27932 WCR 17, GREELEY, CO  
ROCHE CONSTRUCTORS, INC.  
GREELEY, CO

DRAWN BY: SR	SCALE: AS NOTED	DATE: 5/1/2024
CHECKED BY: BTB	PROJECT #: 2023380	SHEET: 1 OF 1

**ZON2024-0002**  
**1000 FOOT BOUNDARY, PROPERTIES RECEIVING MAILED NOTICE**  
**MARCH 13, 2026**





# Uptown Rezone ZON2024-0002

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**Planning Commission**

**April 14, 2026**

**Jeffrey Woeber, AICP | Planner III**

# Request & Site Background

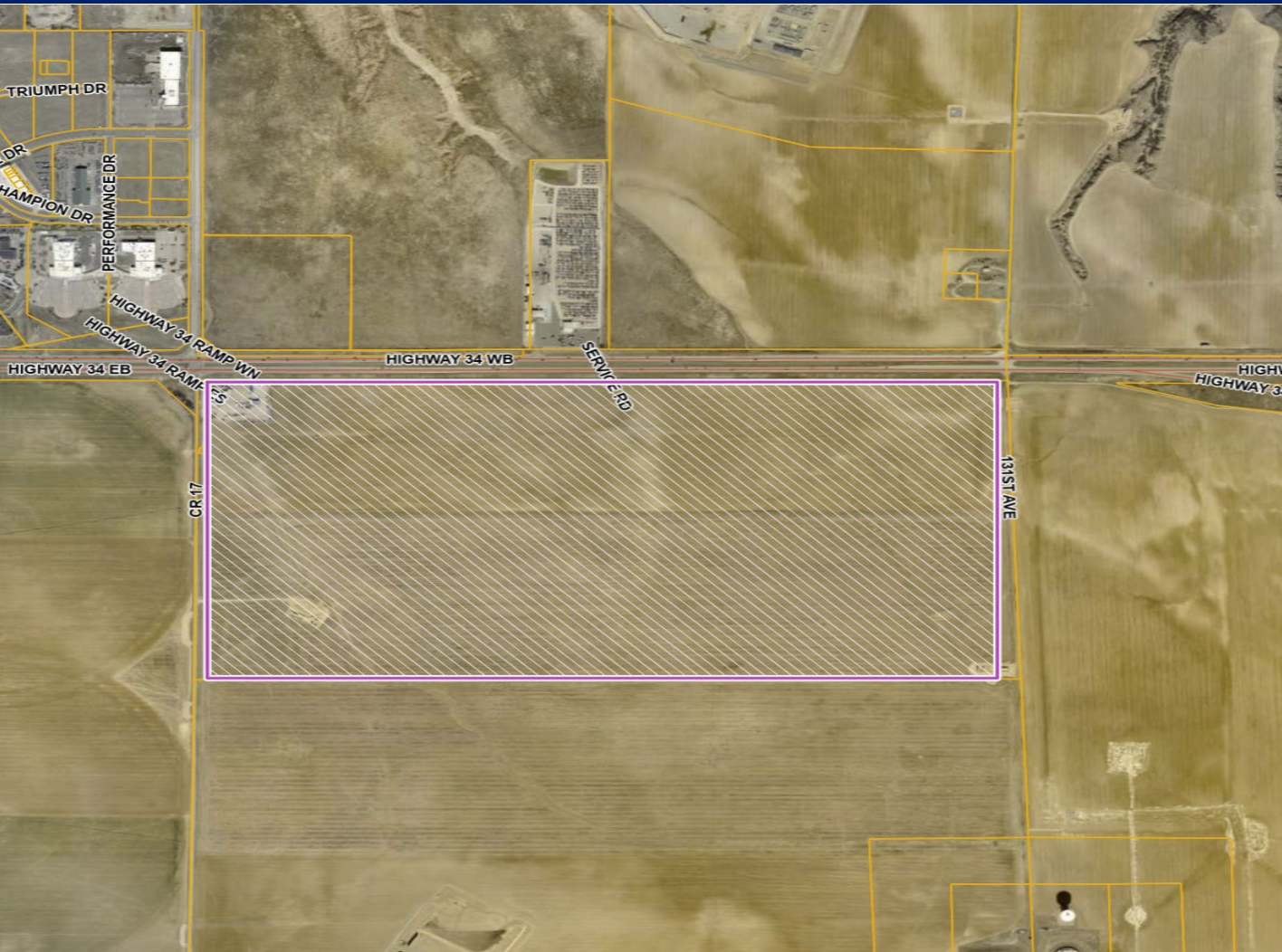
## ➤ Request:

- Rezone from H-A (Holding Agriculture) to C-H (Commercial High Intensity) and I-M (Industrial Medium Intensity)

## ➤ Background:

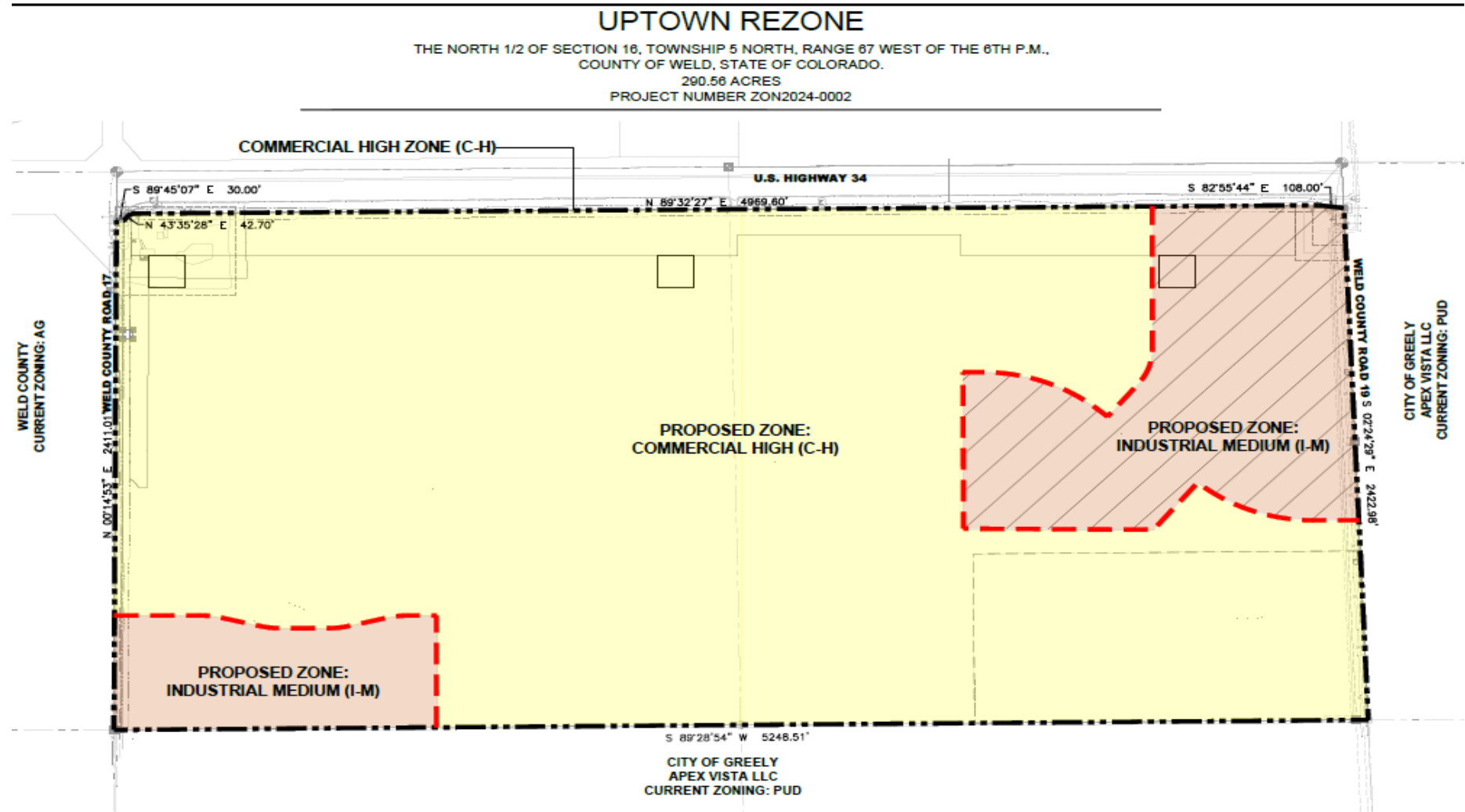
- 290.56± acre parcel, undeveloped aside from small area at northwest corner
- Annexed in 2000
- Rezoning application submitted May 2024

# Location



- Southeast corner HW 34/CR 17
- Surrounding Zoning, Land Uses:
  - North: H-A | Salvage Yard
  - East: PUD | Undeveloped
  - South: PUD | Undeveloped
  - West: A (Weld) | Undeveloped

# Uptown Rezone



**ZONING LEGEND**

[ ]	PROPOSED ZONE: COMMERCIAL HIGH (C-H)
[ ]	PROPOSED ZONE: INDUSTRIAL MEDIUM (I-M)

**ZONING SUMMARY**

		AREA (AC.)
EXISTING ZONING:	H-A (HOLDING AGRICULTURE)	290.56 AC. (100%)
PROPOSED ZONING:	C-H (COMMERCIAL HIGH INTENSITY)	254.91 AC. (81%)
	I-M (COMMERCIAL HIGH INTENSITY)	35.65 AC. (19%)
<b>TOTAL:</b>		<b>290.56 AC. (100%)</b>

# Comparison of Allowed Uses

## H-A (Holding Agriculture)

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

# Comparison of Allowed Uses

## C-H (Commercial High Intensity)

C-H provides for a wide range of retail, service and employment uses. Residential, public and civic, auto repair and service, food and beverage, medical, and office uses are allowed in C-H.

## I-M (Industrial Medium Intensity)

I-M provides employment, manufacturing and distribution uses at a moderate intensity and format “compatible with high-intensity commercial uses.” Public and civic uses, auto repair and service, food and beverage, retail, manufacturing, and warehouse/storage are allowed in I-M.

# Considerations

## Approval Criteria

- Rezoning Criteria, 24-204(b)  
Nine Criteria used to evaluate rezoning applications
- The proposal is consistent with the criteria as outlined in your summary

## Notification

- Mailed notification to within 1000 feet of property boundary
- 15 notice letters
- Sign posted on the property
- Web notice

# Recommendation

- Complies with Sections 24-204(b)
- Staff recommends the Planning Commission forward a recommendation of approval of the rezoning to the Greeley City Council

# Motions

## **Recommended (Approval)**

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezone from H-A (Holding Agriculture) to C-H (Commercial High Intensity) and I-M (Industrial Medium Intensity) is in compliance with Section 24-204(b) of the Greeley Development Code and therefore recommends City Council approval.

## **Alternative (Denial)**

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezone from H-A (Holding Agriculture) to C-H (Commercial High Intensity) and I-M (Industrial Medium Intensity) is not in compliance with Section 24-204(b) of the Greeley Development Code and therefore recommends City Council denial.

# Review Criteria



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

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

The Land Use Guidance Map in the *Imagine Greeley Comprehensive Plan* (Plan) depicts three different “Areas” within the subject property. The 30-acre conservation easement on the southeast portion of the property is identified as “Natural Area.” The conservation easement would not provide for development of this portion of the property. Another portion of the subject property is within an “Employment, Industrial and Commercial Area,” with a portion to the west being a “Community Separator.”

A buffer area along Highway 34 is depicted on the Land Use Guidance Map as “Special Multi-Modal Corridor Landscaping,” where the Plan recommends incorporating “walkways, street trees, bike lanes and lighting.”

# Criterion 1, Continued

The Community Separator area is described in the Plan as “rural areas between Greeley and surrounding cities and towns.” Although the proposed rezoning is not entirely consistent with this designation, staff notes the planning for this area in the western part of the City is currently undergoing a comprehensive review. This will reconsider planning recommendations for the subject site as well as for other major rezonings and projects in this area of the city. Additionally, the City recently adopted a Three-Mile Plan adding the potential for annexation of land into Greeley further west of the subject site where transitions between communities may be more appropriate. Recommendations of the Plan will be given further consideration with future subdivision and site plan review processes.

The proposed rezoning is consistent with the Plan’s recommendations for the Employment, Industrial and Commercial Area, which are “Areas dedicated to industrial, manufacturing, and other employment uses, such as research and development, office parks and distribution and logistics centers.”

Additionally, the rezoning proposal is consistent with the following goals from the Plan:

ED-1: Promote a healthy, progressive, and competitive local economy.

The proposal provides future employment and tax base opportunities while proposing commercial development to benefit residents of West Greeley.

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

The proposed rezoning would allow a mix of commercial and industrial uses. Commercial and industrial development would also provide for employment opportunities.

# Criterion 1, Continued

Additionally, the proposed rezoning follows recommendations of the “Intergovernmental Agreement by and Between the City of Greeley and Town of Windsor,” (IGA). The property is within an area described in the IGA as the “Greeley Windsor Employment Corridor,” which extends ½ mile south of Highway 34 which includes the subject property. Uses allowed in this Corridor include uses that “relate to primary 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.”

The proposal generally aligns with the Plan, primarily with the inclusion of the “Employment, Industrial, and Commercial Area” within the subject property. The rezoning is also consistent with recommendations of the Greeley Windsor IGA.

# Review Criteria



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

2)	<b>The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.</b>
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	With significant development being proposed in the western areas of the City, the proposal can fulfill the intent of the C-H and I-M zoning districts. Staff notes Woodward, Inc. and other commercial and light industrial type uses have been established in fairly close proximity to the subject property (to the northwest, within the Town of Windsor).
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# Review Criteria



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

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

As mentioned above under No. 2., the area has changed and developed, with various planning efforts and development proposals being considered by the City and the Town of Windsor at this time.

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

The existing H-A zoning was established in late 2000 when the property was annexed, and it has remained undeveloped. It is common for newly annexed properties to be zoned H-A until development is proposed. As the City is projected to significantly grow to the west in the relatively near future, rezoning from the existing H-A zoning will be necessary for proposed development of this area.

# Review Criteria



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

5) **The proposed zoning will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces, and other open space; the pattern, scale and format of buildings and sites; and the compatibility and transitions with other complimentary uses and development.**

As mentioned, development of the site will require subdivision and site planning processes. Careful consideration and review through these processes will ensure compliance with Greeley Development Code standards, including street, civic space and open space design as well as for the pattern, scale and format of buildings and sites within the subject property.

6) **The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.**

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

# Review Criteria



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

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

Development of this site will allow and accommodate development along this “Greeley Windsor Employment Corridor” area that is not feasible under the existing H-A zoning. The C-H and I-M zoning is more appropriate for serving the community than the current zoning.

8) **Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.**

Planning staff and review agencies have worked to minimize impacts from the proposed development, with access, traffic and drainage being considered. There will be landscape buffering required, in compliance with Greeley Development Code landscaping standards. Impacts are beginning to be considered in this rezoning review stage, and staff notes a site plan will be required where specific landscaping, exterior lighting plans and architectural standards will be reviewed for compliance with the Greeley Development Code.

# Review Criteria



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

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

Planning staff and the Administrative Review Team recommend approval.