

Planning Commission Agenda

Regular Meeting

Tuesday, April 28, 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/84627485268>

NOTICE:

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

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

Watch Meetings:



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

Comment in Real Time:



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

Submit Written Comments:



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



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

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Planning Commission

April 28, 2026, at 1:15pm

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

Agenda

1. Call to Order
 2. Roll Call
 3. Approval of the Agenda
 4. Approval of the April 14, 2026, Planning Commission Meeting Minutes
-

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 hearing to consider a request to establish zoning for approximately 219.221 acres generally located east of Weld County Road 17, north of Weld County Road 60 and west of State Highway 257 known as the Schmerge Annexation Establishment of Zoning (ZON2026-0002).
 6. A public hearing to consider a request to establish zoning for approximately 73.3 acres as part of the Kinnison Annexation, generally located east of 131st Avenue, north of US Highway 34, and west of State Highway 257 (ZON2026-0003).
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END OF EXPEDITED AGENDA

7. Staff Report
8. Adjournment

Workshop

9. Eastern Greeley Area Plan, Doug May



Planning Commission Meeting Minutes

April 14, 2026, at 1:15pm

1. Call to Order

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

2. Roll Call - Present

Chair Justin Yeater

Commissioner Erik Briscoe

Commissioner Jeff Carlson

Commissioner Brian Franzen

Commissioner Larry Modlin

Commissioner Christian Schulte

Absent

Vice Chair Louisa Andersen (She arrived at 1:21pm)

3. Approval of the agenda

There were no changes to the agenda, Chair Yeater proceeded with the agenda as published.

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

Motion by: Commissioner Franzen

He moved to approve the March 10, 2026, Planning Commission Meeting Minutes as presented.

Second: Commissioner Carlson

Vote: Motion passed 6-0

Absent: Vice Chair Louisa Andersen

5. Expedited Item: A public meeting to consider a request for right-of-way dedication along 83rd Avenue south of the US Highway 34 Bypass.

Chair Yeater introduced the item as published and asked if the Commission wished to see a presentation. Finding none, he asked if anyone in attendance or online wished to see a presentation. Finding none, Chair Yeater turned it over to the Commission for action.

Motion by: Commissioner Briscoe

He moved that based on the application received in 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.

Second: Commissioner Franzen

Vote: Motion passed 6-0

Absent: Vice Chair Louisa Andersen

6. Expedited Item: A public hearing to consider a request to rezone approximately 290.56 acres from an H-A (Holding Agriculture) to 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.

Chair Yeater introduced the item as published and asked if the Commission wished to see a presentation. Finding none, he asked if anyone in attendance or online wished to see a presentation. Finding none, Chair Yeater asked if staff were available for questions.

Jeff Woeber (Planner III) stated he was available for questions. Commissioner Schulte pointed out that the map does not clarify or remind him how the PUD designates the areas adjacent to the industrial sections, the Delantero PUD, specifically how those neighboring uses are defined. Mr. Woeber acknowledged that he was not familiar with those specific planning areas and would need to look into them further. He added that other staff members might be better positioned to answer, as he was not involved in the Delantero PUD.

Commissioner Schulte expressed concern that if estate housing or a similar residential use is located directly adjacent to the industrial areas, it would represent a sharp transition. He noted that if the neighboring area is designated for a different type of use, the issue may be less significant. Mr. Woeber noted that if the adjacent uses differ significantly, the code requires substantial screening, buffering, and landscaping to mitigate the transition between them. Caleb Jackson (Interim Planning Manager) stated that Planning Area 1, located just east of the subject property in the approved Delantero PUD, is designated for commercial and commercial-industrial uses.

With no other questions for staff, Chair Yeater invited the applicant to speak. Seeing none, Chair Yeater opened the public portion of the meeting at 1:21pm. Seeing none and before closing the public portion of the meeting, Chair Yeater invited the late-arriving Commissioner Andersen to share any comments on the item.

Commissioner Andersen noted that they had questions regarding the ingress and egress that could impact County Road 17. Mr. Woeber invited Tina Close (Interim Civil Engineer IV) to answer the question. Mrs. Close explained that roundabouts are proposed, but these will be further evaluated through a future Traffic Impact Study, as well as during the subdivision and site plan review processes.

Commissioner Andersen asked whether the city expects the roads to be upgraded to accommodate additional traffic and inquired about the timeline for those improvements. She referenced ongoing and long-standing congestion and safety issues on 83rd Avenue north of 10th Street, noting that conditions have worsened due to recent detours but have been problematic for years. She also raised concerns about County Road 17 and Highway 34, describing them as currently dangerous, and questioned how the city would address public safety concerns and frequent serious accidents if additional traffic is approved through rezoning. Mrs. Close explained that the development is located within the West Greeley GID boundary, and regional infrastructure maybe constructed as part of that district. If the timing of those improvements does not align with the project's development, the applicant would need to provide interim improvements to serve the development.

Thomas Gilbert (Interim EDR Manager) stated that, based on his prior work on the Uptown zoning and Delantero project, a conceptual traffic study was submitted showing the property could be adequately served with interim improvements. These improvements would allow the project to proceed without requiring the full intersection upgrades planned under the West Greeley GID. He

noted that while additional land use approvals are still required, the study demonstrated the project could meet criteria using interim solutions rather than the full-scale infrastructure improvements associated with Delantero, Cascadia, and related developments.

Commissioner Andersen acknowledged that a plan exists but noted that it is only an interim plan and does not appear to reflect long-term thinking. Mr. Gilbert explained that land use applicants are required to address short-term traffic impacts, while long-term improvements are typically the municipality's responsibility. He stated that the applicant has demonstrated the ability to meet current zoning and interim-condition criteria, and that engineering staff, CDOT, and the City of Greeley transportation team agreed the project can move forward. They also noted that, because this is a zoning matter, the proposal remains conceptual, and the applicant will ultimately be responsible for showing that any future development meets city criteria.

Commissioner Andersen expressed concern that, while each individual interim plan may meet the criteria on its own, the cumulative impact of multiple interim plans may not. Mr. Gilbert explained that the Delantero PUD assumed projected growth, including nearby development, and evaluated intersection performance based on existing zoning. The conceptual study considers site traffic, background conditions, and future development, concluding the proposal can meet required criteria. It also accounts for various buildout scenarios of surrounding properties and determined the site can proceed while addressing its share of traffic impacts.

Commissioner Franzen asked for contextual clarification and requested an example of what an interim improvement might be. Mr. Gilbert explained that an interim improvement could include relatively simple measures such as signal timing adjustments, adding turn lanes, or other changes based on traffic needs at the time of development. The Delantero PUD followed a similar approach, identifying what could be supported initially and outlining future improvement commitments as development expands. These improvements are expected to be funded through the West Greeley GID, with the Public Works team responsible for carrying out the work.

Chair Yeater sought to clarify that the developer would contribute their share of funding to the GID, which would then be responsible for constructing and delivering the interchange. Don Threewitt (Interim Community Development Director) stated that the current plan for the West Greeley GID includes this interchange as part of its infrastructure program, where it is considered a high priority and is already under design. In the meantime, city staff have worked closely with applicants to implement interim solutions while final design and funding are completed.

Chair Yeater asked whether, for this site, the focus should be on interim improvements rather than the full GID-funded improvements. Mr. Threewitt explained that the GID improvement represents the ultimate buildout, but a timeline for when the project will be completed is not yet available.

Commissioner Andersen asked for clarification on how the GID is funded, specifically where it obtains the money to pay for its projects. Mr. Threewitt explained that the GID is generally funded through assessments on all properties within the district, while noting that specific details are not yet available but would involve property tax-based financing.

Commissioner Franzen asked whether cash-in-lieu payments could be considered an interim improvement in this case, instead of physical construction, with funds directed to the GID. Mr.

Gilbert clarified that traffic improvements tied to development would not be addressed through cash-in-lieu or interim payments. If included in the GID, the city would construct the improvements and recover costs through the taxable district.

Commissioner Modlin asked how much of a primary developer's allocation is typically set aside for intersection improvements, and how planners anticipate future right-of-way needs as development occurs. Using 83rd Avenue as an example, he noted it currently lacks space for a double turn lane and questioned how long-term intersection expansion needs are projected during buildout. Mr. Gilbert explained that because final improvements may not be finished when nearby development occurs, interim improvements would be required. The intersection layout, right-of-way needs, and spacing will have already been reviewed by multiple agencies before completion. Developers would be responsible for implementing any necessary interim measures if they build before the full project is complete.

Commissioner Carlson requested clarification on how interim improvements and GID improvements interact, specifically asking whether the two are mutually exclusive. They noted that there appears to be significant overlap and potential for conflict between the two sets of improvements. Mr. Gilbert explained that interim improvements are typically minor, operational changes such as signal timing adjustments or added lanes, rather than full construction projects. These measures are intended to manage traffic until the final intersection improvements are made. Once construction of the permanent improvements begins, traffic management plans would be required to maintain access and circulation during construction. These plans are submitted through the permitting process and reviewed by Public Works traffic engineers to ensure safe and functional traffic flow throughout both interim and construction phases.

With no other questions for staff, Chair Yeater invited the applicant to speak. AJ Roche, representing the Uptown Developer, noted that, in addition to traffic concerns, essential utility services are not yet in place at the site, meaning any development is still years away. He explained that they and others have been in extensive discussions with Public Works and city staff for the past 3–4 years regarding transportation and roadway design. Mr. Roche continued by saying the project remains in a conceptual stage with no site plans or subdivision proposals ready for submission, though multiple options and plans are being considered. He also emphasized long-term awareness of the property's safety issues, particularly a dangerous intersection, and stated that improvements to that area should be addressed before any development occurs to ensure safety for local residents and commuters.

Chair Yeater asked if there were any questions for the applicant. Seeing none, Chair Yeater turned it over to the Commission for action.

Motion by: Commissioner Schulte

He moved that based on the application received and the preceding analysis, The Planning Commission finds that the proposed rezone from holding agriculture to commercial high intensity and industrial medium intensity is in compliance with Section 24-204.b of the Greeley Development Code and therefore recommends City Council approval.

Second: Commissioner Franzen

Vote: Motion passed 7-0

7. Staff Report:

Mr. Jackson shared that at the next meeting, staff will present public hearing items and hold a work session featuring a consultant for the Eastside Area Plan, including new concepts for feedback and discussion. He also noted increased coordination with the Urban Renewal Authority and Economic Development staff to advance planning efforts tied to redevelopment. This includes moving forward with the 10th Street Small Area Plan, aligned with the 10th Street TIF (Tax Increment Financing) District, and similar efforts related to the Eastside Area Plan, which overlaps with the East 8th Street and Western Sugar TIF districts. These funding sources are intended to support public improvements that could encourage reinvestment and redevelopment in these areas.

Chair Yeater requested an update on the Cascadia project if possible, noting that commission members are frequently asked about its status. Mr. Threewitt noted that project activity is shifting, with construction and earthwork slowing as certain components are paused or adjusted, while remaining work continues in a reduced capacity. At the same time, the Citizens Oversight Committee process is increasing, including member recruitment and appointments. Staff are consolidating project information for review, with a focus on transparency and helping the committee understand the project’s history to inform future direction as construction activity winds down.

Commissioner Franzen stated at the last meeting, there was brief discussion regarding potential Supreme Court rulings, and an update was requested on any recent developments. Mr. Threewitt shared there were no updates at this time. The discussion referred to the Telluride case, and to Mr. Threewitt’s knowledge, there have been no recent developments as of today.

8. Adjournment:

Chair Yeater adjourned the meeting at 1:41pm.

Justin Yeater – Chair

Don Threewitt – Interim Community Development Director

PLANNING COMMISSION SUMMARY

ITEM: Establishment of H-A (Holding Agriculture) Zoning of 219.22 acres for property annexed into the City of Greeley (ANX2025-0003).

FILE NO.: ZON2026-0002

PROJECT: Schmerge Establishment of Zoning

LOCATION: Located generally East of Weld County Road 17, approximately one mile north of US Highway 34 and West of State Highway 257

APPLICANT: City of Greeley

CASE PLANNER: Katelyn Puga, Planner III

PLANNING COMMISSION HEARING DATE: April 28, 2026

PLANNING COMMISSION FUNCTION:

Review the proposed annexation for compliance with Section 24-204 of the Greeley Development Code and make a recommendation to the City Council.

EXECUTIVE SUMMARY

As required in Sec. 24-214 of the Development Code, annexed areas shall be included in the City's zoning ordinance and map within ninety (90) days after the effective date of the annexation ordinance. As such, this application has been initiated by the City of Greeley to place Holding Agriculture (H-A) zoning on the property to meet Colorado statute requirements. The property was annexed into the City of Greeley on September 24, 2025. by the Schmerge Annexation application (ANX2025-0003), and zoned under the Cascadia PUD (File No. PUD2025-0003). The PUD was repealed by a vote referendum on March 5, 2026 and is required to place zoning on it. The property owner has not submitted an establishment of zoning application since the PUD was repealed, therefore the City is required to place zoning on the property. The H-A zone district would intend for property to be used for agricultural purposes and/or which have no future land use proposed until a future rezoning application is proposed by the property owner.

A. REQUEST

The City of Greeley is initiating a zoning request of approval for the Establishment of Zoning to H-A (Holding Agriculture) Zone District for property annexed into the City of Greeley (ANX2025-0003) to be approved.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Located generally East of Weld County Road 17, approximately one mile north of US Highway 34 and West of State Highway 257. (See Attachment A – Vicinity Map).

Previous Zoning: Cascadia PUD (allowed for low density residential land uses on the subject property)

Proposed Zoning: Holding Agriculture (HA)

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

See Figure 1 for details.

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

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

Lot Size: 219.22 Acres

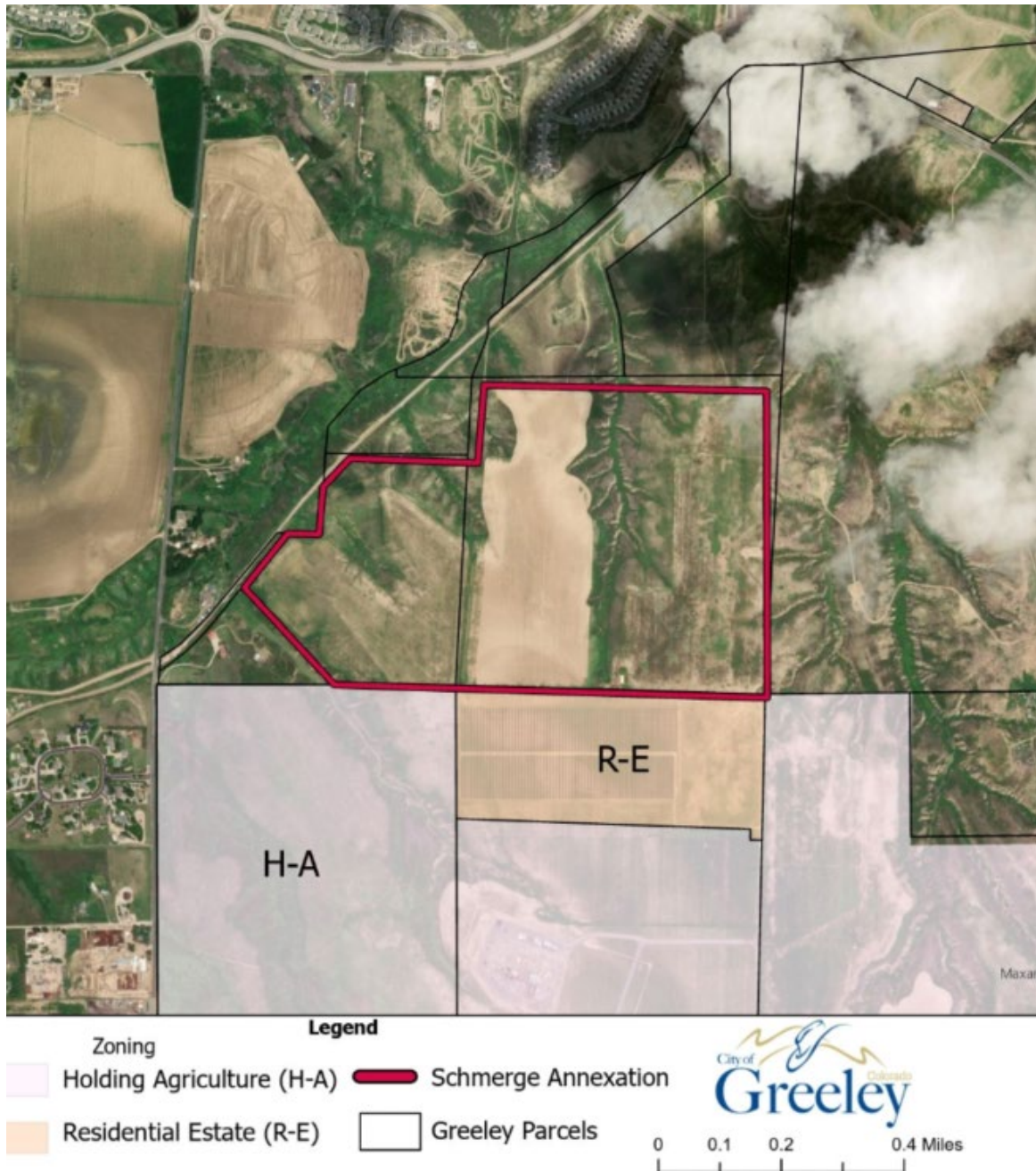


Figure 1

D. BACKGROUND

This establishment of zoning is initiated by the City of Greeley in order to place zoning on recently annexed property within 90 days as required by Colorado statute. The property was annexed by Ordinance No. 28, 2025 on September 24, 2025. An application submitted by owner, Patriot Energy LLC was submitted to zone the property as part of the Cascadia Planned

Unit Development (PUD) (File No. PUD2025-0003). The Cascadia PUD was approved by Ordinance 30, 2025 on September 24, 2025, resulting in the property being zoned PUD.

In late 2025, the City Council chose to send the question to repeal the PUD zoning to a public vote. On February 24, 2026 voters approved the repeal, and the Cascadia PUD was repealed (undone), leaving the Schmerge and Kinnison annexations without zoning. To comply with the 90-day requirement, the City of Greeley is establishing zoning on the properties by June 3rd, 2026 to be within the 90-days from the vote certification date (March 5, 2026).

The subject area, consisting of 219.221 acres, includes Parcel No. 095704000006 and Parcel No. 095704000031, including a portion of a 60-foot right-of-way at the south side of both parcels. There are currently no direct access roads into the property from dedicated rights-of-way. The annexation area contains four plugged and abandoned oil and gas wells and 14 active oil and gas wells. The parcels are located within the Long-Range Expected Growth Area, Three Mile Plan, and are designated as Open Lands and Natural Areas – Bluffs on Imagine Greeley’s Land Use Guidance Map.

The City of Greeley is proposing to establish H-A (Holding Agriculture) zone district. The H-A zone district is generally intended for undeveloped open lands or agricultural land. No specific plans for the site are proposed at the time of annexation, but the Land Use Guidance Map indicates low-density residential uses for the site could be possible on H-A zoning. Consideration of future development as anything besides uses allowed in H-A would require a rezone. H-A zoning is being considered until further master plans are submitted for future development of the area. In addition, if the subject site develops in the future, subsequent plans will be required to comply with the City’s Development Code and will be required to comply with APFA (Adequate Public Facilities Area) requirements. The Development Code identifies that H-A is intended to be used as a “pre-development” district to hold areas until more coordinated planning for infrastructure, land uses, and design can occur. This coordinated planning would include providing adequate public facilities to the area to serve future development.

E. APPROVAL CRITERIA

Development Code Section 24-204 Rezoning Procedures

The review criteria found in Section 24-204(b) of the Development Code shall be used to evaluate the establishment of zoning application.

- 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 Imagine Greeley Comprehensive Plan’s Land Use Guidance Map, adopted in 2018, envisions the subject area as Bluffs.

The proposed H-A (Holding Agriculture) zoning district is appropriate for this area. The H-A district has limited land uses, and any development proposal will require a rezone to a district that allows the uses proposed. Additionally, the H-A zone district will allow current agricultural uses to continue as they are until master planning is coordinated to ensure that urban services are available for future development proposals. Section 24-214 of the Development Code allows for the city council to place the newly annexed property into the H-A Holding Agriculture Zoning District.

The proposal complies with this criterion.

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

Staff Comment: According to the Development Code, the H-A (Holding Agriculture) zoning district is intended for properties that have been annexed to the City and are either being used for agricultural purposes or have no immediate development potential. Additionally, due to the development patterns and inefficiency of providing city services, this area receives only limited infrastructure investment and is therefore used as a “pre-development” district to either preserve open and rural lands and agriculture uses, or hold areas until more coordinated planning for infrastructure, land uses, and design can occur.

The property owners anticipate future coordinated planning efforts in order to achieve the infrastructure, land uses, and design requirements for development of the property. The subject properties are currently being used for agricultural purposes, and under the proposed H-A zone district, these uses would be permitted to continue.

The proposal 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: A vote that repealed the Cascadia PUD has created a changed condition to the subject property that was annexed in 2025, leaving it with no assigned zoning within the City. In accordance with state statute and Greeley Development Code requirements, zoning must be established within 90 days of annexation. The City Council shall place an H-A zoning designation on the property.

The proposal complies with this criterion.

4. Whether the existing zoning 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: When the properties were located in unincorporated Weld County, they were zoned A (Agriculture). Since the property has been annexed into the City of Greeley, City zoning must be established as outlined above.

The proposal complies with this criterion.

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

Staff Comment: The proposed establishment of zoning maintains the current character of the neighborhood. The proposed H-A zone district allows uses limited to agriculture, which is the current use of the property. Any proposed development other than the allowed uses in H-A would require the rezone of the subject area to a zone district that allows for the proposal.

The proposal 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: The H-A zone district does not allow any uses beyond agriculture. Any proposed development would require a rezone of the property. When water and sanitary sewer service is requested for this region as part of a development proposal, significant offsite extensions will be required unless other development has already made the extensions. Any

proposed development of the subject site would be reviewed for compliance with city standards and improvements to existing infrastructure may be required at that time.

The proposal 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: As stated above, the area is changing in that it is being annexed into the City of Greeley and per State statute and Greeley Development code requirements, zoning must be established within 90 days on newly annexed land. The H-A zoning provides a pre-development to hold the area until more coordinated planning for infrastructure, land uses, and design can occur.

The proposal 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: There are no anticipated negative impacts from the proposed establishment of zoning. As previously stated, the proposed H-A zone district's allowed uses are limited to agriculture. Any proposed development of the subject site would be reviewed for compliance with city standards and any potential impacts to neighboring properties would be considered at that time.

The proposal complies with this criterion.

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

Staff Comment: City staff recommend approval of this establishment of zoning request.

F. ADMINISTRATIVE REVIEW TEAM COMMENTS:

The proposal was reviewed by the Administrative Review Team and all comments have been addressed.

G. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The two parcels included in the annexation applications are unsubdivided and were annexed by Ordinance No. 30, 2025 on September 24, 2025, into the City of Greeley. A Subdivision Plat will be required for future development proposals

2. HAZARDS

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

3. WILDLIFE

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

4. FLOODPLAIN

The site has no mapped floodplains on the subject property.

5. DRAINAGE AND EROSION

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

6. TRANSPORTATION

The annexation included a section of Weld County Right-of-Way along the south side of the annexation boundary. This Right-of-Way does not contain any roadway improvements. Future transportation-related improvements would be examined through future development applications.

H. SERVICES

1. WATER

Water service to the property will be provided by the City of Greeley in accordance with future development applications and any other Intergovernmental Agreements.

2. SANITATION

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

3. EMERGENCY SERVICES

The City of Greeley Fire Department took over fire services for the site upon annexation. The closest fire station, Fire Station #6 (10603 W. 20th St) is approximately 4 miles away to the east.

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

Additional requirements for adequate public facilities are evaluated under future development applications.

4. PARKS/OPEN SPACES

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

5. SCHOOLS

The property is located in the Windsor RE-4 School District.

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

I. NEIGHBORHOOD IMPACTS

1. VISUAL

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

2. NOISE

Staff does not anticipate that the proposed establishment of zoning would create any significant increase in noise, and conditions would likely remain unchanged. Potential impacts would be reviewed at time of future development.

H. PUBLIC NOTICE AND COMMENT:

Notices to surrounding property owners within 1000 ft. of the subject area were mailed on April 10, 2026, per Development Code requirement. One sign was posted on the site on April 8, 2026. Two public comments were received as of April 14, 2026 and are summarized below:

1. One comment citing concerns that zoning the property H-A would prevent future development ability to contribute positively to all local areas. A copy of the comment is provided in Attachment 5.
2. One comment requesting that the name of this City-initiated zoning application be revised to avoid any perceived association with previous property owners. The City Attorney's Office confirmed that the name of the application cannot be changed at this point in the process. Future subdivision applications of the property may use a different name.

I. PLANNING COMMISSION RECOMMENDED MOTION:

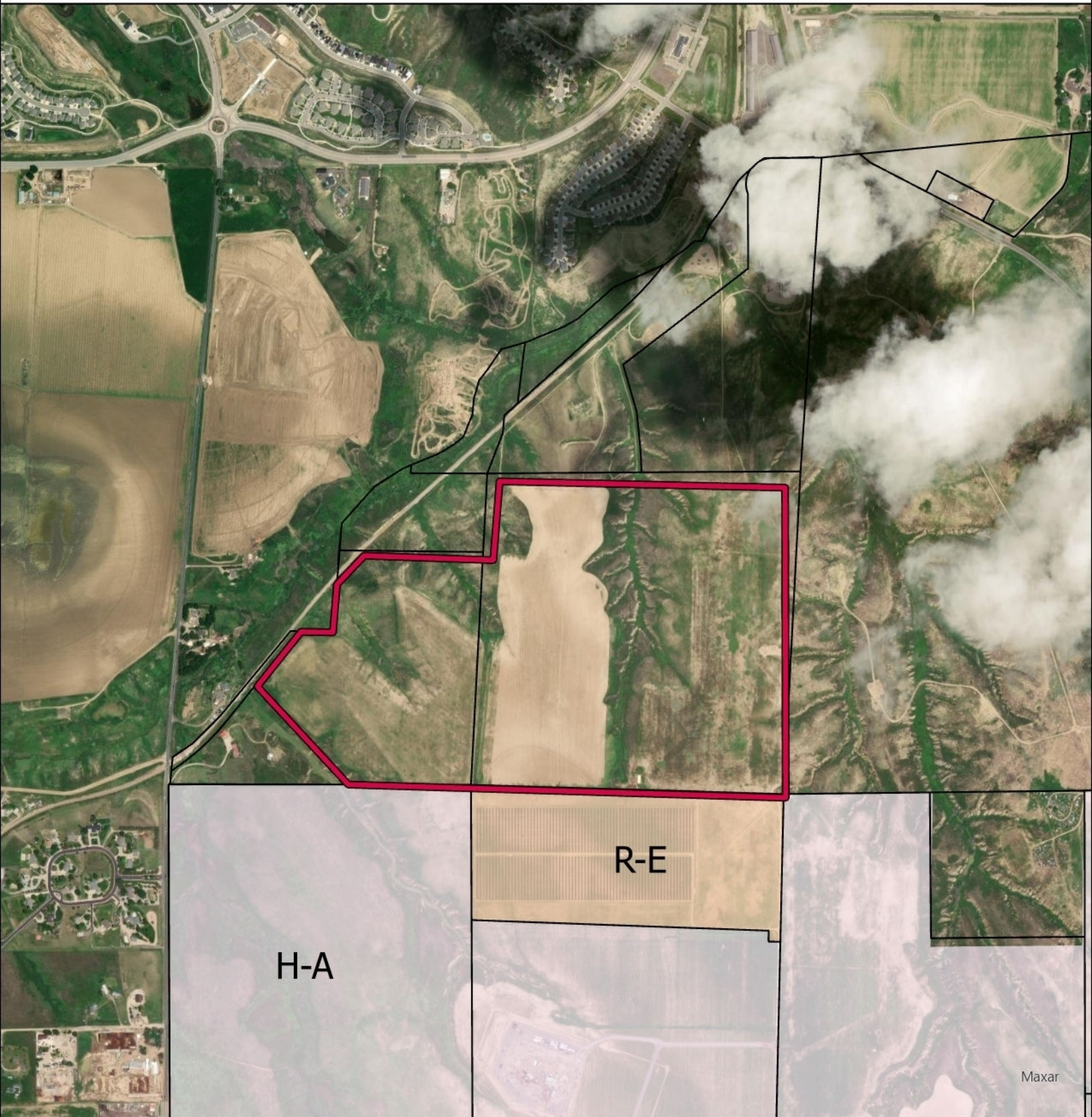
Based on the preceding analysis, the Planning Commission finds that the proposed Establishment of Zoning, meets the required Development Code criteria of Section 24-204.b.(1-9); and recommend approval of the H-A (Holding Agriculture) zone district to the City Council.

J. ATTACHMENTS:




1. Vicinity and Zoning Map
2. Legal Description
3. Adjacent Property Owners Notice Boundary
4. List of Allowed Land Uses in H-A Zoning
5. Public Comment

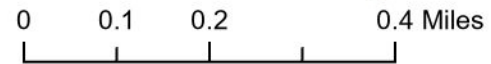
Vicinity & Zoning Map

ZON2026-0002 Schmerge Establishment of Zoning



Legend

- | | |
|---|---|
|  Zoning |  Schmerge Property |
|  Holding Agriculture (H-A) |  Greeley Parcels |
|  Residential Estate (R-E) | |



LEGAL DESCRIPTION

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

and

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

EXCEPTING THEREFROM the following described tracts of land:

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

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

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

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

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

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

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

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

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

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

thence along said West line, North 05°12'23" East, 882.37 feet to the True Point of Beginning, said point being on a meander line representing the approximate centerline of a drainage ditch;

thence along said centerline the following courses and distances:

North 61°30'16" East, 79.65 feet;

North 75°05'39" East, 143.84 feet;

North 49°20'08" East, 196.43 feet;

North 61°12'33" East, 253.31 feet;

North 18°54'17" East, 77.16 feet;

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

thence South 89°29'34" East along said North line, a distance of 336.81 feet to the centerline of the railroad track of the Great Western Railway, said centerline being 408 feet West of the NE Corner of said SW 1/4 of the SW 1/4;

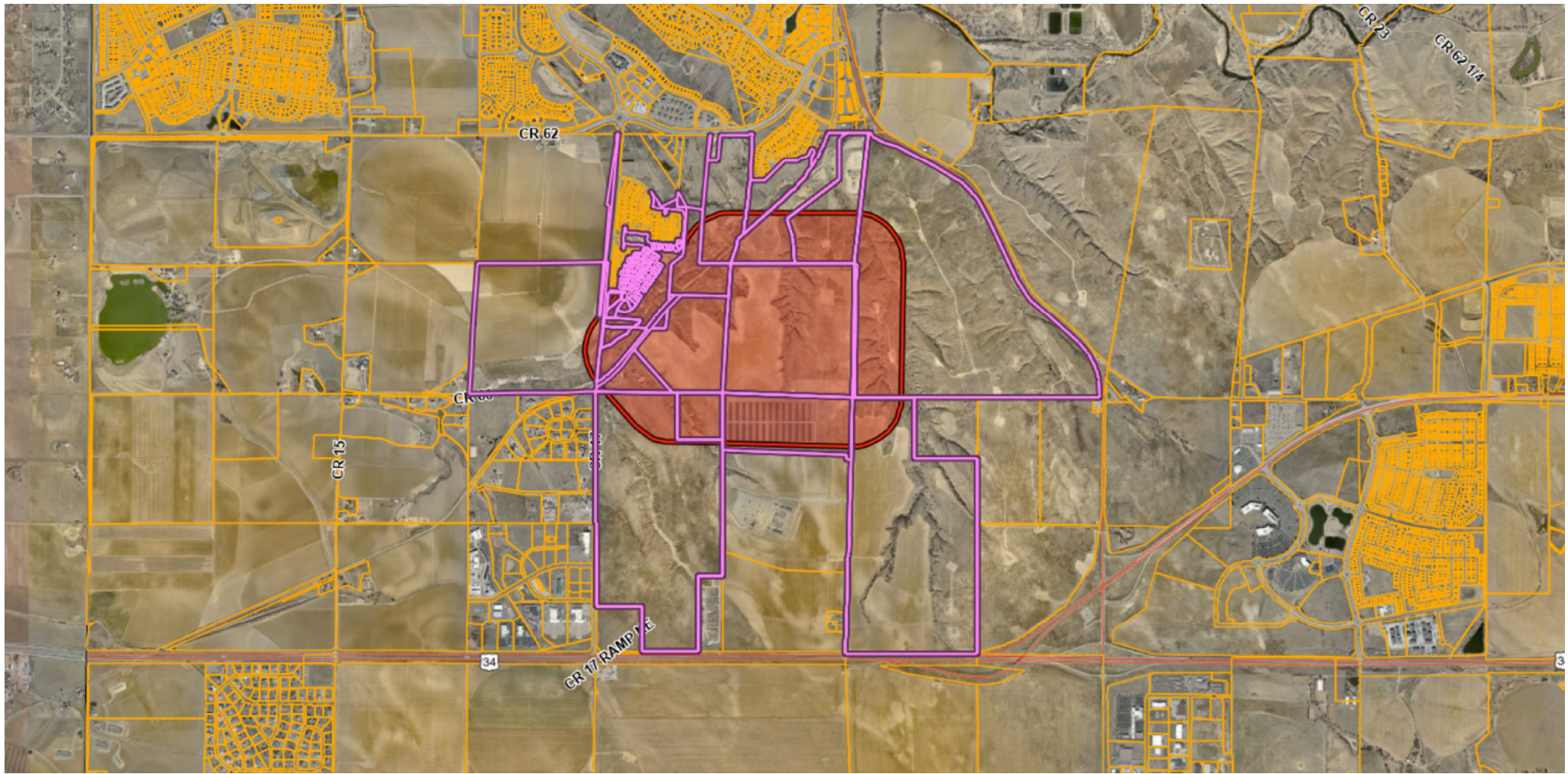
thence Southwesterly along said centerline as follows:

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

thence on a curve to the right whose radius is 1910.1 feet, 624 feet to a point on the West line of said Section 4;
thence North 05°12'23" East along said line, 705.37 feet to the point of beginning.

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

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



ZONING DISTRICTS & LAND USES

District Intent & Applicability

Intent. To carry out the purposes of this code, the following districts are established, with the intent given for the context and character of specific areas, the development patterns, and the types or intensity of uses and buildings.

Zoning Districts & Intent

Permitted Uses are subject to staff review and/or Site Plan Review approval to confirm compliance with general district and building standards applicable throughout the City of Greeley Development Code.

Use by special review uses are subject to the review process and criteria in Section 24-206 of the City of Greeley Development Code.

H-A – Holding-Agriculture

The H-A district is intended for properties which have been annexed to the City and are either being used for agricultural purposes or have little or no immediate development potential. Due to the development patterns and inefficiency of providing city services, this area receives only limited infrastructure investment and is therefore used as a “pre-development” district to either preserve open and rural lands and agriculture uses, or hold areas until more coordinated planning for infrastructure, land uses, and design can occur.

Permitted Uses

Permitted uses in this district include:

- Single family dwellings
- Established residential
- Farming
- Lodging short term rental
- Parks, Open Spaces & Common Areas (See Section 24-302 and 24-504 for standards applicable to all districts)
- Oil & Gas Operations (See Section 24-1102 for standards and procedures applicable in all districts)
- Wireless Communication Facilities (See Section 24-1101 for standards and procedures applicable in all zone districts)

Use by Special Review Uses

Use by special review uses in this district include:

- Utilities such as lines over 33 KVA, overhead

Planning Commission Hearing Feedback

From Justin Krebs <justinpkrebs@gmail.com>
Date Tue 4/14/2026 1:24 AM
To Katelyn Puga <Katelyn.Puga@Greeleygov.com>

You don't often get email from justinpkrebs@gmail.com. [Learn why this is important](#)

Hello Katelyn,

Please present this feedback during the City Council Meeting regarding the Schmerge Establishment of Zoning.

"Schmerge should not be zoned as H-A. Zoning this area as H-A will prevent future developments which will contribute positively to all local areas. Northern Colorado is growing, and we must grow with it. Zoning Schmerge as H-A does nothing but prevent proposed developments, which may offer billions of dollars of tax revenue can greatly benefit the City of Greeley."

Thank you.

Justin Krebs



Schmerge Establishment of Zoning ZON2026-0002



Community
Vitality

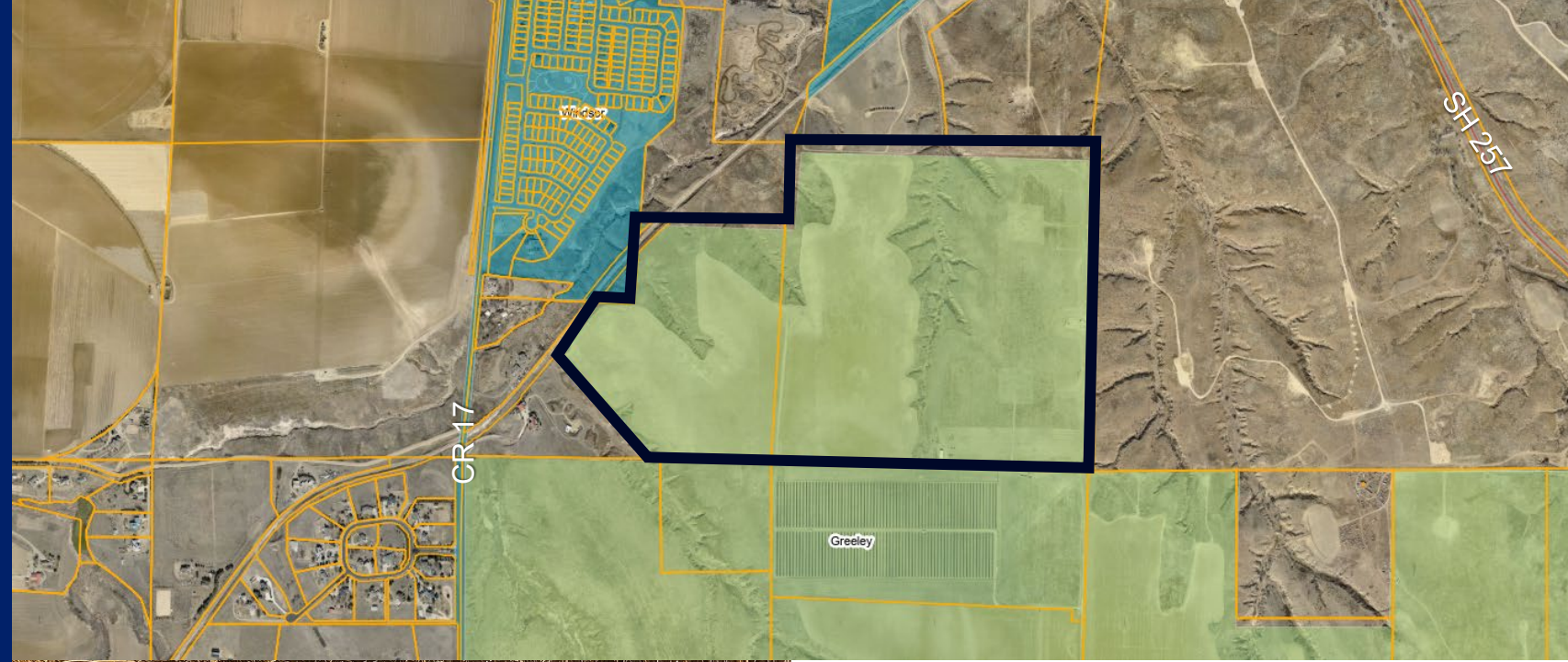
Katelyn Puga, Planner III

Katelyn.puga@greeleygov.com (970) 336-4050

Planning Commission – April 28, 2026



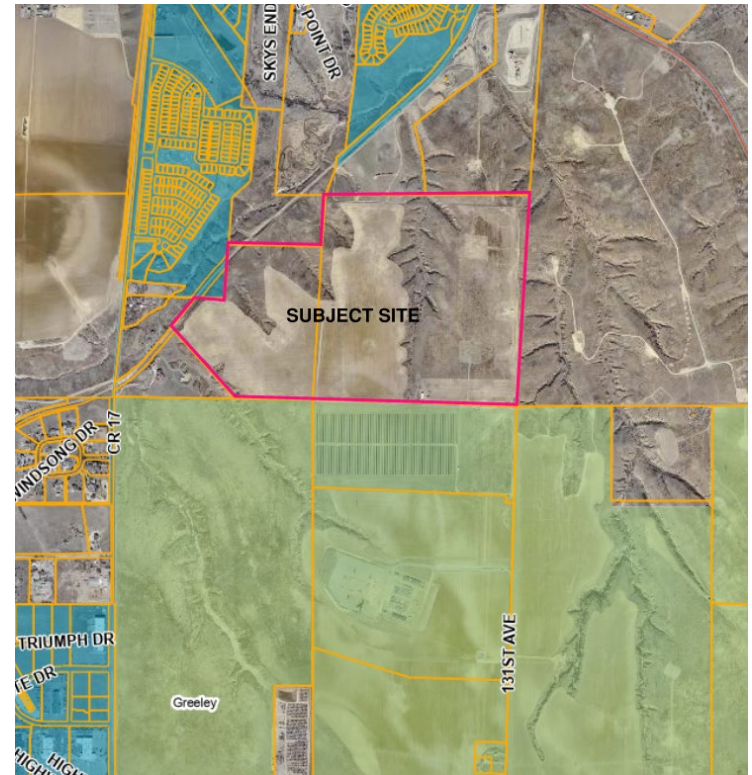
Agenda



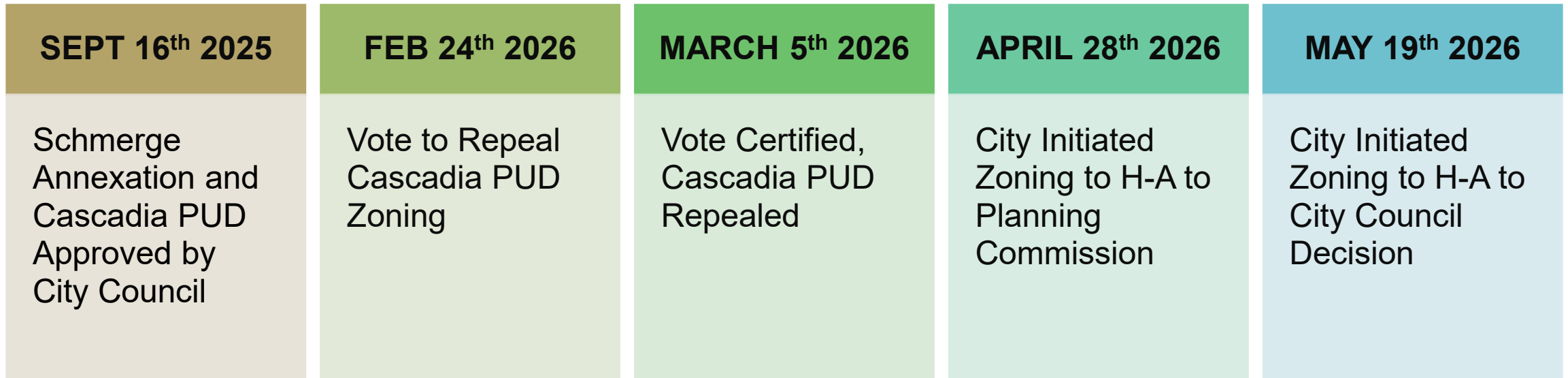
- **Request:**
 - City initiated request to establish zoning as H-A (Holding Agriculture) – ZON2026-0002
- **Background:**
 - Timeline of events leading to city-initiated zoning to H-A
- **Planning Commission Recommendation**
- **City Council Decision**

Location

- 1 Mile north of Highway-34, east of WCR 17
- Railroad located on northwest side of property.
- Sites are currently undeveloped except for P&A oil and gas wells
- Topographic variation, including arroyos



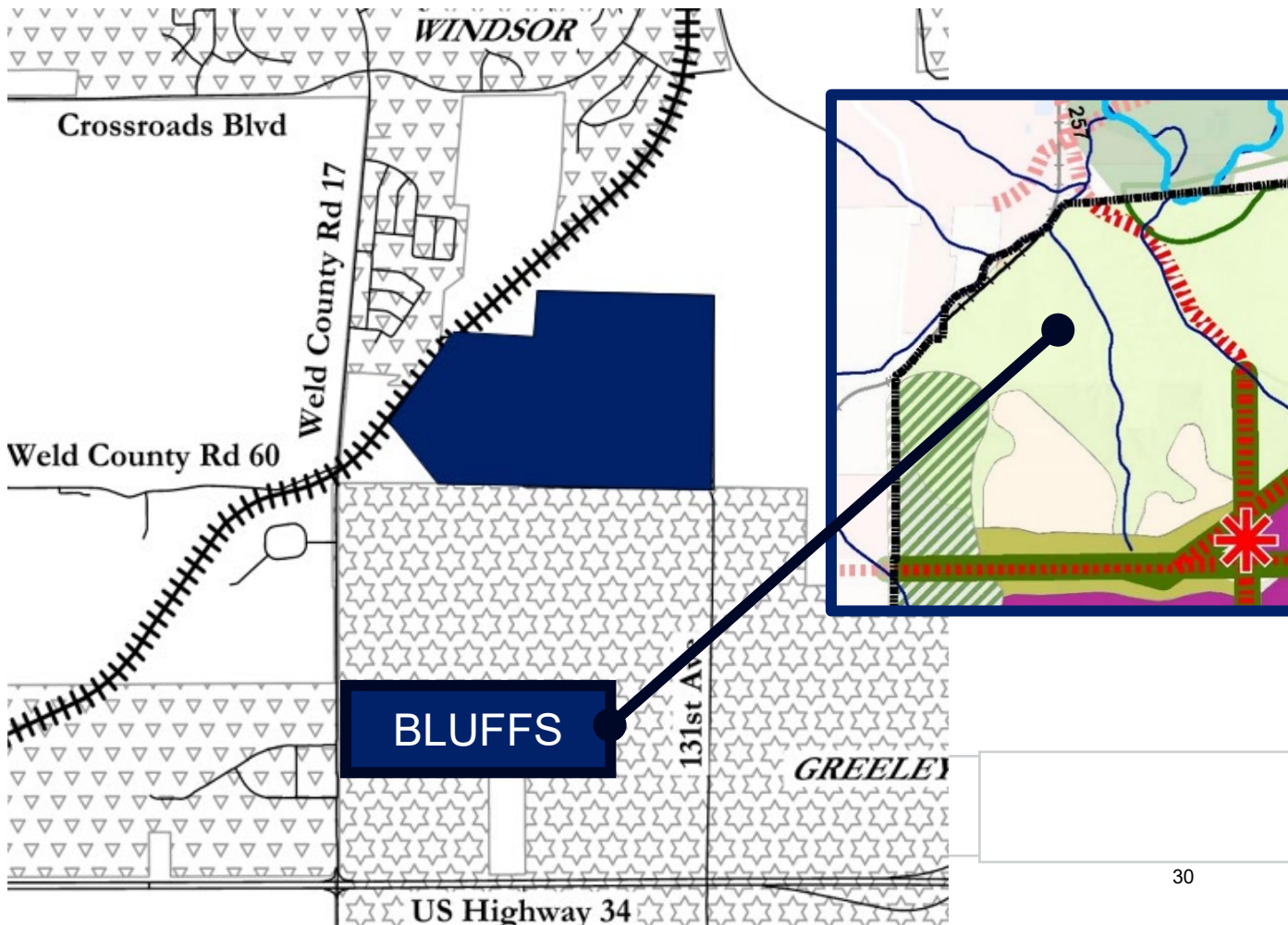
Background




90 Days to Establish Zoning



Zoning Considerations



- Annexed property is required to be zoned within 90 days of annexation.
- Development Code allows for City Council to zone an annexed property as H-A.
- H-A can be a “placeholder” zoning until more master planning of the area is underway, or until proposal by applicant.
- Imagine Greeley Comprehensive Plan designations of Bluffs align with H-A.

Establishment of Zoning

Approval Criteria

- Rezone Criteria – 24-204 Nine Criteria Used to Evaluate Rezoning applications
- The proposed Establishment of Zoning is consistent with the criteria as outlined in your Summary

Notification

- 119 notice letters sent to properties within 1000'
- Public hearing sign posted on the property

Recommendation

- Community Development recommends approval

Motions

Recommended

- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Schmerge Establishment of Zoning, File number **ZON2026-0002** meets the required Development Code criteria of Section 24-204.b.(1-9); and **recommend approval** of the H-A (Holding Agriculture) zone district to the City Council.

Motions

Alternative

- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Schmerge Establishment of Zoning, File number **ZON2026-0002** does not meet the required Development Code criteria of Section 24-204.b.(1-9); and **recommend denial** of the H-A (Holding Agriculture) zone district to the City Council.

Thank you



Supplementary Slides

Permitted Uses

Permitted uses in this district include:

- Single family dwellings
- Established residential
- Farming
- Lodging short term rental
- Parks, Open Spaces & Common Areas (See Section 24-302 and 24-504 for standards applicable to all districts)
- Oil & Gas Operations (See Section 24-1102 for standards and procedures applicable in all districts)
- Wireless Communication Facilities (See Section 24-1101 for standards and procedures applicable in all zone districts)

Use by Special Review Uses

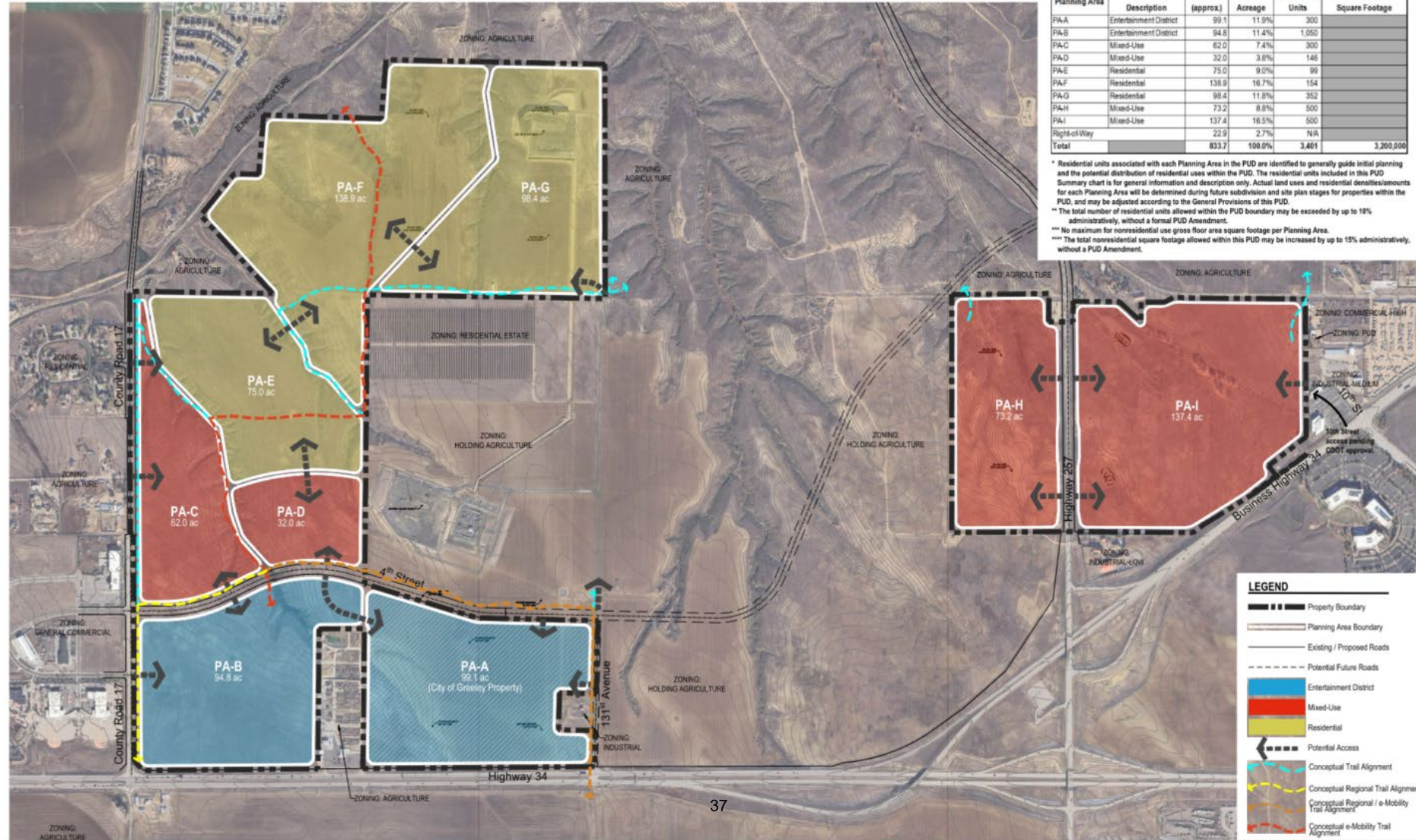
Use by special review uses in this district include:

- Utilities such as lines over 33 KVA, overhead

Supplementary Slides

Overall PUD Plan

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



PLANNING COMMISSION SUMMARY

ITEM: Establishment of H-A (Holding Agriculture) Zoning of 73.319 acres as part of the Kinnison Annexation (ANX2025-0003).

FILE NO: ZON2026-0003

PROJECT: Kinnison Establishment of Zoning

LOCATION: Located generally east of 131st Avenue, north of US Highway 34, and west of State Highway 257

APPLICANT: City of Greeley

CASE PLANNER: Katelyn Puga, Planner III

PLANNING COMMISSION HEARING DATE: April 28, 2026

PLANNING COMMISSION FUNCTION:

Review the proposed annexation for compliance with Section 24-204 of the Greeley Development Code and make a recommendation to the City Council.

EXECUTIVE SUMMARY

As required in Sec. 24-214 of the Development Code, annexed areas shall be included in the City's zoning ordinance and map within ninety (90) days after the effective date of the annexation ordinance. As such, this application has been initiated by the City of Greeley to place Holding Agriculture (H-A) zoning on the property to meet Colorado statute requirements. The property known as “Kinnison” Annexation, was annexed into the City of Greeley on September 16, 2026, and zoned under the Cascadia PUD (File No. PUD2025-0003). The PUD was repealed by a vote referendum on March 5, 2026 and is required to place zoning on it. The property owner VIMA Partners, LLC has not submitted an establishment of zoning application since the PUD was repealed; therefore, the City is required to place zoning on the property. The H-A zone district would intend for property to be used for agricultural purposes and/or which have no future land use proposed until a future rezoning application is proposed by the property owner.

A. REQUEST

The City of Greeley is initiating a zoning request for approval of the Establishment of Zoning to H-A (Holding Agriculture) Zone District for property known as the Kinnison Annexation to be approved.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Generally located east of 131st Avenue, north of US Highway 34, and west of State Highway 257 (See Attachment A – Vicinity Map).

Previous Zoning: Cascadia PUD (allowed for non-residential land uses on the Kinnison property); previously was zoned AG in Weld County.

Proposed Zoning: Holding Agriculture (HA)

Abutting Zoning: North: AG (Agriculture – County)
South: H-A (Holding Agriculture - City)
East: H-A (Holding Agriculture – City)
West: H-A (Holding Agriculture – City)

See Figure 1 for details.

Abutting Land Uses: North: Arroyos Del Sol Natural Area, Utility Substation
South: Undeveloped and Open Space/Natural Areas, Highway 34
East: Undeveloped and Open Space/Natural Areas.
West: Undeveloped and Open Space/Natural Areas, State Highway 257

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

Lot Size: 73.319 Acres

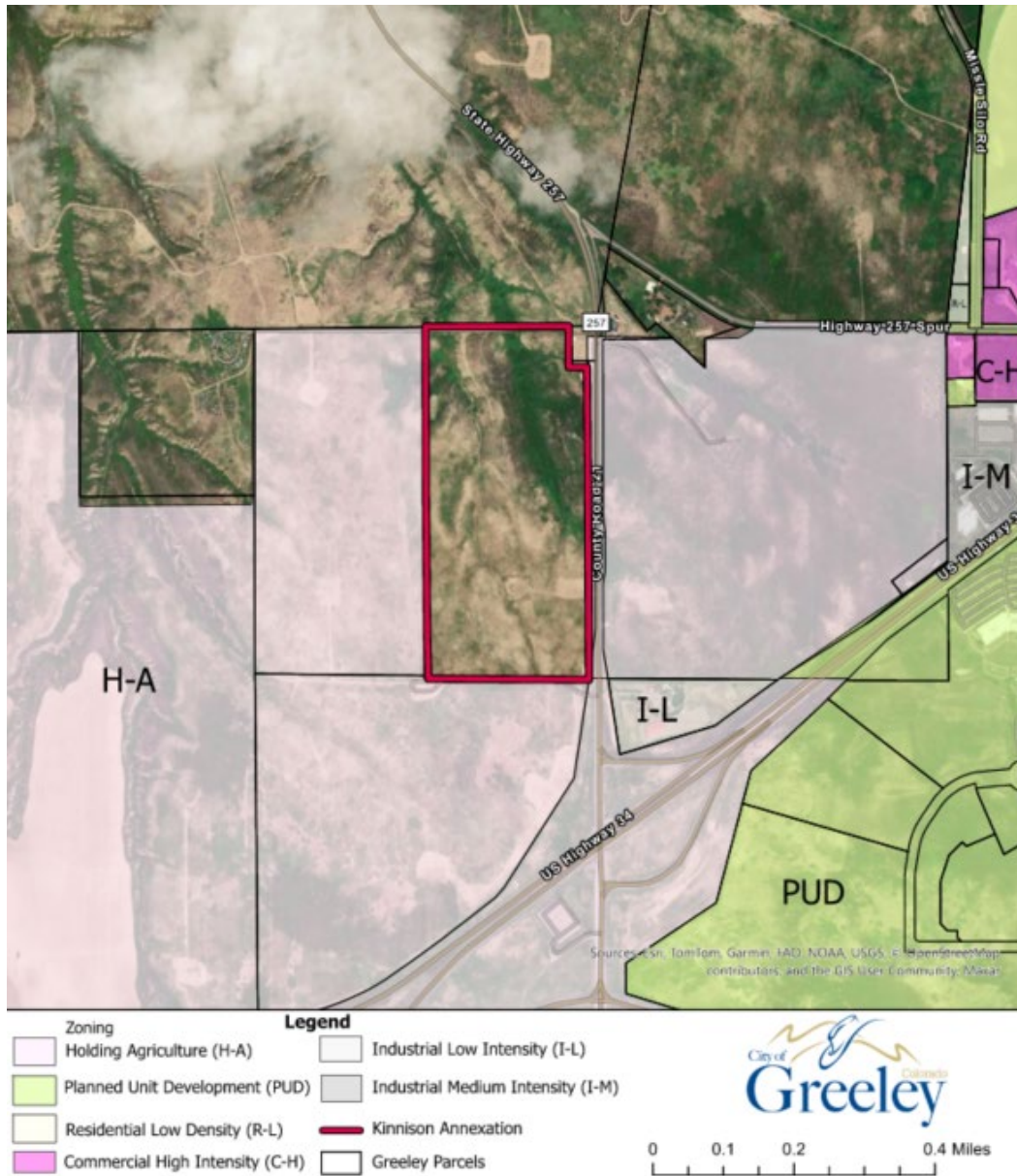


Figure 1

D. BACKGROUND

This establishment of zoning is initiated by the City of Greeley in order to place zoning on recently annexed property within 90 days as required by Colorado statute. The property was annexed by Ordinance No. 29, 2025 on September 16, 2025. An application submitted by owner, VIMA Partners LLC was submitted to zone the Kinnison property as part of the Cascadia Planned Unit Development (PUD). The Cascadia PUD was approved by Ordinance 30, 2025 on September 16, 2025, resulting in the Kinnison property being zoned PUD.

In late 2025, the City Council chose to send the question to repeal the PUD zoning to a public vote. On February 24, 2026, voters approved the repeal, and the Cascadia PUD was repealed (undone), leaving the Schmerge and Kinnison annexations without zoning. To comply with the 90-day requirement, the City of Greeley is establishing zoning on the properties by June 3, 2026 to be within the 90-days from the vote certification date (March 5, 2026).

The subject area, consisting of 73.319 acres, includes one parcel, 095710000019. The property is largely undeveloped land, except for two plugged and abandoned oil and gas wells, and characterized by variation in topography that consists of the arroyo natural features. The parcels are located within the Long-Range Expected Growth Area and are designated as Bluff areas in the Comprehensive Plan.

The City of Greeley is proposing to establish H-A (Holding Agriculture) zone district. The H-A zone district is generally intended for undeveloped open lands or agricultural land. No specific plans for the site are proposed specifically for this property as of today, but the Land Use Guidance Map indicates low-density residential uses for the site could be possible on H-A zoning. Consideration of future development as anything besides uses allowed in H-A would require a rezone. H-A zoning is being considered until further master plans are submitted for future development of the area. In addition, if the subject site develops in the future, subsequent plans will be required to comply with the City’s Development Code and will be required to comply with APFA (Adequate Public Facilities Area) requirements. The Development Code identifies that H-A is intended to be used as a “pre-development” district to hold areas until more coordinated planning for infrastructure, land uses, and design can occur. This coordinated planning would include providing adequate public facilities to the area to serve future development.

E. APPROVAL CRITERIA

Development Code Section 24-204 Rezoning Procedures

The review criteria found in Section 24-204(b) of the Development Code shall be used to evaluate the establishment of zoning application.

- 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 Imagine Greeley Comprehensive Plan’s Land Use Guidance Map, adopted in 2018, envisions the subject area as Bluffs.

The proposed H-A (Holding Agriculture) zoning district is appropriate for this area. The H-A district has limited land uses, and any development

proposal will require a rezone to a district that allows the uses proposed. Additionally, the H-A zone district will allow current agricultural uses to continue as they are until master planning is coordinated to ensure that urban services are available for future development proposals. Section 24-214 of the Development Code allows for the city council to place the newly annexed property into the H-A Holding Agriculture Zoning District.

The proposal complies with this criterion.

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

Staff Comment: According to the Development Code, the H-A (Holding Agriculture) zoning district is intended for properties that have been annexed to the City and are either being used for agricultural purposes or have no immediate development potential. Additionally, due to the development patterns and inefficiency of providing city services, this area receives only limited infrastructure investment and is therefore used as a “pre-development” district to either preserve open and rural lands and agriculture uses, or hold areas until more coordinated planning for infrastructure, land uses, and design can occur.

The property owners anticipate future coordinated planning efforts in order to achieve the infrastructure, land uses, and design requirements for development of the property. The subject properties are currently being used for agricultural purposes, and under the proposed H-A zone district, these uses would be permitted to continue.

The proposal 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: A vote that repealed the Cascadia PUD has created a changed condition to the Kinnion property that was annexed in 2025, leaving it with no adopted zoning within the City. In accordance with state statutes and Greeley Development Code requirements, zoning must be established within 90 days of annexation. The City Council shall place an H-A zoning designation on the property.

The proposal complies with this criterion.

4. Whether the existing zoning 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: When the property were located in unincorporated Weld County, they were zoned A (Agriculture). Since the property has been annexed into the City of Greeley, City zoning must be established as outlined above.

The proposal complies with this criterion.

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

Staff Comment: The proposed establishment of zoning maintains the current character of the neighborhood. The proposed H-A zone district allows uses limited to agriculture, which is the current use of the property. Any proposed development other than the allowed uses in H-A would require the rezone of the subject area to a zone district that allows for the proposal.

The proposal 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: The H-A zone district does not allow any uses beyond agriculture and large lot residential land uses. Any proposed development would require a rezone of the property. When water and sanitary sewer service is requested for this region as part of a development proposal, significant offsite extensions will be required unless other development has already made the extensions. Any proposed development of the subject site would be reviewed for compliance with city standards and improvements to existing infrastructure may be required at that time.

The proposal 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: As stated above, the area is changing in that it is being annexed into the City of Greeley and per State statute and Greeley Development code requirements, zoning must be established within 90 days on newly annexed land. The H-A zoning provides a pre-development to hold the area until more coordinated planning for infrastructure, land uses, and design can occur.

The proposal 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: There are no anticipated negative impacts from the proposed establishment of zoning. As previously stated, the proposed H-A zone district's allowed uses are limited to agriculture. Any proposed development of the subject site would be reviewed for compliance with city standards and any potential impacts to neighboring properties would be considered at that time.

The proposal complies with this criterion.

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

Staff Comment: City staff recommend approval of this establishment of zoning request.

F. ADMINISTRATIVE REVIEW TEAM COMMENTS:

The proposal was reviewed by the Administrative Review Team and all comments have been addressed.

G. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The property included in the annexation applications were unsubdivided and were annexed by Ordinance No. 29 on September 16, 2025 into the City of Greeley. A Subdivision Plat will be required for future development proposals

2. HAZARDS

The properties contain two plugged and abandoned oil and gas wells; no active wells or associated operations remain. Fifty-foot setbacks are shown from the wells as part of the application submittal, the presence of these wells does not impact the proposed zoning.

3. WILDLIFE

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

4. FLOODPLAIN

The site has no mapped floodplains on the subject property.

5. DRAINAGE AND EROSION

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

6. TRANSPORTATION

The property is bounded by State Highway 257 located east of the site. There are no other roadways or dedicated rights-of-way on or adjacent to the site. Future transportation-related improvements would be examined through future development applications.

H. SERVICES

1. WATER

Water service to the property will be provided by the City of Greeley in accordance with future development applications and any other Intergovernmental Agreements.

2. SANITATION

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

3. EMERGENCY SERVICES

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

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

Additional requirements for adequate public facilities are evaluated under future development applications.

4. PARKS/OPEN SPACES

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

5. SCHOOLS

The property is located in the Windsor RE-4 School District.

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

I. NEIGHBORHOOD IMPACTS

1. VISUAL

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

2. NOISE

Staff does not anticipate that the proposed establishment of zoning would create any significant increase in noise, and conditions would likely remain unchanged. Potential impacts would be reviewed at time of future development.

H. PUBLIC NOTICE AND COMMENT:

Notices to surrounding property owners within 1000 ft. of the subject area were mailed on April 10, 2026, per Development Code requirement. One sign was posted on the site on April 8, 2026. To date, staff has not received any public comment.

I. PLANNING COMMISSION RECOMMENDED MOTION:

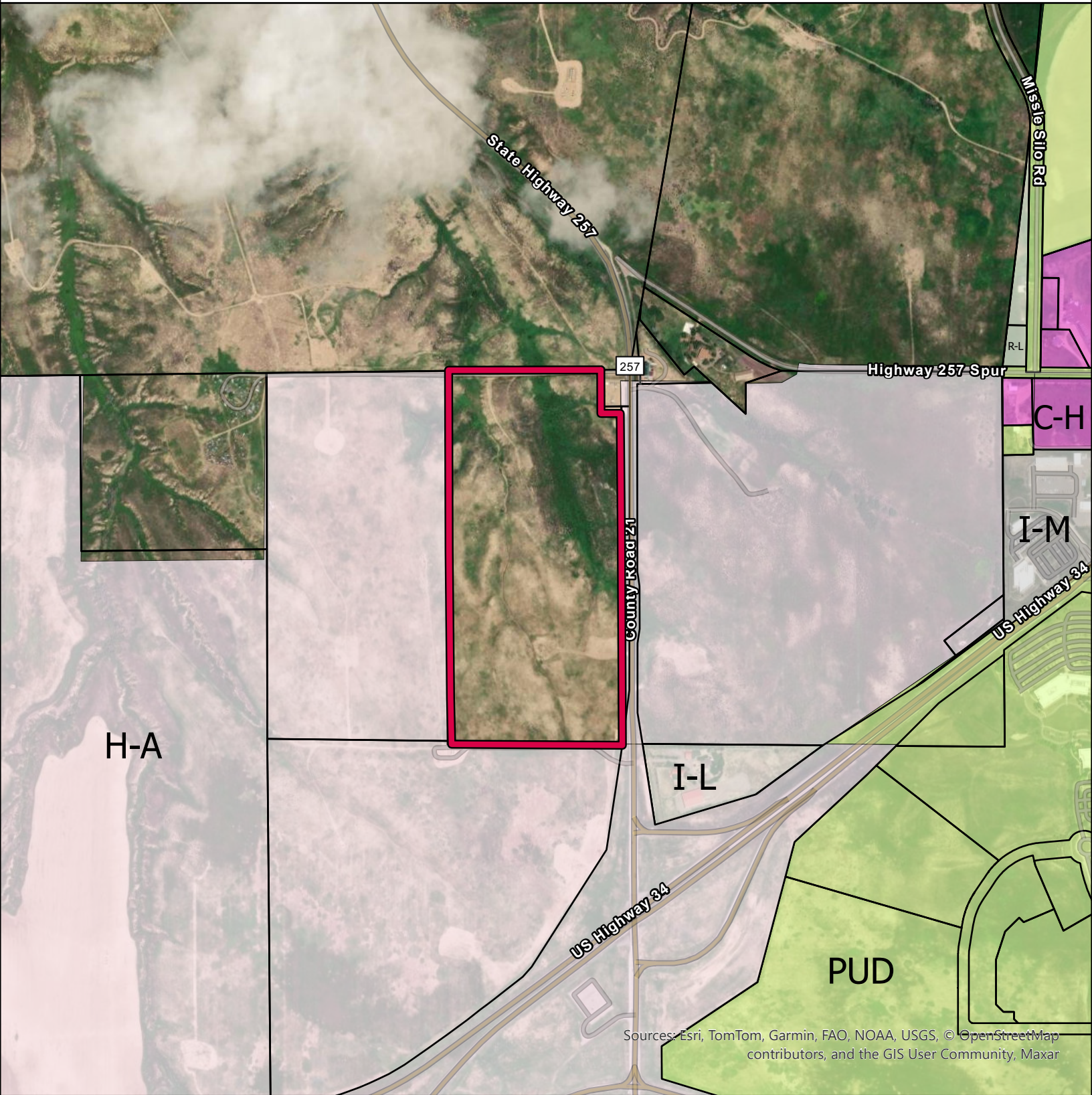
Based on the preceding analysis, the Planning Commission finds that the proposed Kinnison Establishment of Zoning meets the required Development Code criteria of Section 24-204.b.(1-9); and recommend approval of the H-A (Holding Agriculture) zone district to the City Council.

J. ATTACHMENTS:

1. Vicinity and Zoning Map
2. Legal Description
3. Adjacent Property Owners Notice Boundary
4. List of Allowed Land Uses in H-A Zoning

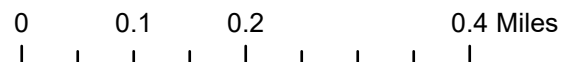
Vicinity & Zoning Map

ZON2026-0003 Kinnison Establishment of Zoning



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

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



PROPERTY DESCRIPTION

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

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

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

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

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

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

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

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

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

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

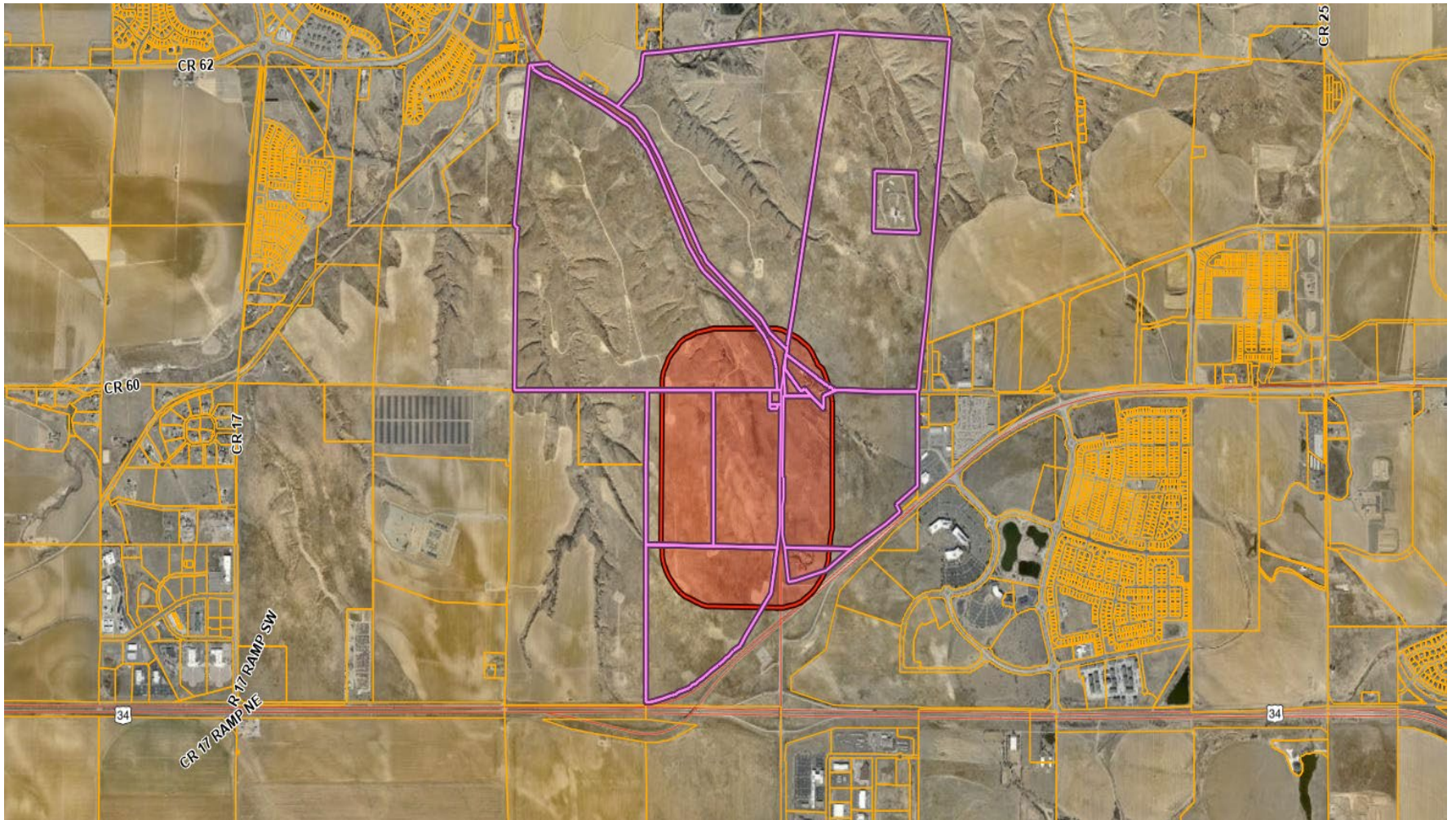
Said described parcel of land contains 73.319 Acres, more or less (\pm), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

SURVEYORS STATEMENT

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

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

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



ZONING DISTRICTS & LAND USES

District Intent & Applicability

Intent. To carry out the purposes of this code, the following districts are established, with the intent given for the context and character of specific areas, the development patterns, and the types or intensity of uses and buildings.

Zoning Districts & Intent

Permitted Uses are subject to staff review and/or Site Plan Review approval to confirm compliance with general district and building standards applicable throughout the City of Greeley Development Code.

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H-A – Holding-Agriculture

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Permitted Uses

Permitted uses in this district include:

- Single family dwellings
- Established residential
- Farming
- Lodging short term rental
- Parks, Open Spaces & Common Areas (See Section 24-302 and 24-504 for standards applicable to all districts)
- Oil & Gas Operations (See Section 24-1102 for standards and procedures applicable in all districts)
- Wireless Communication Facilities (See Section 24-1101 for standards and procedures applicable in all zone districts)

Use by Special Review Uses

Use by special review uses in this district include:

- Utilities such as lines over 33 KVA, overhead



Kinnison Establishment of Zoning ZON2026-0003

Katelyn Puga, Planner III

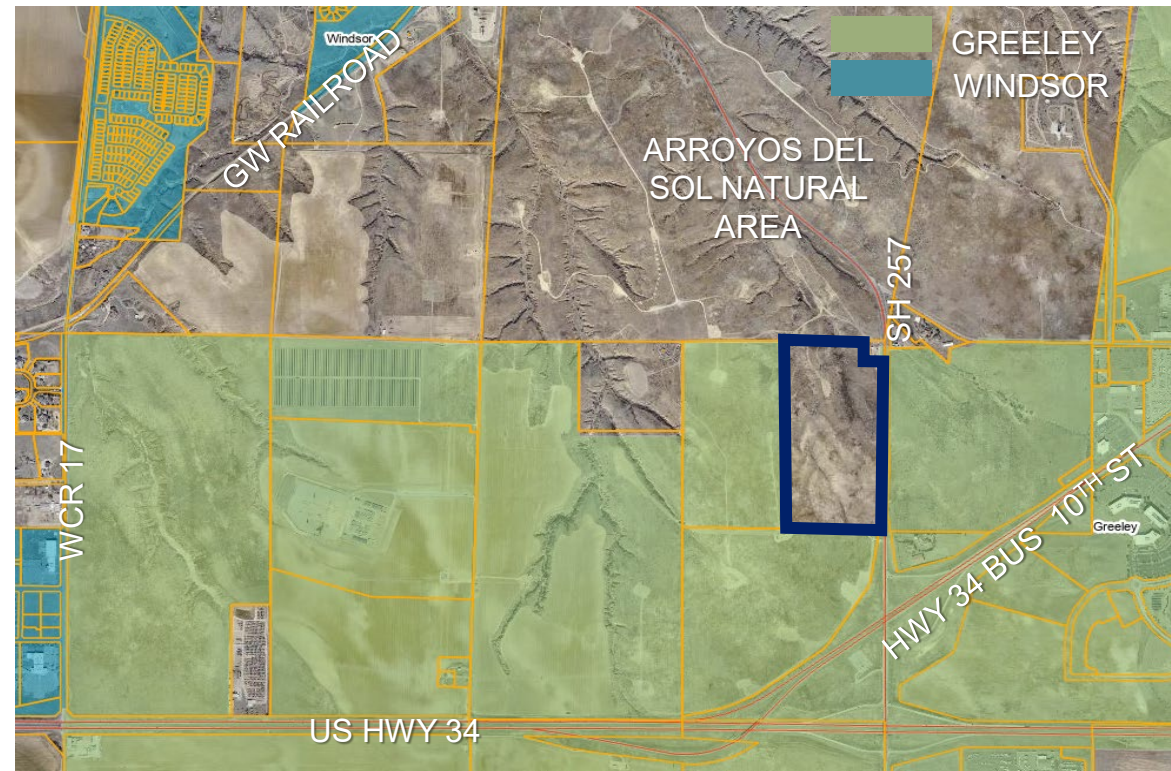
Katelyn.puga@greeleygov.com (970) 336-4050

Planning Commission – April 28, 2026



Community Vitality

Agenda



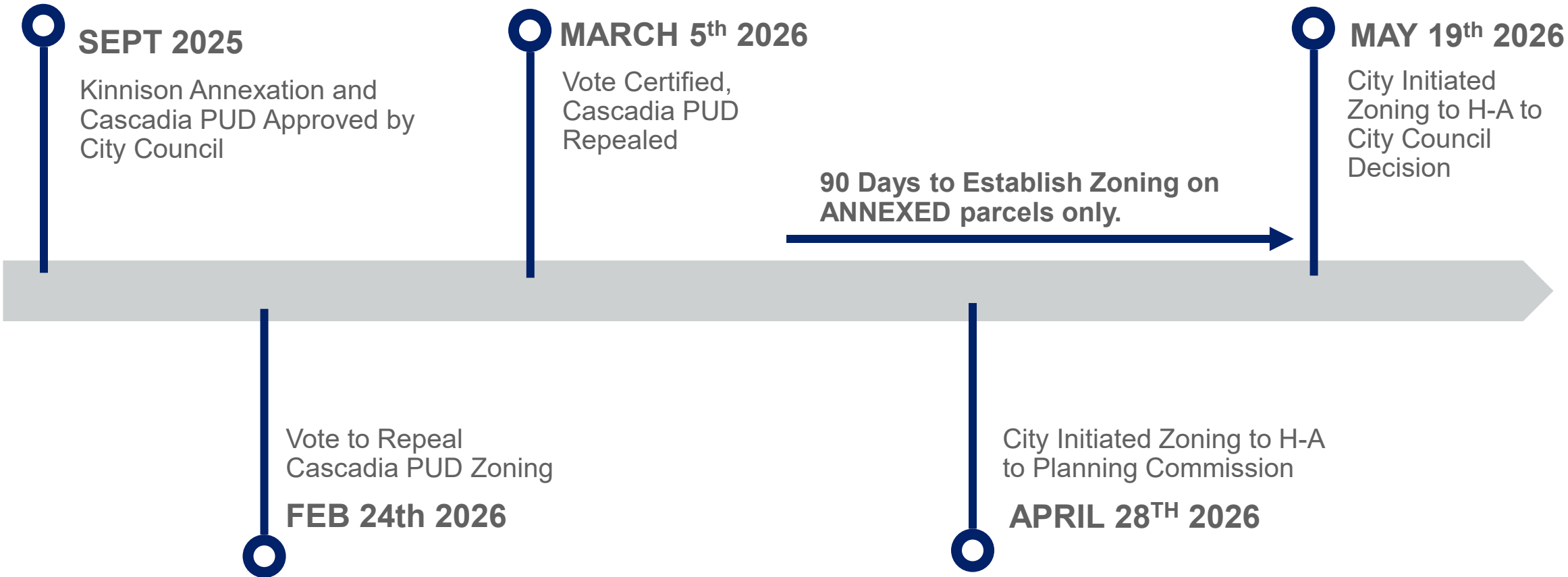
- **Request:**
 - Request to establish zoning as H-A (Holding Agriculture) – ZON2026-0003
- **Background:**
 - Annexed into City of Greeley in Sept. 2025
 - PUD Zoning repealed in March 2026
 - Currently not zoned, this is a city-initiated zoning to H-A.
- **Planning Commission Recommendation**

Location

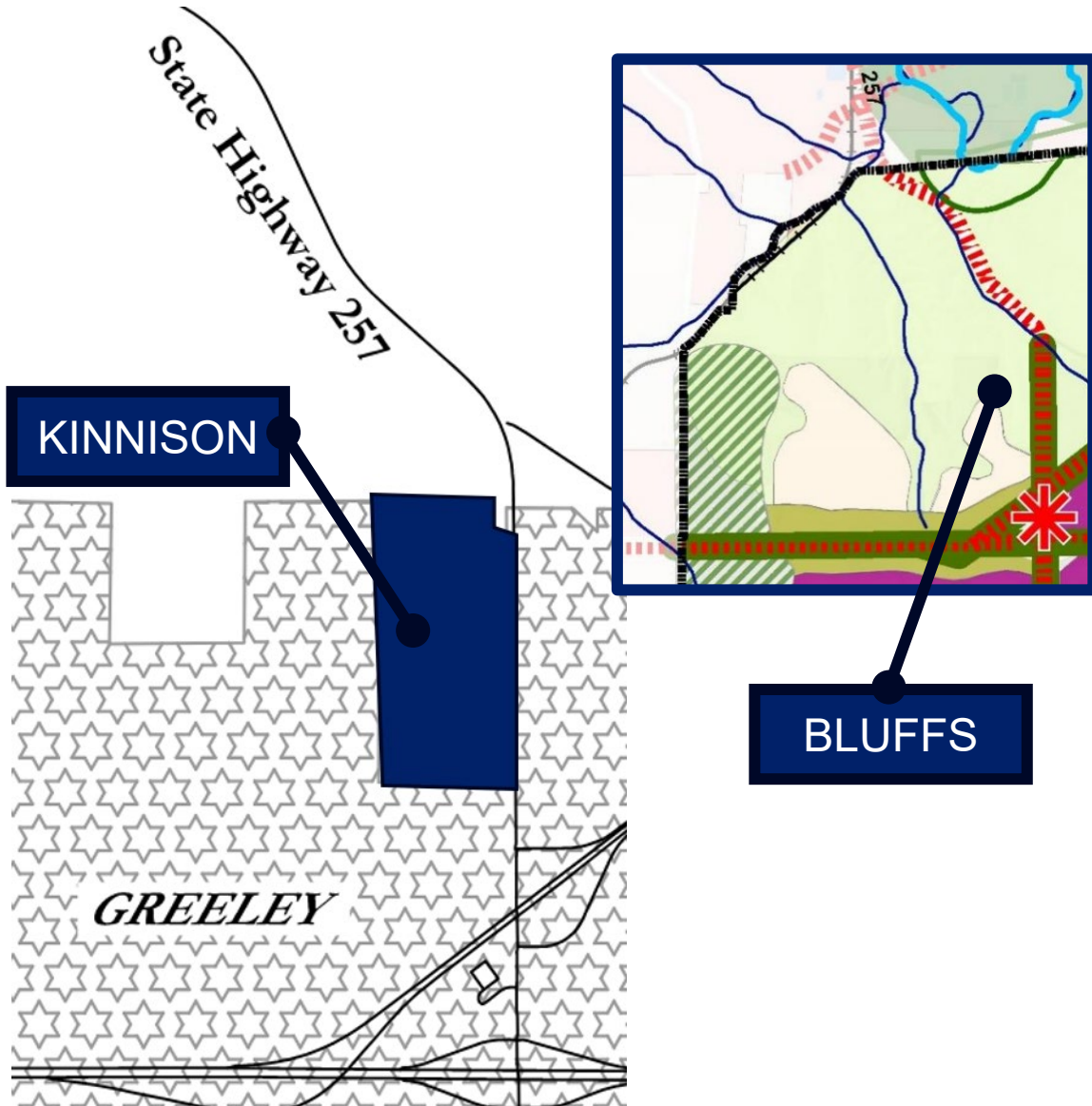
- 73.319 Acres
- North of Highway-34, east of SH 257
- South of Arroyos Del Sol Natural Area
- Sites are currently undeveloped except for P&A oil and gas wells
- Topographic variation, including arroyos



Background



Zoning Considerations



- Annexed property is required to be zoned within 90 days of annexation.
- Development Code allows for City Council to zone an annexed property as H-A.
- H-A can be a “placeholder” zoning until more master planning of the area is underway, or until proposal by applicant.
- Imagine Greeley Comprehensive Plan designations of Bluffs align with H-A.

Establishment of Zoning Considerations

Approval Criteria

- Rezone Criteria – 24-204
Nine Criteria Used to Evaluate Rezoning applications
- The proposed Establishment of Zoning is consistent with the criteria as outlined in your Summary

Notification

- 12 notice letters sent to properties within 1000'
- Public hearing sign posted on the property

Recommendation

- Community Development recommends approval

Motions

Recommended

- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Kinnison Establishment of Zoning, File number **ZON2026-0003** meets the required Development Code criteria of Section 24-204.b.(1-9); and **recommend approval** of the H-A (Holding Agriculture) zone district to the City Council.

Motions

Alternative

- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Kinnison Establishment of Zoning, File number **ZON2026-0003** does not meet the required Development Code criteria of Section 24-204.b.(1-9); and **recommend denial** of the H-A (Holding Agriculture) zone district to the City Council.

Thank you



Supplementary Slides

Permitted Uses

Permitted uses in this district include:

- Single family dwellings
- Established residential
- Farming
- Lodging short term rental
- Parks, Open Spaces & Common Areas (See Section 24-302 and 24-504 for standards applicable to all districts)
- Oil & Gas Operations (See Section 24-1102 for standards and procedures applicable in all districts)
- Wireless Communication Facilities (See Section 24-1101 for standards and procedures applicable in all zone districts)

Use by Special Review Uses

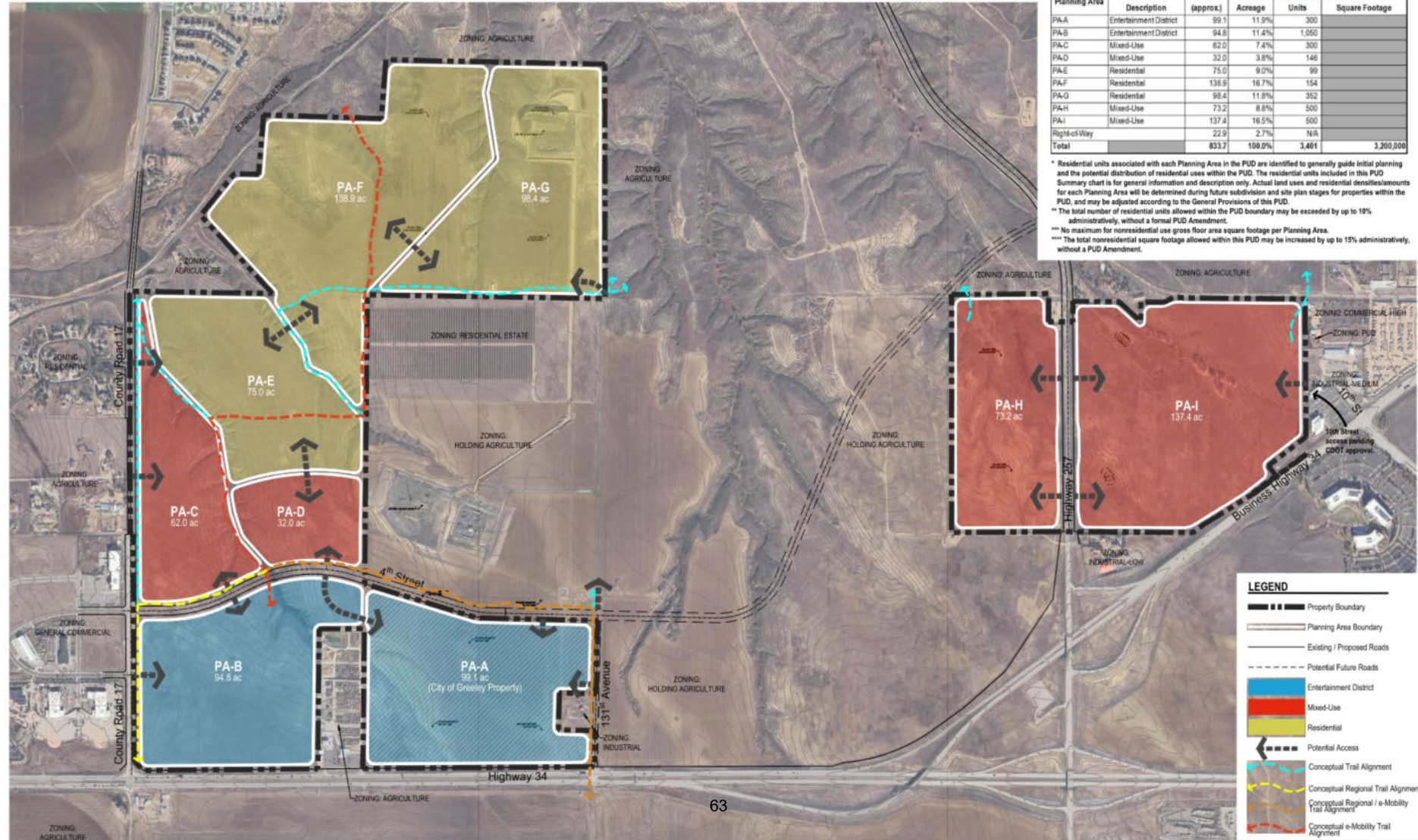
Use by special review uses in this district include:

- Utilities such as lines over 33 KVA, overhead

Supplementary Slides

Overall PUD Plan

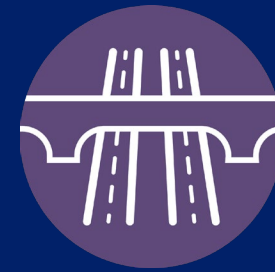
City of Greeley, County of Weld, State of Colorado
833.786 Acres
Project Number: PUD2025-0003





East Greeley Subarea Plan

Doug May, Principal Planner – Long Range
Doug.may@greeleygov.com, (970) 350-9784
Planning Commission – April 28, 2026



Agenda

- Outreach to Date
- Community Takeaways
- Neighborhood Infill Concept
- East-West Corridor Planning

Bilingual Outreach to Date



- Community-Wide Open House, August (110 Attendees)
- Stakeholder Meetings with Property Owners, City Departments
- Pop-Up Outreach (Survey & Visual Preference Exercise)
 - Delta Park Grand Opening
 - Greeley Farmers Market
 - LULAC Green Chili Cook-Off
 - Generation Wild Community Event
 - Retail Pop-Ups

Community Survey Takeaways



- 620 Total Surveys (XX Spanish)
- Top Three Issues Facing East Greeley
 - Condition of Streets / Roads
 - Job Opportunities & Economic Development
 - Housing Affordability & Availability
- Most Important Planning Priorities
 - Protecting Farmland & Ag Uses
 - Avoiding Cookie-Cutter / Generic Development
 - Preserve & Improve Natural Open Spaces

Community Survey Takeaways



- Housing Preferences
 - Need More Single-Family Homes, Independent Senior Living
 - Split Between “Need More” & “Neutral” – Townhomes & Assisted Living
- Stores, Businesses, Services Desired in East Greeley
 - Grocery Stores
 - Family Entertainment & Activities
 - Restaurants
 - Small, Locally Owned Businesses

Community Survey Takeaways



- **Parks & Open Space Priorities**
 - Further Developing Trail Networks
 - Diverse Recreation Activities to Meet Residents' Needs
 - Programming Special Events (Festivals, Gatherings, etc.)
 - Improving Existing Parks
- **Transportation Priorities**
 - Connectivity, Safety for Walking & Biking
 - Reduce Truck Traffic on Local Streets
 - Fix Major Highways & Local Streets
 - Improve Public Transit Services

Community Survey Takeaways



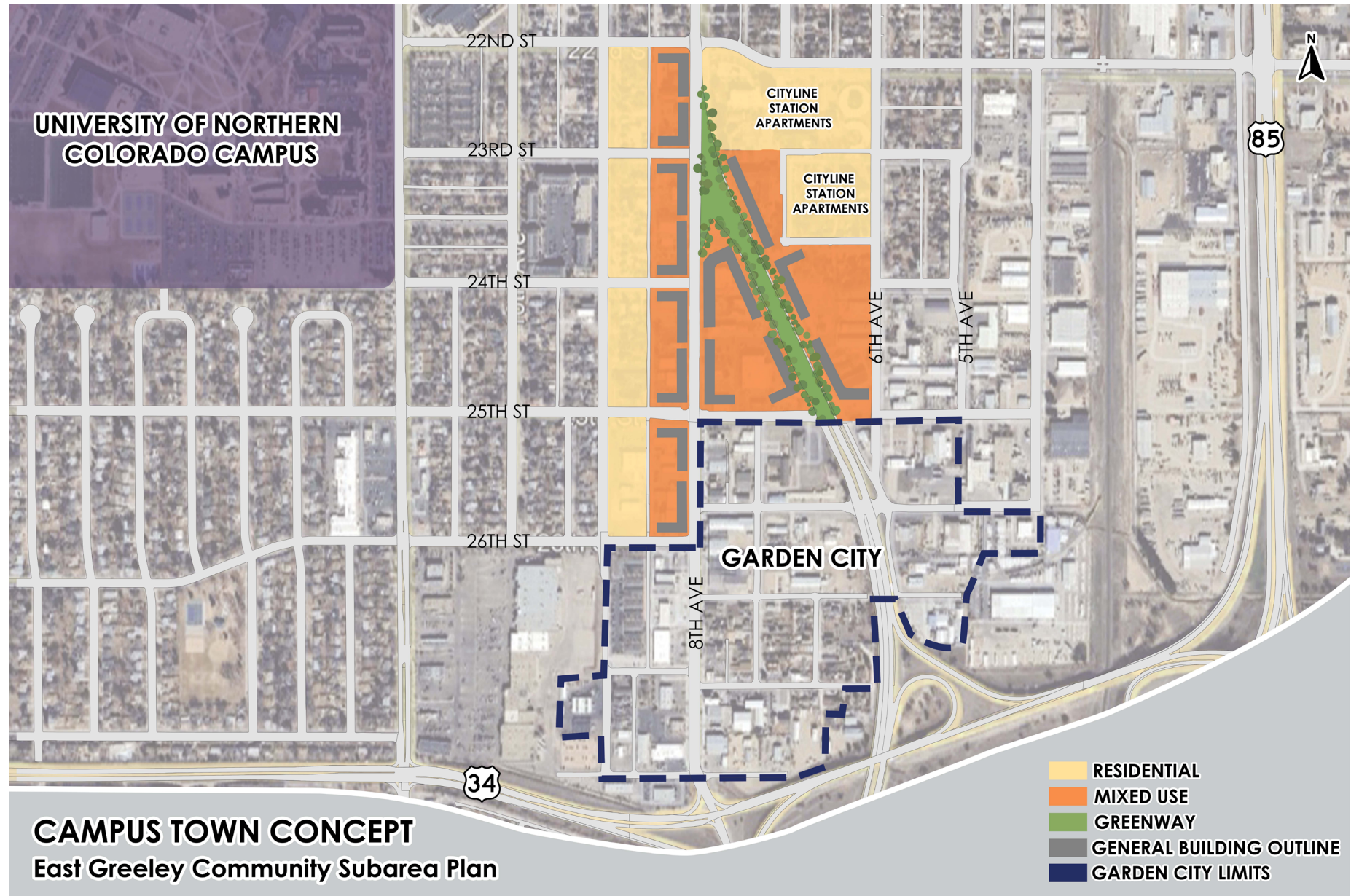
- Environmental, Health, Resilience Priorities
 - Reducing Flood Risks
 - Access to Healthy Food Options
 - Condition of Local Rivers & Streams
 - Access to Local Health Care Services
- Infrastructure Priorities
 - Stormwater & Drainage
 - High Cost of Water

Community Survey Takeaways



- Top Ideas to Explore for Community Character
 - Neighborhood Hubs With Shops, Housing, Gathering Places
 - Agricultural Tourism
 - Improve Connections to Downtown
 - Preserve Farmland
 - Improve Connections to the Rivers
 - Plazas & Gathering Places That Reflect Neighborhood History
 - Focus on Historic Preservation

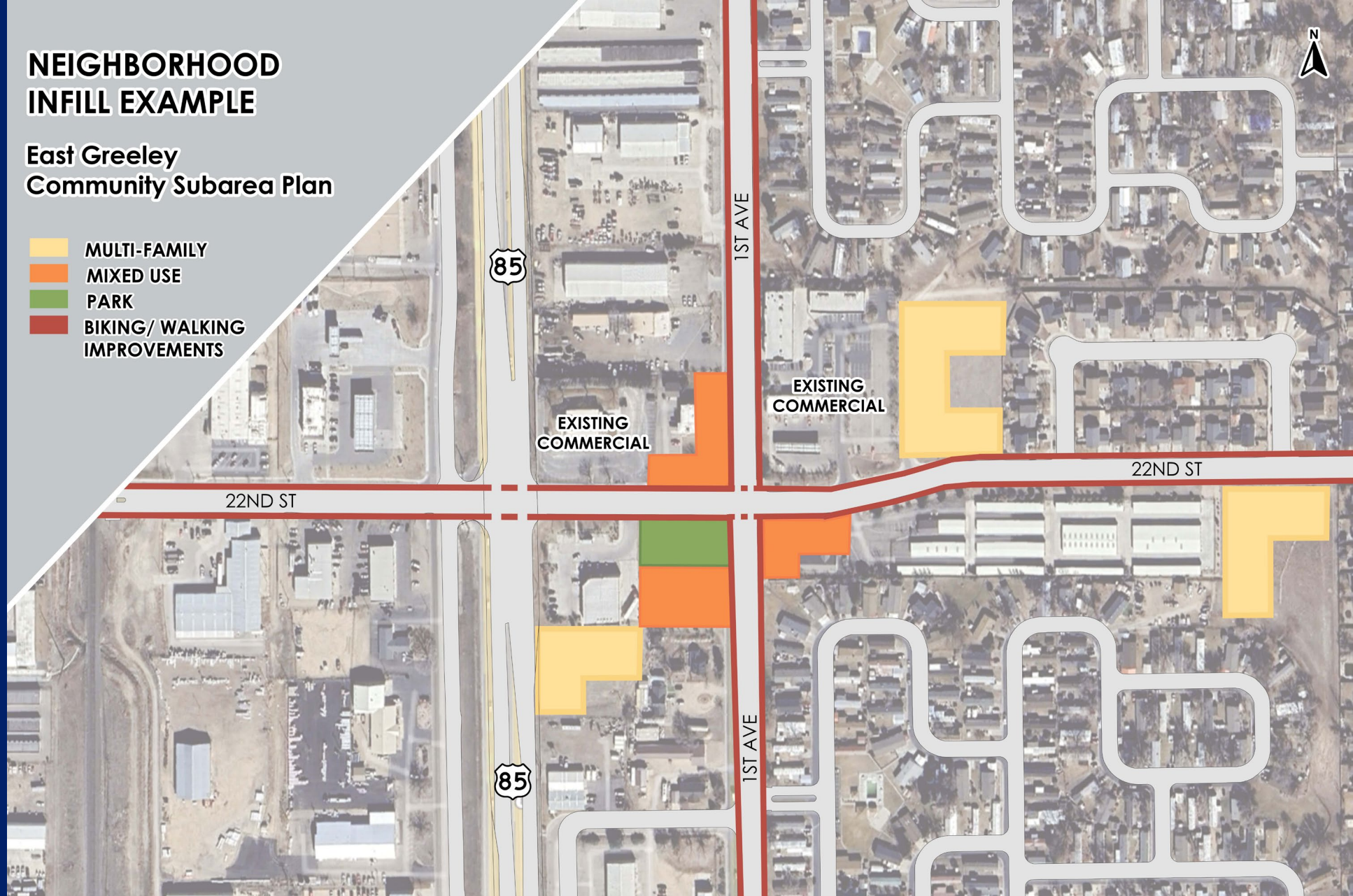
“Campustown” Concept



NEIGHBORHOOD INFILL EXAMPLE

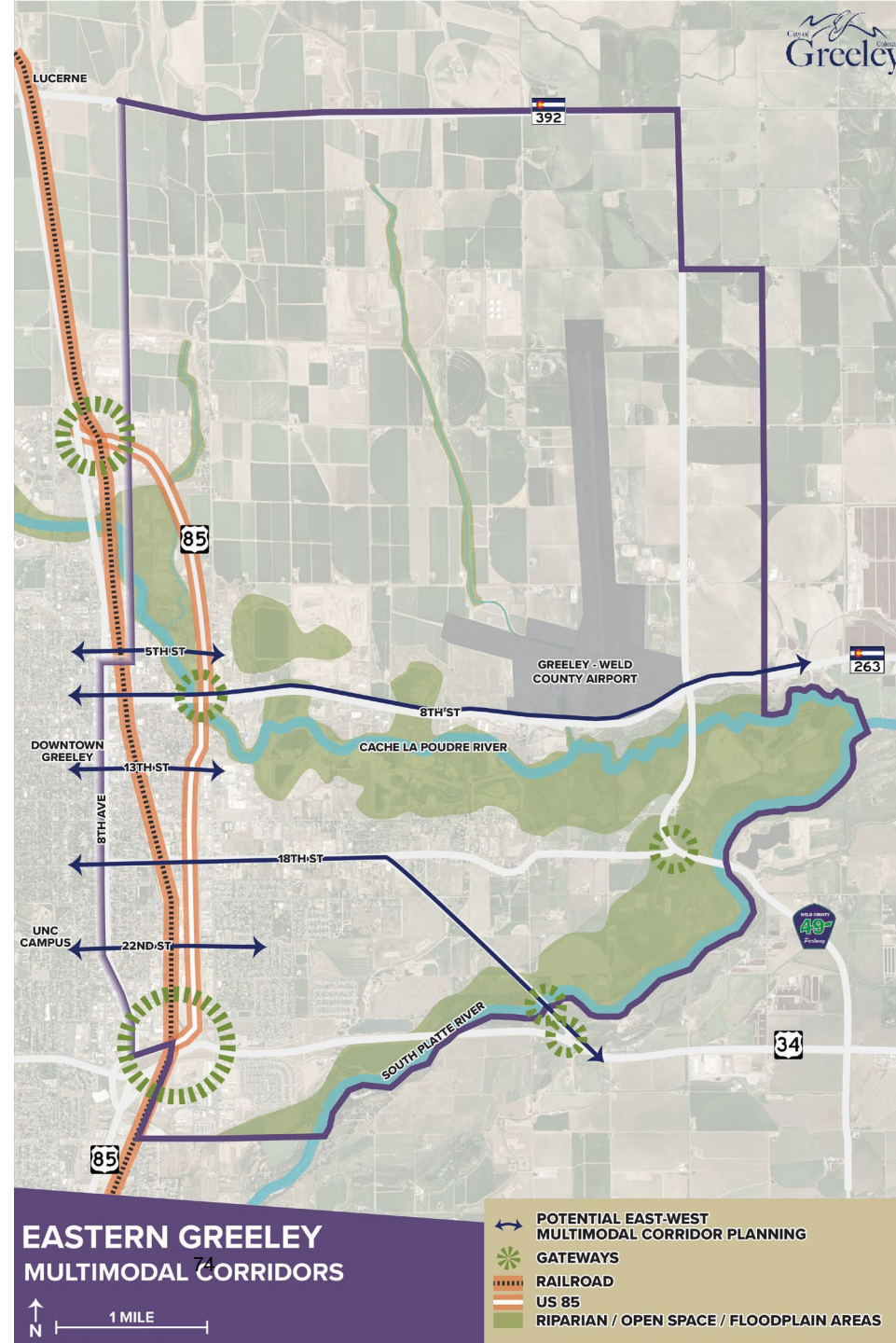
East Greeley Community Subarea Plan

- MULTI-FAMILY
- MIXED USE
- PARK
- BIKING/ WALKING IMPROVEMENTS

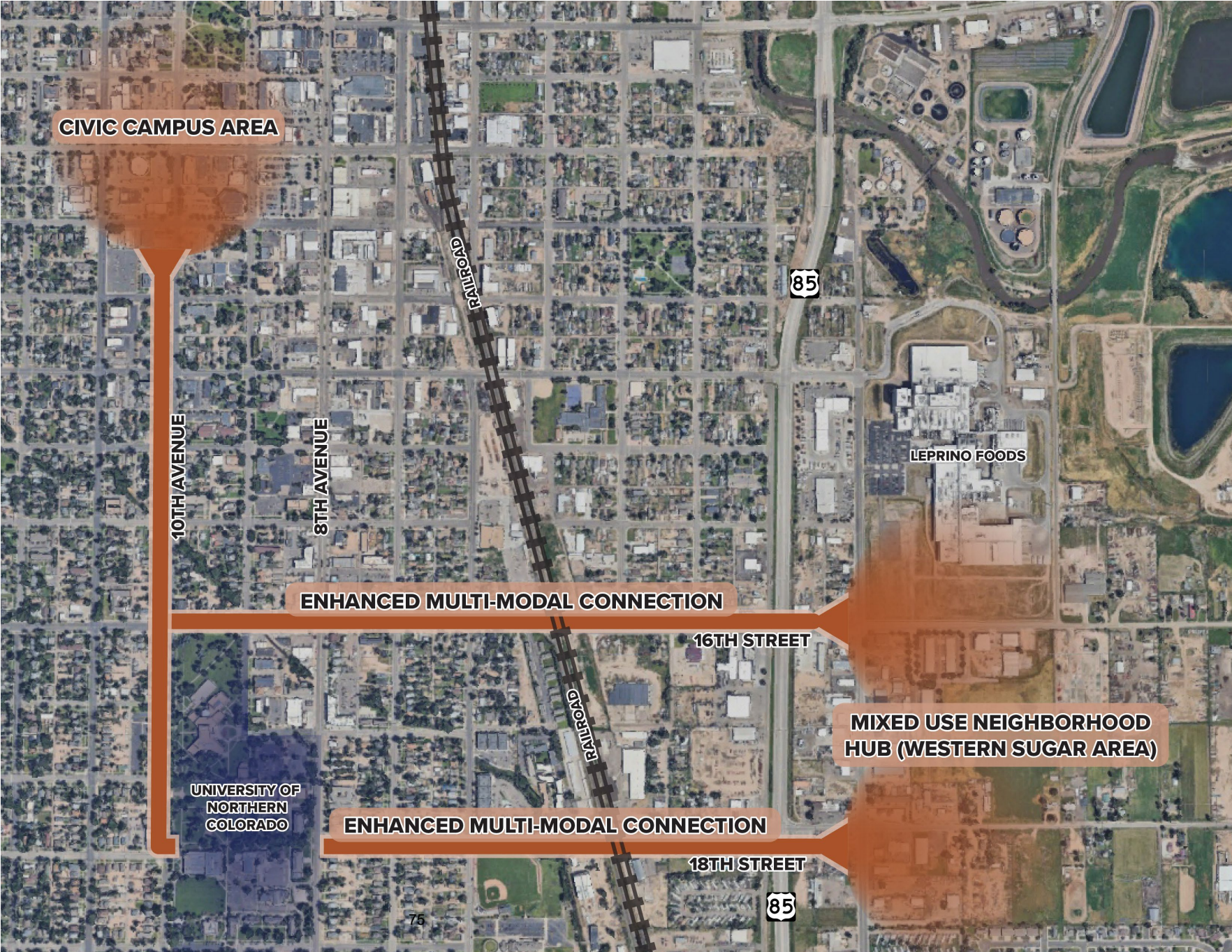


Neighborhood Infill Concept

East-West Corridor Planning



Multi-modal Connection concept

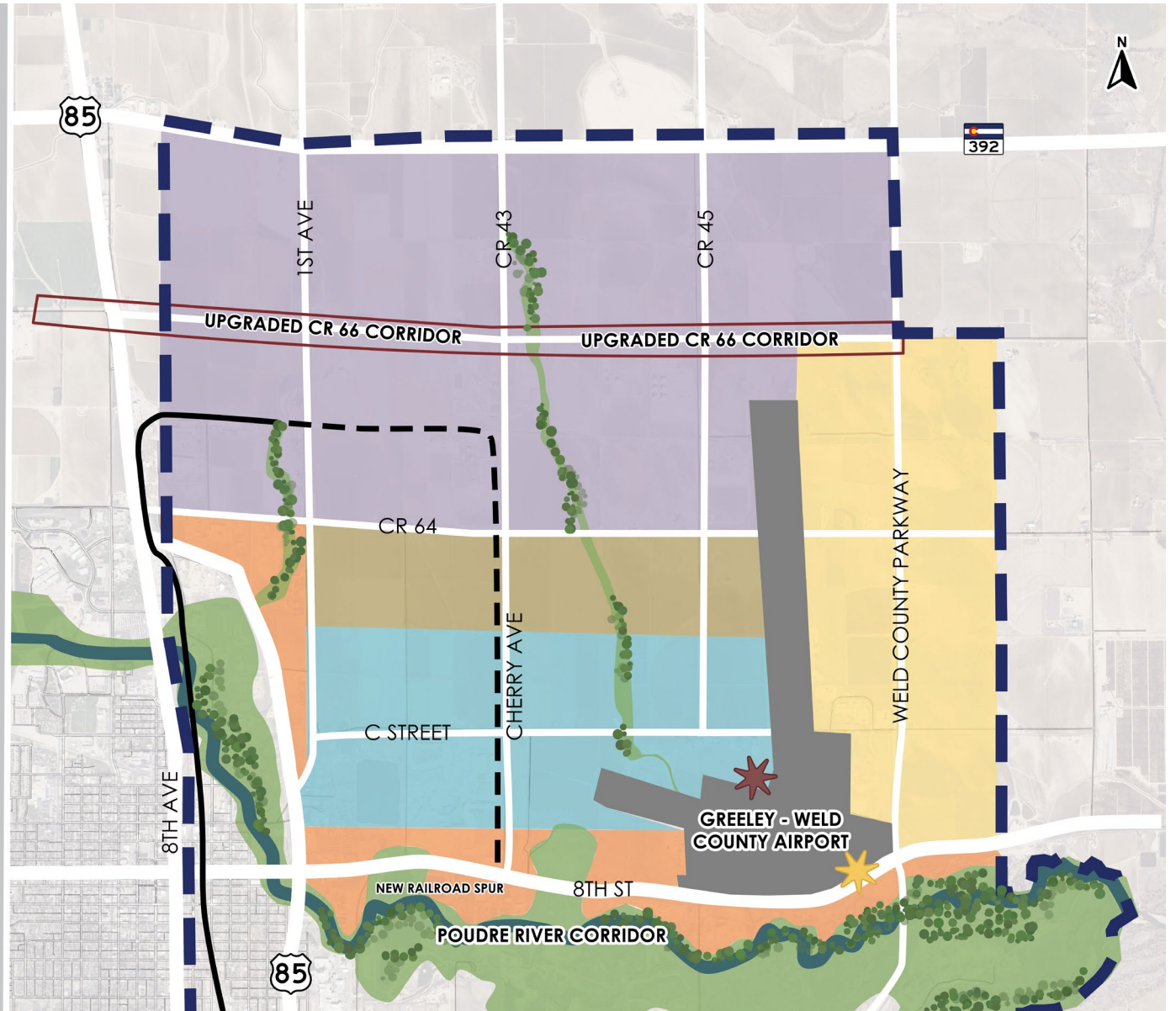


Land Use Concept – North of Cache la Poudre River

BUBBLE PLAN - NORTH AREA

East Greeley Community Subarea Plan

- LOCAL AGRICULTURE PRESERVATION
- AGRI BUSINESS DISTRICT
- OPEN SPACE CORRIDOR
- BUSINESS PARK/
LIGHT INDUSTRIAL
- MIXED USE CORRIDOR
- ENERGY AREA
- EAST GREELEY
SUBAREA BOUNDARY
- RAILROADS
- RAIL SPUR EXTENSION
- NEW BUSINESS/
FREIGHT TERMINAL
- NEW PASSENGER
TERMINAL

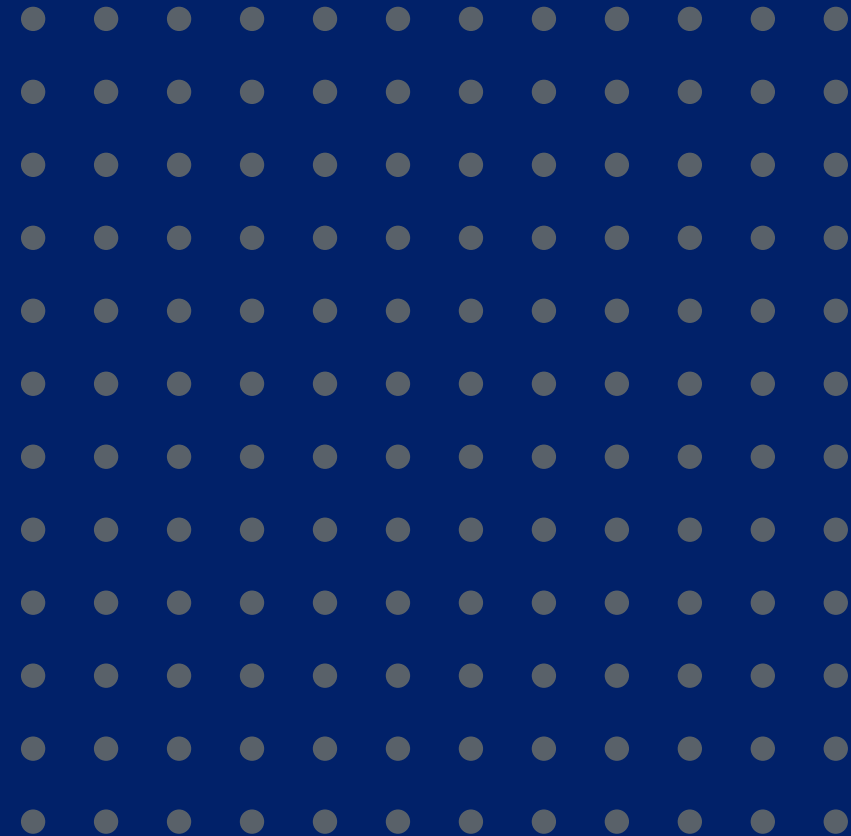


Next Steps

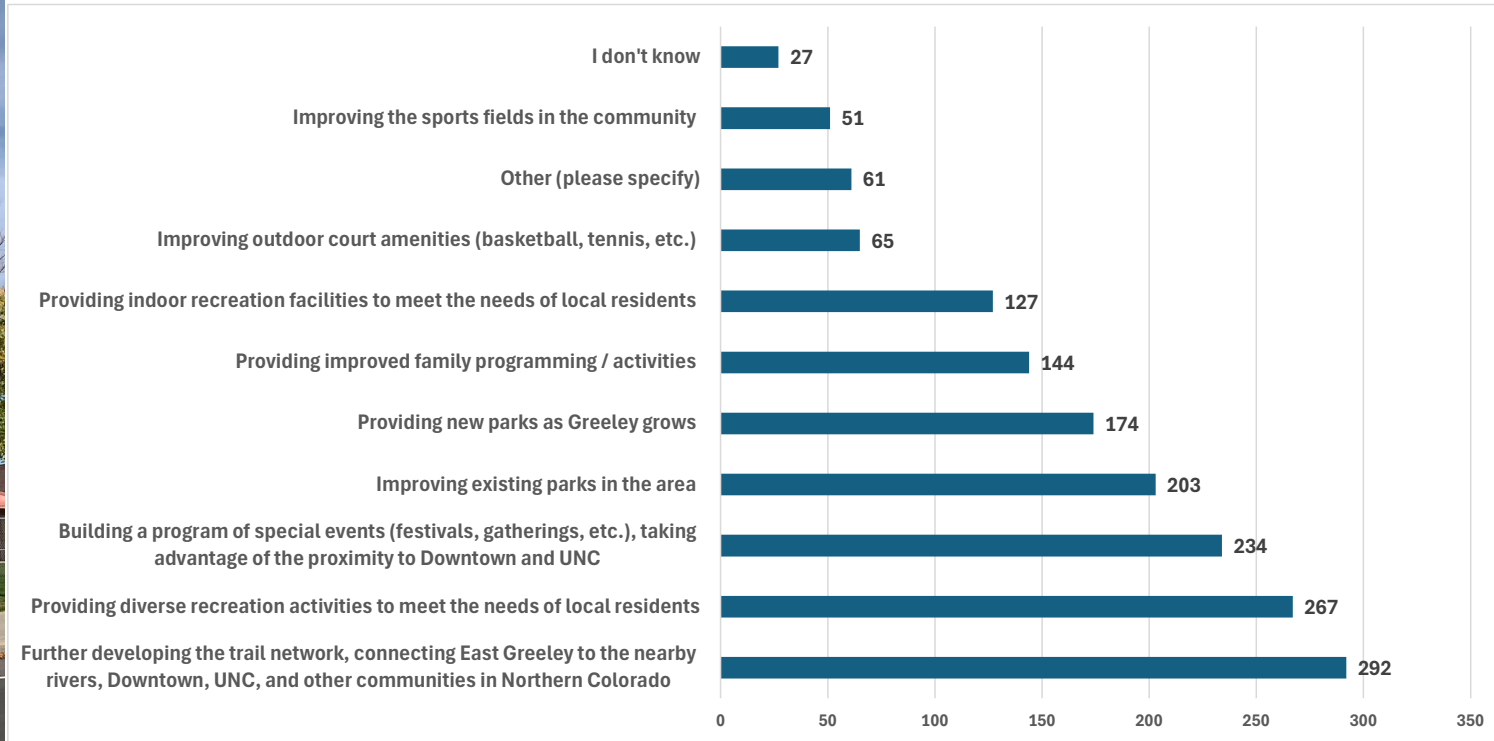


- Refine Alternatives & Concepts
- Launch 2nd Round Community Engagement
 - Community Survey
 - Stakeholder Meetings
 - Collaboration with Airport, Economic Development, Other Agencies

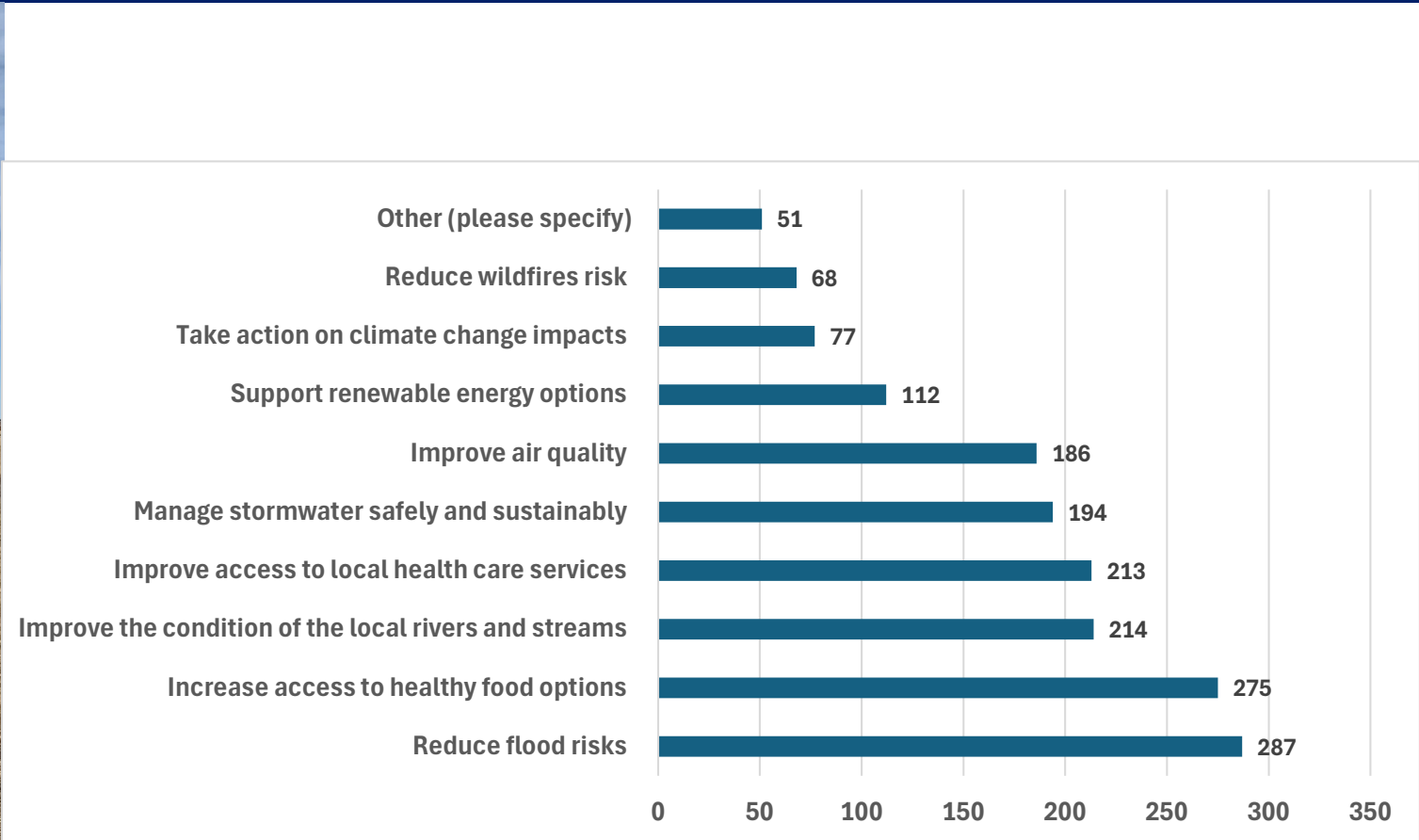
Thank you



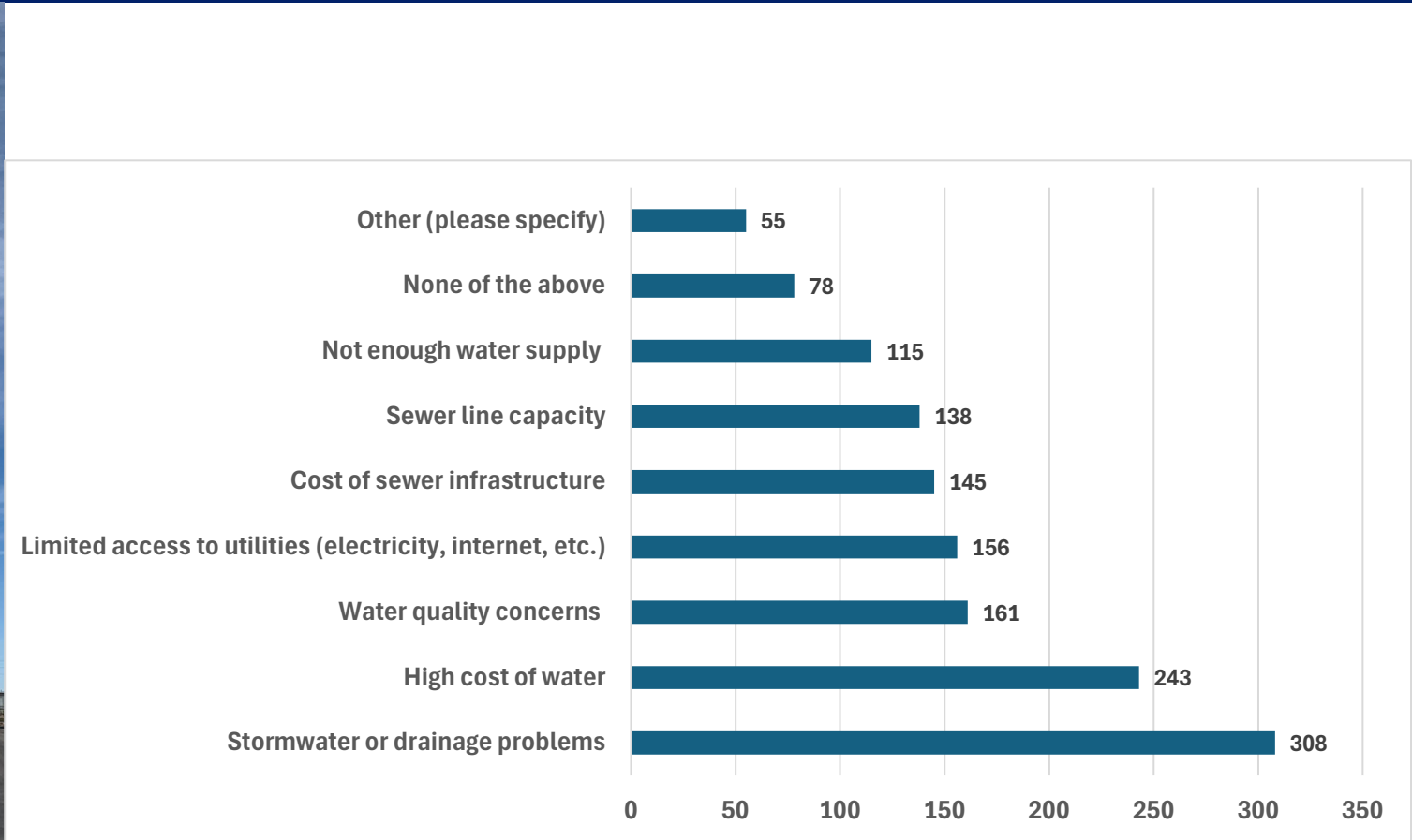
Survey Results: Priorities for Parks & Open Space



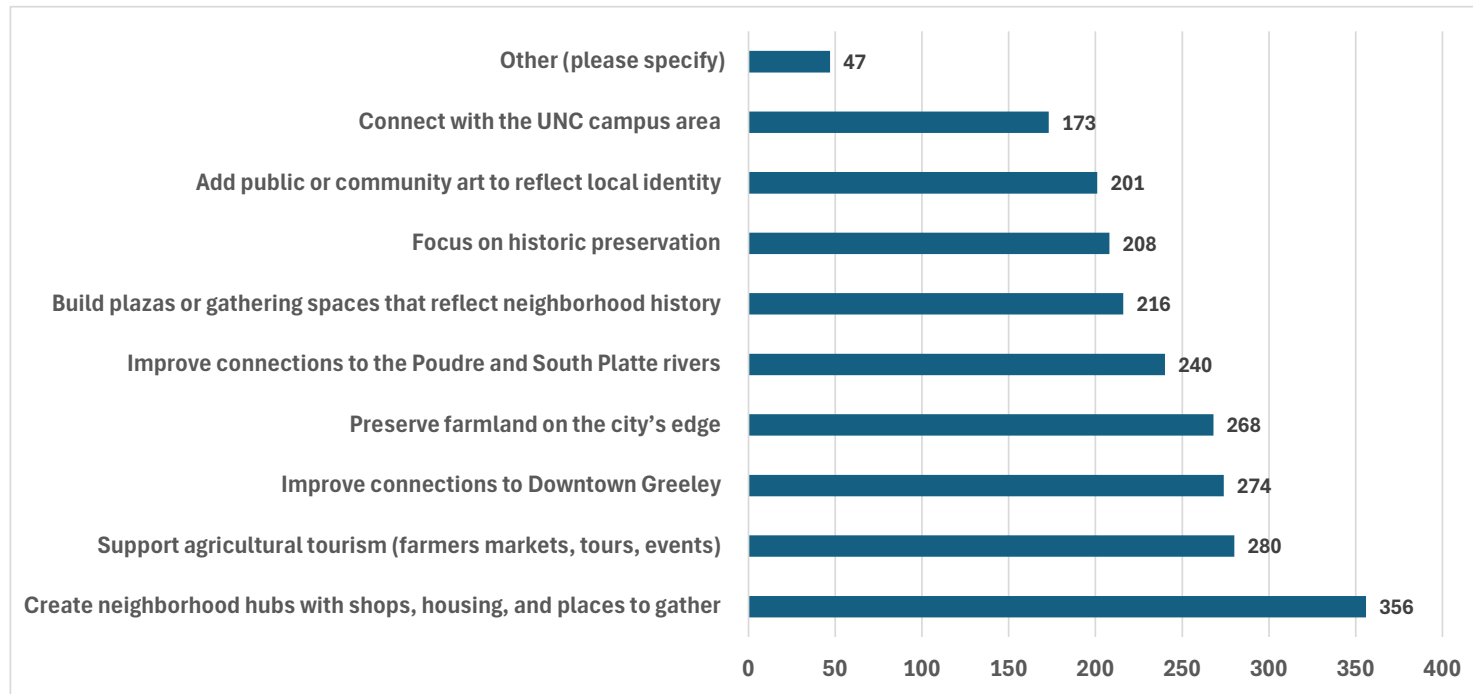
Survey Results: Priorities for Environmental, Health, Resiliency



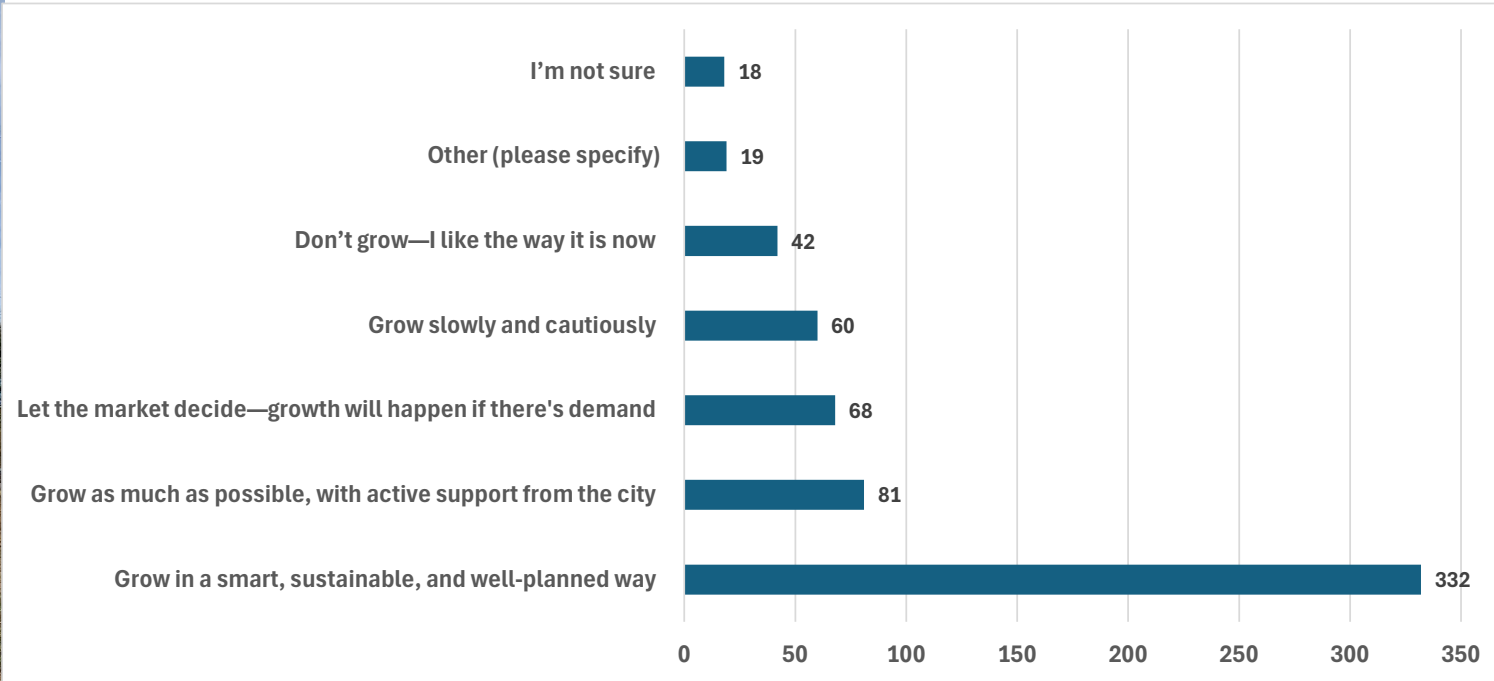
Survey Results: Most Important Infrastructure Concerns



Survey Results: Ideas to Explore to Preserve or Enhance Community Character



Survey Results: How Would You Like East Greeley to Grow Over the Next 20 Years?



Survey Results: What Planning Priorities Matter Most for East Greeley's Future?

