

Planning Commission Agenda

Regular Meeting
Tuesday, July 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/89371160644>

NOTICE:

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

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

Watch Meetings:



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

Comment in Real Time:



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

Submit Written Comments:



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

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

Meeting agendas and minutes are available on the City's meeting portal at greeleyco.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.



Planning Commission

July 28, 2026, at 1:15 PM
City Council Chambers – City Center South
1001 11th Avenue, Greeley, CO 80631

Agenda

1. Call to Order
 2. Roll Call
 3. Approval of the Agenda
-

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.

4. A public hearing to consider a Use by Special Review for an automobile repair/service use in the C-H (Commercial High Intensity) zone district located at 8503 11th Street. (USR2026-0002)
-

END OF EXPEDITED AGENDA

5. Staff Report
6. Adjournment



Planning Commission Agenda Summary

July 28, 2026

Key Staff Contact:

Title:

Club Carwash at Two Rivers Marketplace USR2026-0002

Summary:

A public hearing to consider a request Two Rivers Marketplace LLC #4 for approval of a USR (Use by Special Review) to allow an automobile repair/service use for a Club Carwash and necessary infrastructure in the C-H (Commercial High Intensity) Zoning district. Located at 8503 11th Street.

Recommended Action:

Approval

Attachments:

1. Staff_Report
2. Zoning & Vicinity Map
3. Project Narrative
4. Site Development Plan
5. Architectural Building Elevations
6. Neighborhood Notification Boundary Map
7. Staff Presentation

PLANNING COMMISSION SUMMARY

ITEM: Use by Special Review (USR) for an automobile repair/service (car wash) use in the C-H (Commercial High Intensity) Zoning District.

FILE NUMBER: USR2026-0002

PROJECT: Club Carwash at Two Rivers Marketplace

LOCATION: 8503 11th Street, Greeley, CO 80634

APPLICANT: Two Rivers Marketplace LLC #4 (John Stephens)

CASE PLANNER: Michael Franke, AICP, Planner III

PLANNING COMMISSION HEARING DATE: July 28, 2026

PLANNING COMMISSION FUNCTION:

Review the proposal for compliance with Section 24-206 b.1-8, Use by Special Review, Review Criteria of the City of Greeley Development Code and either approve, approve with conditions, deny, or table the consideration for future consideration.

EXECUTIVE SUMMARY

The City of Greeley is considering a request by Two Rivers Marketplace LLC #4 for approval of a USR (Use by Special Review) to allow an automobile repair/service use for a Club Carwash and necessary infrastructure in the C-H (Commercial High Intensity) Zoning district. Located at 8503 11th Street.

A. REQUEST

The applicant is requesting approval of a USR for an automobile repair/service use (car wash).

B. STAFF RECOMMENDATION

Approval.

C. LOCATION

8503 11th Street, Greeley, CO 80634 within Two Rivers Marketplace.

Zoning:

C-H (Commercial High Intensity)

Abutting Zoning:

North: PUD (Planned Unit Development)

South: C-H (Commercial High Intensity)

East: C-H (Commercial High Intensity)

West: C-H (Commercial High Intensity)

Surrounding Land Uses:

North: 10th Street (BUS HWY 34) Right-of-Way (Union Colony West PUD across 10th Street)

South: Vacant/Undeveloped Land (Tract within Two Rivers Marketplace)

East: Retail (O'Reilly's Auto Parts)

West: Automobile Gas Station (Murphy's)

Site Characteristics:

Currently the site is undeveloped within the Two Rivers Marketplace commercial subdivision. The site is mostly flat with little to no grade and was historically used as agriculture land. No water bodies, ditches, forested land, ecological significance or other unique land characteristics exist on the site. The Two Rivers Marketplace is under construction with O'Reilly's Auto Parts to the east of this site and a Murphy USA gas station in building permit stage to the west. The site has adequate access to infrastructure and services.

D. BACKGROUND

Historically, the site was utilized as producing agriculture land. As the City of Greeley has grown, the original surrounding farmland has been subdivided into residential subdivisions (Trails at Sheepdraw, rec. no. 4477433). This subdivision left the remaining farmland area bound by 10th Street and 83rd Avenue, now known as Two Rivers Marketplace, a vacant node with commercial opportunity. In 2024, the Two Rivers Subdivision (rec. no. 4975915) was established creating six (6) commercial lots, three (3) tracts, one (1) outlot, and easements for commercial development. The subdivision lots have no significant slopes, and there do not appear to be any development constraints due to the layout and topography. With the subdivision established, development projects have begun going through the entitlement process to construct new uses within Two Rivers Marketplace. The proposed Club Carwash is intended to be developed on Lot 2, a ± 1.42 acre lot. While the proposed carwash use is typical for commercially zoned areas, the City of Greeley Development Code states automobile repair/service (7+ service bays, or site >1 acre) uses in the Commercial High Intensity (C-H) zoning district require a Use by Special Review (USR) entitlement process, giving the Planning Commission the decision-making authority. Since this site is larger than one (1) acre, the USR process is triggered.

E. APPROVAL CRITERIA

Uses by Special Review: Uses by Special Review possess characteristics which require a public hearing to determine if a proposed use has the potential to adversely affect other land uses, transportation systems, public facilities, or the like in the surrounding neighborhood. The Planning Commission may require conditions of approval necessary to eliminate or mitigate, to an acceptable level, any potentially adverse effects of the proposed use.

Section 24-206.b of the Development Code contains eight criteria that are used to evaluate Uses by Special Review:

1. All criteria for site plan review in Section 24-207

Staff Comment: The proposed project satisfies the requirements of Section 24-207 of the Development Code. The submitted site plan demonstrates a coordinated layout including building placement, internal circulation, parking, access, and landscaping. These elements have been organized to support safe and efficient site functionality and will be further evaluated for full compliance during formal site plan review. The applicant has addressed staff comments and included all required materials for the Use by Special Review criteria. Staff is satisfied with the Use by Special Review submitted for the proposed project, with it meeting Code requirements.

The proposal complies with this criterion.

2. The application furthers the intent of the proposed zoning district, does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Comprehensive Plan.

Staff Comment: The proposed use furthers the intent of the underlying zoning district by introducing a commercial service that is consistent with development patterns in the area and supports economic activity. The use does not conflict with the intent of adjacent districts, as it is designed to operate as a low-intensity commercial use with impacts managed on-site. The project is also consistent with the Imagine Greeley Comprehensive Plan, which supports commercial development within established areas and encourages economic diversification and service-oriented uses.

The proposal complies with this criterion.

3. Any associated site development or construction complies with the requirements of this code, including any conditions or additional requirements identified for the particular use.

Staff Comment: All associated site development is anticipated to comply with applicable requirements of the Greeley Development Code. The conceptual plans reflect consideration of key code elements such as access, circulation, and site organization. Detailed compliance, including any use-specific requirements or conditions, will be confirmed during subsequent review and permitting processes. Staff has reviewed the proposal for compliance with all site development or construction requirements as stated by the Development Code.

The proposal complies with this criterion.

4. **Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use, and other potential impacts on adjacent property. The cumulative impact of a concentration of similar existing uses may be considered as part of the impact of a particular use.**

Staff Comment: The project is compatible with the surrounding area in terms of operating characteristics. The use is designed with internal vehicle stacking and circulation, which minimizes off-site traffic impacts and reduces potential conflicts with adjacent properties. The intensity of use is consistent with commercial service uses, and the site layout helps mitigate visible and audible impacts through building placement and landscaping. Traffic patterns are directed internally, supporting orderly movement and limiting disruption to adjacent streets. Based on the materials provided, the project does not create undue impacts on surrounding properties. Hours of operation will be consistent with all adjacent uses within the Two Rivers Marketplace, posing no negative impact to the surrounding area.

The proposal complies with this criterion.

5. **The site is physically suitable for the proposed use, and whether any additional site-specific conditions are necessary for the use to be appropriate and meet these criteria.**

Staff Comment: The site is physically suitable for the proposed use. The property is zoned, platted and designed for the proposed use. The property provides sufficient area to accommodate the building, vehicle stacking, circulation, parking, and landscaping as shown on the conceptual site plan. The layout demonstrates that the use can function effectively on the site while maintaining organized access and internal operations. Any additional site-specific conditions, as necessary, has been identified and addressed during the formal USR review.

The proposal complies with this criterion.

6. **Whether a limited time period for the permit is reasonably necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and ongoing enforcement of the permit.**

Staff Comment: No such limitations are necessary or applicable for the proposed facility.

The proposal complies with this criterion.

7. The long-range plans for the surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.

Staff Comment: The project is not anticipated to negatively impact long-range plans for the surrounding area. The proposed use is consistent with existing and planned commercial development patterns and represents a logical continuation of development within an established corridor. The permanence of the use aligns with the expected buildout of the area and does not conflict with anticipated changes in character. The proposed facility will not negatively impact any existing or planned uses and will not change the character of the area.

The proposal complies with this criterion.

8. The recommendations of professional staff or other technical reviews associated with the application.

Staff Comment: Staff completed a thorough review of the proposed project and has ensured compliance with recommendations of all applicable review agencies.

The proposal complies with this criterion

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject lot is part of Two Rivers Subdivision (rec. no. 4975915, case no. SUB2024-0002), recorded in the records of the Weld County Clerk and Recorder on 8/9/2024. The lot was platted within a commercial zoning district and was planned and intended to be used for commercial development purposes.

2. HAZARDS

Staff is unaware of any potential hazards.

3. WILDLIFE

The subject site is not located in an area identified for moderate or high wildlife impacts. There are no known impacts that would occur to wildlife with the proposed facility.

4. FLOODPLAIN

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

5. DRAINAGE AND EROSION

The USR application has been reviewed by Engineers from the City's Engineering Development Review Division (EDR), as well as staff from the City's Stormwater team.

Drainage improvements have been constructed during the subdivision land use case. The proposed development follows all applicable City drainage and erosion control standards.

6. TRANSPORTATION

The USR application has been reviewed by Engineers from the City's Engineering Development Review Division (EDR), as well as staff from the City's Traffic team. The applicant is coordinating CDOT review and approval of the project which is required prior to City acceptance. A portion of the traffic improvements have been constructed during the subdivision land use case, with another portion of the improvements to be constructed by an upcoming City of Greeley Capital Improvement Project (CIP). The CIP improvements are anticipated to improve the 10th Street and 83rd Avenue corridors and intersection.

The proposed development follows all applicable City traffic standards.

G. SERVICES

1. WATER

The City of Greeley will provide water service to the area via the main under the private drive.

2. SANITATION

The City of Greeley will provide sanitation service to the area via the main under the private drive.

3. EMERGENCY SERVICES

The subject site is serviced by the City of Greeley Fire and Police. Greeley Fire Station No. 7 will primarily serve the site at 1.80 miles away and Fire Station No. 6 is 1.91 miles from the site.

4. PARKS/OPEN SPACES

No public parks or open space areas are proposed with this request due to being commercial development.

5. SCHOOLS

Schools are not impacted by or proposed with the facility due to being commercial development.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

There are minimal visual impacts with this proposed development. Any development plan application for the property has been reviewed for compliance with the City's Development Code requirements regarding visual impacts. Elevation drawings of the proposed facility are included within the USR site plan submittal. The landscape plan, also within the USR plan set, details a proposed landscaping that is consistent with Code requirements and will sufficiently mitigate any visual impact to surrounding properties and rights-of-way by providing the appropriate buffer yard. Landscaping in accordance

with the *Greeley Development Code* standards, consistent with the use and the C-H zoning, will be established on the attached USR plan set.

2. NOISE

Minimal noise impacts are anticipated with the USR request. Any potential noise created by future development will be regulated by the Municipal Code.

I. PUBLIC NOTICE AND COMMENT

Neighborhood notices for the Planning Commission public hearing were mailed to surrounding property owners within 1,000 feet of the subject site on July 2, 2026, per Development Code requirements. A sign was posted on the site on July 8, 2026. No letters of opposition have been received at this time. Any comments from residents received after the publication of this report, shall be provided to Commissioners at the public hearing.

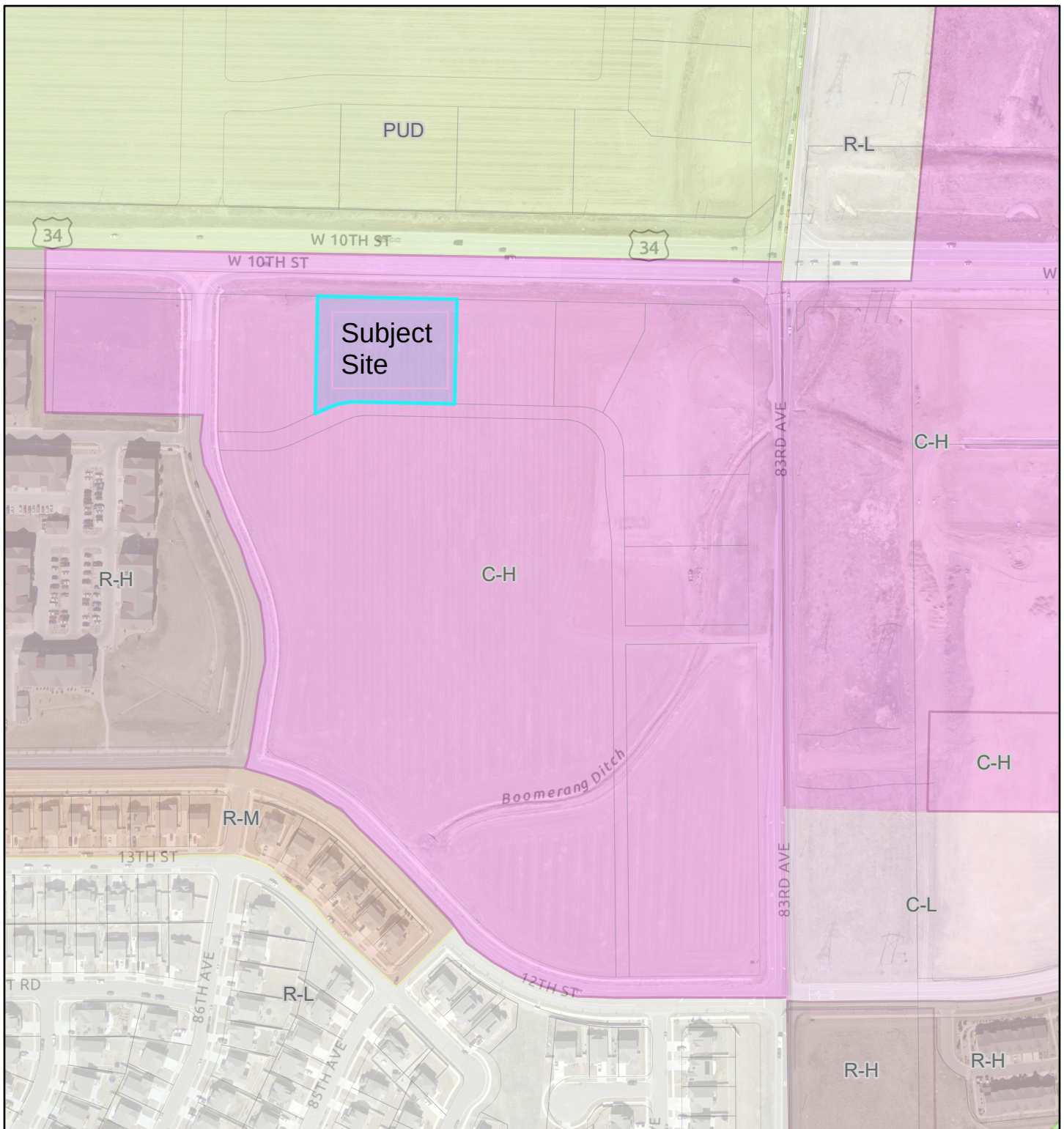
J. PLANNING COMMISSION RECOMMENDED MOTION

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for an automobile repair/service car wash use development, in the C-H (Commercial High Intensity) Zone District, is consistent with the Development Code criteria of Section 24-206 b. (1-8), and therefore approves the Use by Special Review as submitted.

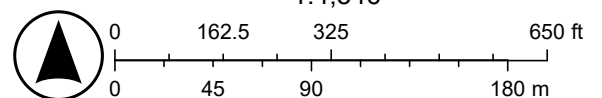
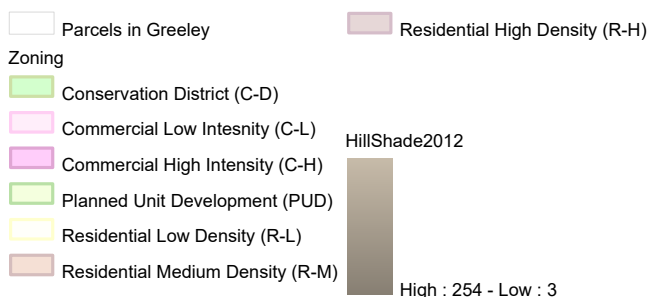
K. ATTACHMENTS

- Zoning/Vicinity Map
- Project Narrative
- Site Development Plan
- Architectural Building Elevations
- Neighborhood Notification Boundary
- Staff Presentation

Club Carwash Vicinity and Zoning Map



6/23/2026, 12:14:14 PM



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

Project Narrative – Site Plan & CUP – Club Car Wash

The proposed project consists of the development of a Club Car Wash facility on Lot 2 of the Two Rivers Subdivision, located at 8503 11th Street in the City of Greeley. The project includes construction of a single commercial building with associated vehicle stacking lanes, internal circulation, parking areas, landscaping, and supporting site infrastructure. The overall scale of the development is consistent with a low-intensity commercial use, designed to accommodate vehicular activity while maintaining organized on-site circulation and access.

The site is planned to function as a standalone commercial service use with clearly defined ingress and egress, internal drive aisles, and vehicle queuing areas designed to keep circulation contained within the site. Parking is provided to support employees and ancillary use, while the layout prioritizes efficient vehicle movement through the facility. Landscaping areas are incorporated throughout the site to provide buffering and visual interest along street frontages and adjacent properties, as shown on the conceptual landscape plan.

The scale and design of the project are compatible with the surrounding area, which includes commercial development patterns and access to major roadway infrastructure. The site layout has been designed to relate to adjacent public streets through controlled access points and to minimize potential impacts to surrounding properties by directing circulation internally. The building placement, site configuration, and landscape elements collectively contribute to an orderly and functional development that integrates with the existing built environment.

The proposed development is anticipated to proceed as a single-phase project following completion of required development review and permitting processes. Construction timing will be dependent on approval timelines and permitting, but no phased development is proposed at this time.

The project is intended to meet applicable City of Greeley Development Code requirements, including those related to site layout, access, parking, landscaping, and general site design. The conceptual site plan has been prepared to support compliance with these requirements, with detailed compliance to be confirmed during subsequent formal development review and permitting stages.

The project is consistent with the Imagine Greeley Comprehensive Plan adopted February 6, 2018. The proposed use supports Economic Health and Diversification by introducing a commercial service that contributes to local economic activity and provides a service to residents and the surrounding area. The project aligns with Growth and City Form objectives by developing within an established urban area and utilizing existing infrastructure. Additionally, the site design reflects Transportation and Mobility principles by providing defined access points and internal circulation that supports safe and efficient vehicle movement. Overall, the project represents a logical extension of commercial development consistent with the City's long-term planning framework.

The proposed Club Car Wash development has been evaluated against the review criteria for a use by special review as outlined in Section 24-206(b).1-8 of the City of Greeley Development Code. The project is consistent with the intent of these criteria, as described below.

1. The project has been designed to meet the applicable criteria for site plan review as required by Section 24-207. The submitted site plan demonstrates a coordinated layout including building placement, internal circulation, parking, access, and landscaping. These elements have been organized to support safe and efficient site functionality and will be further evaluated for full compliance during formal site plan review.
2. The proposed use furthers the intent of the underlying zoning district by introducing a commercial service that is consistent with development patterns in the area and supports



economic activity. The use does not conflict with the intent of adjacent districts, as it is designed to operate as a low-intensity commercial use with impacts managed on-site. The project is also consistent with the Imagine Greeley Comprehensive Plan, which supports commercial development within established areas and encourages economic diversification and service-oriented uses.

3. All associated site development is anticipated to comply with applicable requirements of the Greeley Development Code. The conceptual plans reflect consideration of key code elements such as access, circulation, and site organization. Detailed compliance, including any use-specific requirements or conditions, will be confirmed during subsequent review and permitting processes.
4. The project is compatible with the surrounding area in terms of operating characteristics. The use is designed with internal vehicle stacking and circulation, which minimizes off-site traffic impacts and reduces potential conflicts with adjacent properties. The intensity of use is consistent with commercial service uses, and the site layout helps mitigate visible and audible impacts through building placement and landscaping. Traffic patterns are directed internally, supporting orderly movement and limiting disruption to adjacent streets. Based on the materials provided, the project does not create undue impacts on surrounding properties.
5. The site is physically suitable for the proposed use. The property provides sufficient area to accommodate the building, vehicle stacking, circulation, parking, and landscaping as shown on the conceptual site plan. The layout demonstrates that the use can function effectively on the site while maintaining organized access and internal operations. Any additional site-specific conditions, if necessary, can be identified and addressed during formal review.
6. A limited time for the permit does not appear necessary for this use, as the proposed development represents permanent commercial use consistent with long-term planning expectations for the area. Ongoing compliance with applicable regulations and conditions of approval will ensure the use remains appropriate over time.
7. The project is not anticipated to negatively impact long-range plans for the surrounding area. The proposed use is consistent with existing and planned commercial development patterns and represents a logical continuation of development within an established corridor. The permanence of the use aligns with the expected buildout of the area and does not conflict with anticipated changes in character.
8. Finally, the project will be subject to review and recommendations by City staff and other applicable agencies during the formal development review process. Any technical comments or required modifications identified through those reviews will be incorporated into the project to ensure full compliance with City standards.

Sincerely,
GALLOWAY

CLUB CARWASH SITE PLAN

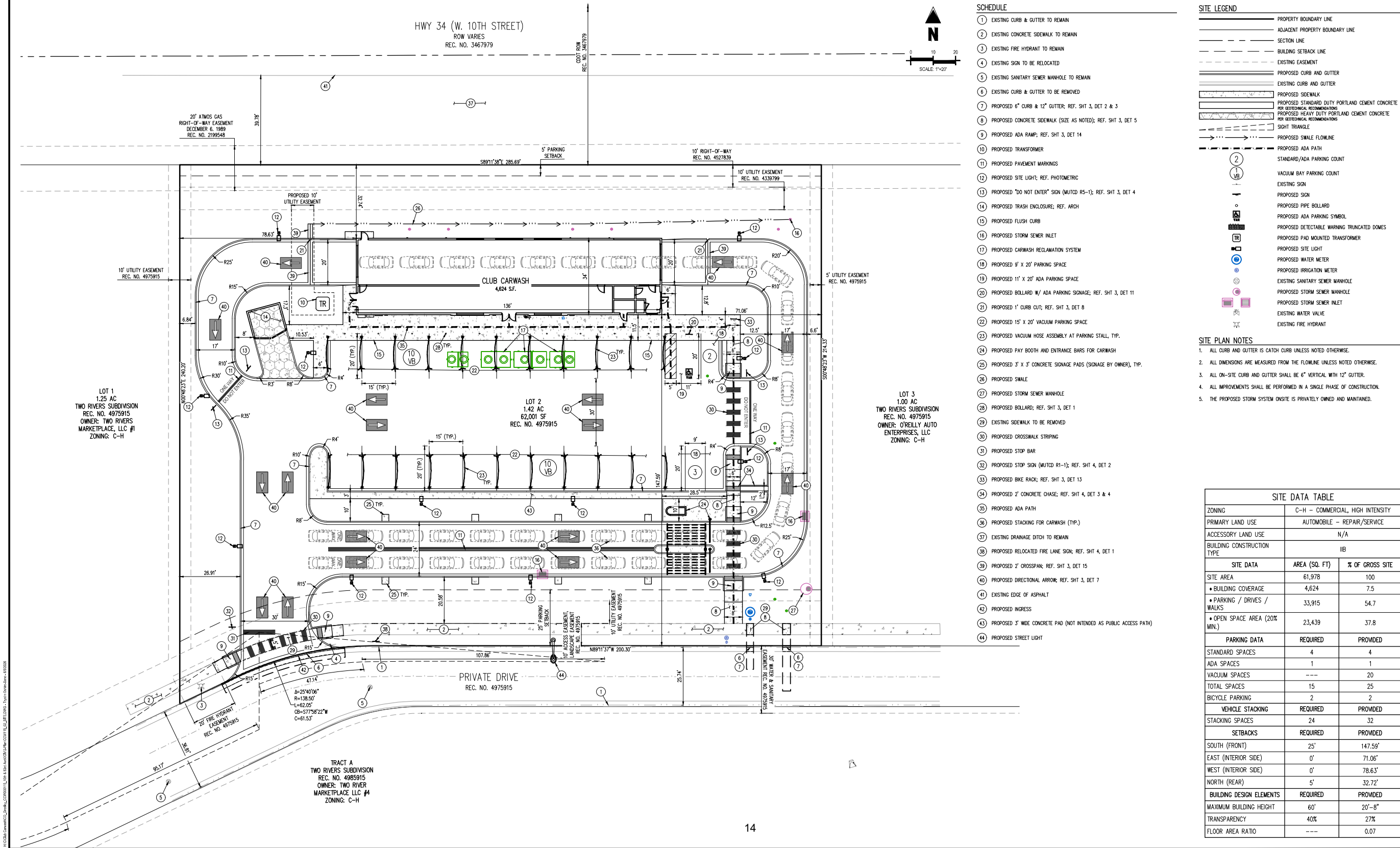
LOT 2, TWO RIVERS SUBDIVISION

NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.

CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

1.42 ACRES

PROJECT NUMBER USR2026-0002



Galloway

5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

Galloway & Company, LLC

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION



CLUB CARWASH - SITE PLAN
USE BY SPECIAL REVIEW
LOT 2, TWO RIVERS SUBDIVISION
8503 11TH STREET
GREELEY, CO

#	Date	Issue / Description	Init.
1	04/06/2026	2ND PREL SUBMITTAL	TOS
2	06/01/2026	2ND CITY SUBMITTAL	TOS

Project No: CCW000115
Drawn By: TOS
Checked By: JRR
Date: 4/8/2026

SITE PLAN

CLUB CARWASH SITE PLAN

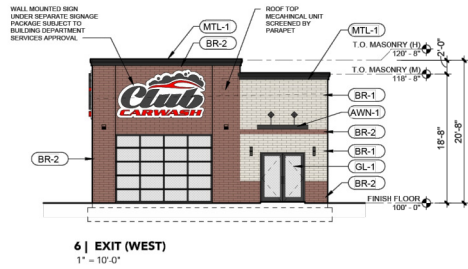
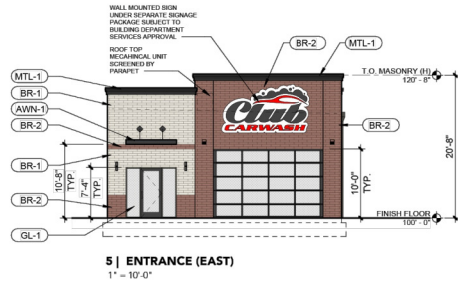
LOT 2, TWO RIVERS SUBDIVISION

NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.

CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

1.42 ACRES

PROJECT NUMBER USR2026-0002



FACADE MATERIAL PERCENTAGES			
EAST FACADE (ENTRANCE)		WEST FACADE (EXIT)	
BR-1 (PRIMARY)	= 142 SF = 21%	BR-1 (PRIMARY)	= 145 SF = 21%
BR-2 (PRIMARY)	= 290 SF = 42%	BR-2 (PRIMARY)	= 313 SF = 46%
GL (SECONDARY)	= 215 SF = 31%	GL (SECONDARY)	= 188 SF = 27%
AWN-1 (ACCENT)	= 5 SF = 1%	AWN-1 (ACCENT)	= 5 SF = 1%
MTL-1 (ACCENT)	= 33 SF = 5%	MTL-1 (ACCENT)	= 34 SF = 5%
TOTAL = 685 SF		TOTAL = 685 SF	
EAST TOTALS:		WEST TOTALS:	
PRIMARY MATERIALS:	63%	PRIMARY MATERIALS:	67%
SECONDARY MATERIALS:	31%	SECONDARY MATERIALS:	27%
ACCENT MATERIALS:	6%	ACCENT MATERIALS:	6%
TRANSPARENCY (2'-8" HEIGHT):	81%	TRANSPARENCY (2'-8" HEIGHT):	58%
NORTH FACADE (WASH BAY)		SOUTH FACADE (EQUIPMENT)	
BR-1 (PRIMARY)	= 1029 SF = 39%	BR-1 (PRIMARY)	= 1122 SF = 37%
BR-2 (PRIMARY)	= 1140 SF = 42%	BR-2 (PRIMARY)	= 1023 SF = 41%
GL (SECONDARY)	= 336 SF = 13%	GL (SECONDARY)	= 302 SF = 10%
AWN-1 (ACCENT)	= 27 SF = 1%	AWN-1 (ACCENT)	= 22 SF = 1%
MTL-1 (ACCENT)	= 133 SF = 5%	MTL-1 (ACCENT)	= 157 SF = 5%
TOTAL = 2665 SF		TOTAL = 2601 SF	
NORTH TOTALS:		SOUTH TOTALS:	
PRIMARY MATERIALS:	81%	PRIMARY MATERIALS:	78%
SECONDARY MATERIALS:	13%	SECONDARY MATERIALS:	16%
ACCENT MATERIALS:	6%	ACCENT MATERIALS:	6%
TRANSPARENCY (2'-8" HEIGHT):	29%	TRANSPARENCY (2'-8" HEIGHT):	24%

EXTERIOR MATERIALS LEGEND & REFERENCE MATERIAL PHOTOS

BR-1	ARCHITECTURAL SPEC BRICK (8" x 4" x 16") COLOR: INTEGRAL, "CREAM"	AWN-1	PREFABRICATED FLAT METAL AWNING COLOR: Black
BR-2	ARCHITECTURAL SPEC BRICK (8" x 4" x 16") COLOR: INTEGRAL, "TERRA COTTA"	S/DS	PREFINISHED KYNAR SHEET METAL GUTTER/ SCUPPER/DOWNSPOUTS COLOR: Matte Black
GL-1	ALUMINUM STOREFRONT GLAZING SYSTEM 2" x 4 1/2" Thermal Storefront Framing in Black Anodized Aluminum, w/ 1" Insulated LOW-E Tinted Glazing Unit	MTL-1	KYNAR COATED METAL COPING COLOR: Matte Black
GL-2	ALUMINUM STOREFRONT GLAZING SYSTEM Exterior Glazed System in Black Anodized Aluminum, w/ 1/4" LOW E SPANDREL GLASS		

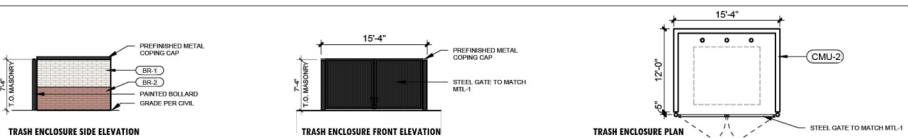
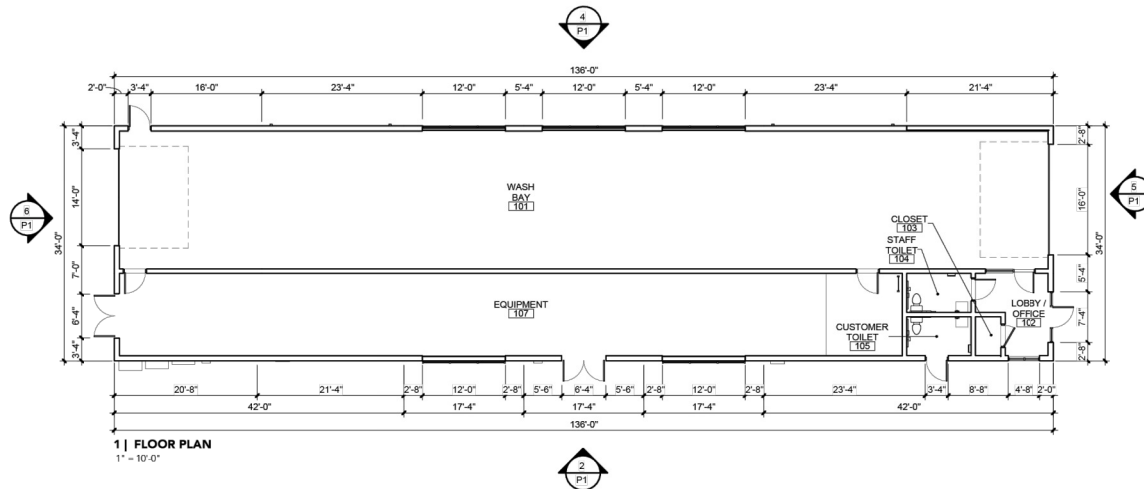
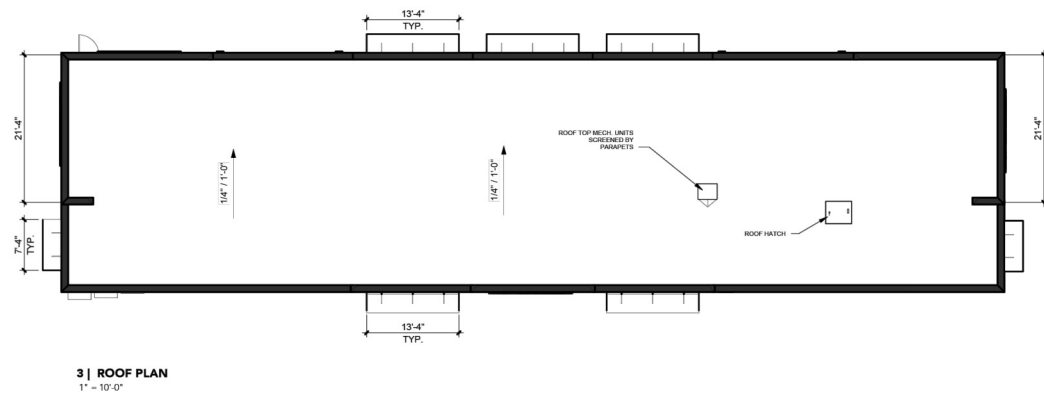
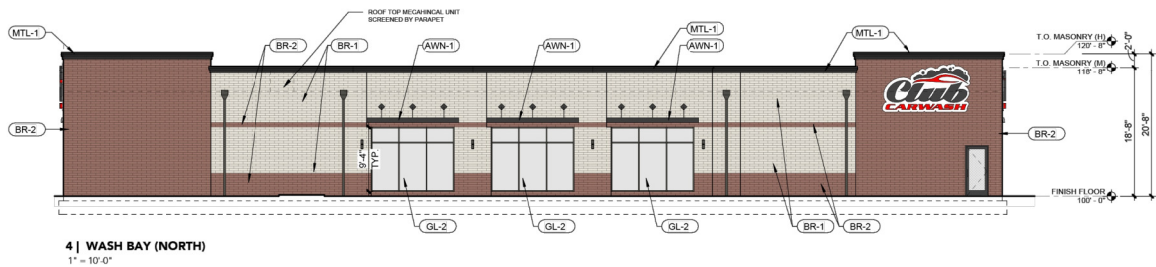
BR-1

BR-2

GL

AWN-1

NOTE: THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREIN SHALL DEMONSTRATE HOW ALL MECHANICAL EQUIPMENT SHALL BE SCREENED. IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE THAT SCREENING OCCURS IN THE FIELD AS DEMONSTRATED BY THESE PLANS, REGARDLESS OF CURB REQUIREMENTS, MECHANICAL PLAN CHANGES, OR OTHER CIRCUMSTANCES. FAILURE TO PROVIDE SCREENING MAY RESULT IN DELAY OF FINAL INSPECTIONS AND/OR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



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Galloway & Company, LLC

PRELIMINARY
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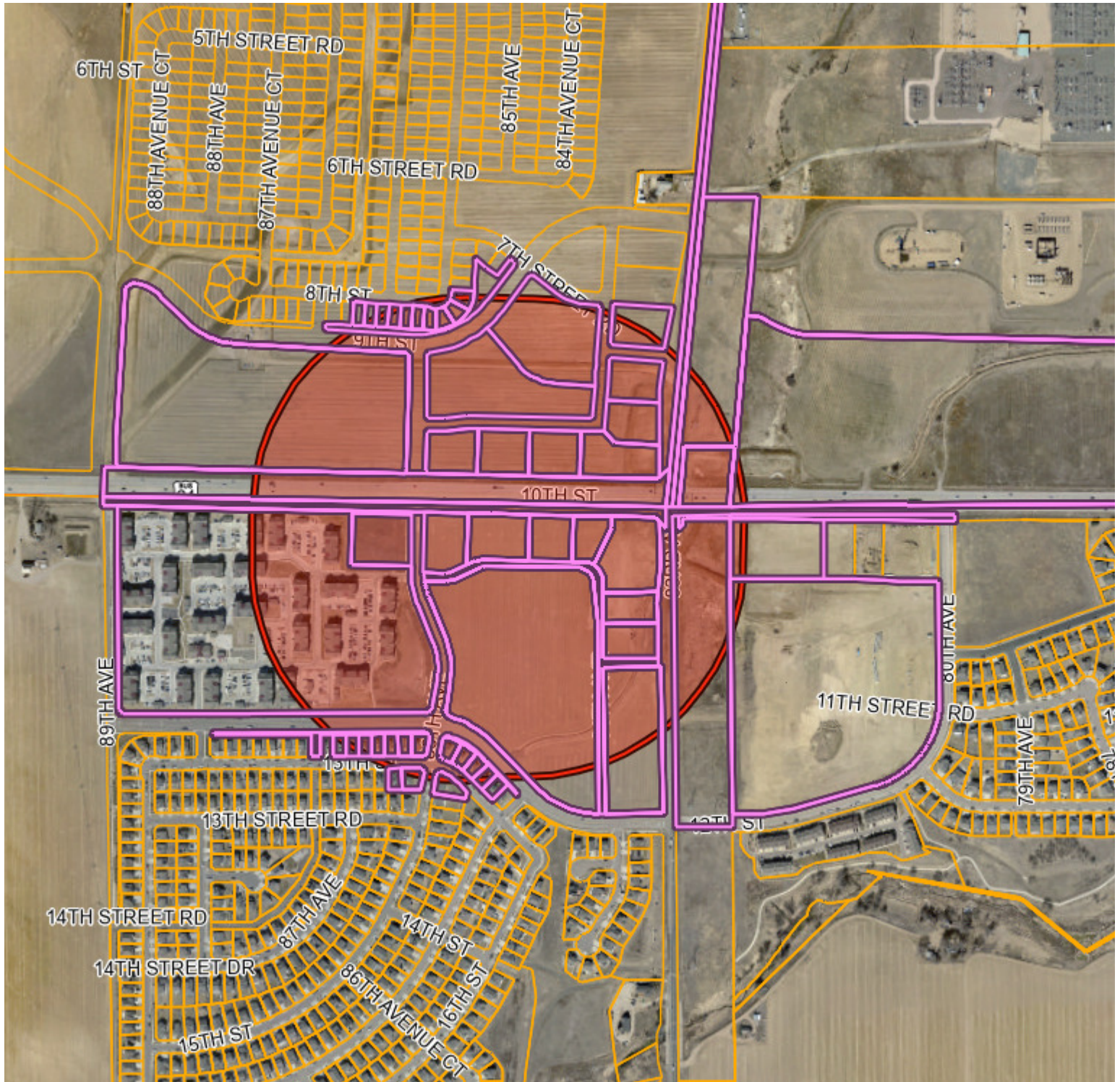
CLUB CARWASH - SITE PLAN
USE BY SPECIAL REVIEW
LOT 2, TWO RIVERS SUBDIVISION

8503 11TH STREET
GREELEY, CO

[illegible]

BUILDING ELEVATIONS

Neighborhood Notification Boundary Map



Scale: 1:7732



Notes: Properties within 1,000' of site noticed with letters for Club Carwash Planning Commission Hearing on 7/28/2026.



Club Carwash Use by Special Review – USR2026-0002



Community
Vitality

Michael Franke, AICP, Planner III

michael.franke@greeleygov.com (970) 350-9782

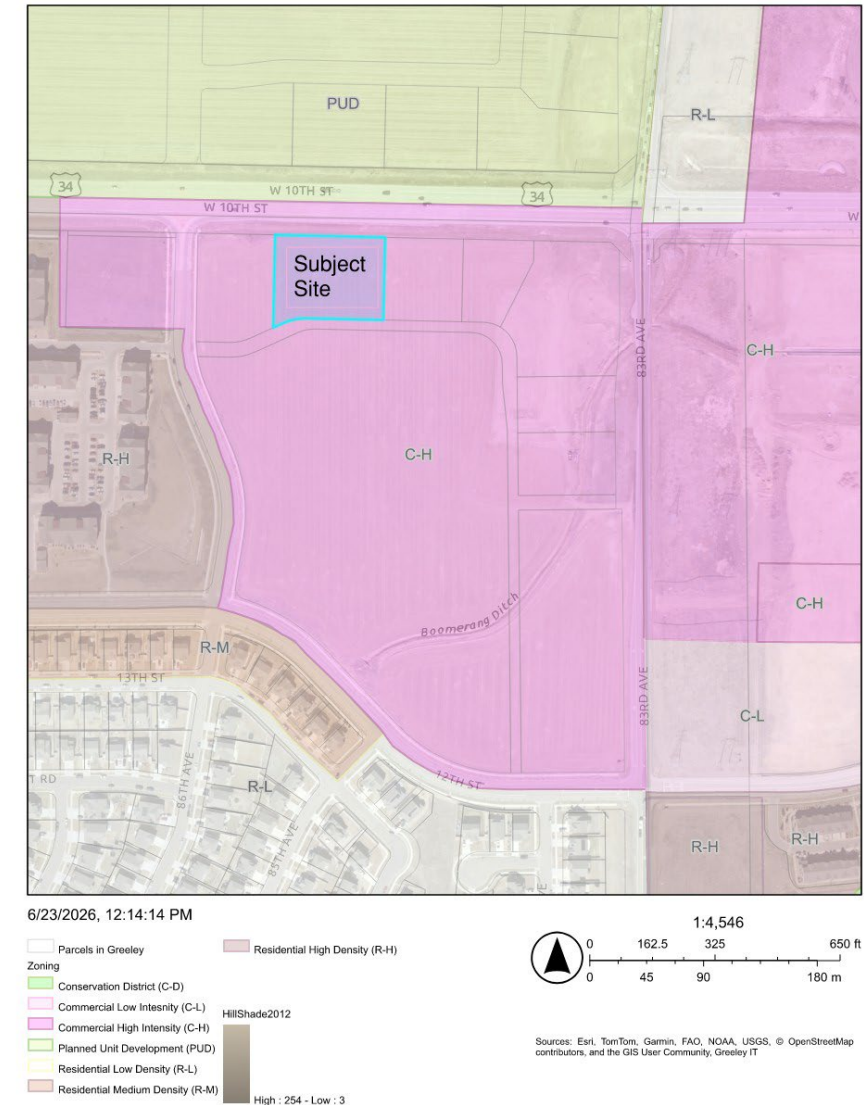
Planning Commission – July 28, 2026



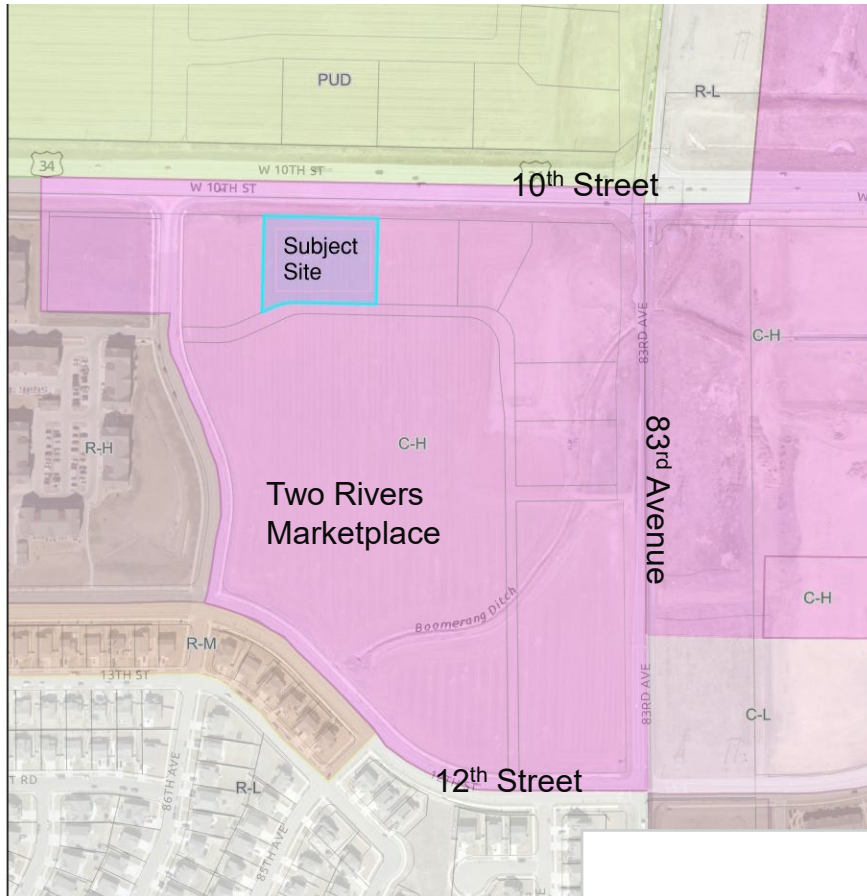
Agenda

- **Request:**
 - Establish a new car wash in Two Rivers Marketplace
- **Background:**
 - Two Rivers Subdivision (rec. no. 4975915)
 - Two Rivers Marketplace
 - Lot 2 - 1.42 acres
 - C-H Zoned Property
- **Commission Action**
 - Adopt or deny the use by special review as proposed

Club Carwash Vicinity and Zoning Map



Site Location



- South of 10th Street, west of 83rd Avenue, north of 12th Street.
- Surrounding Land Use/Zoning:
 - North: PUD (Planned Unit Development) – Union Colony West, 10th Street ROW
 - South: C-H (Commercial High Intensity) - Undeveloped
 - East: C-H – Retail (O’Reilly’s Auto Parts)
 - West: C-H – Gas Station (Murphy’s)

6/23/2026, 12:14:14 PM

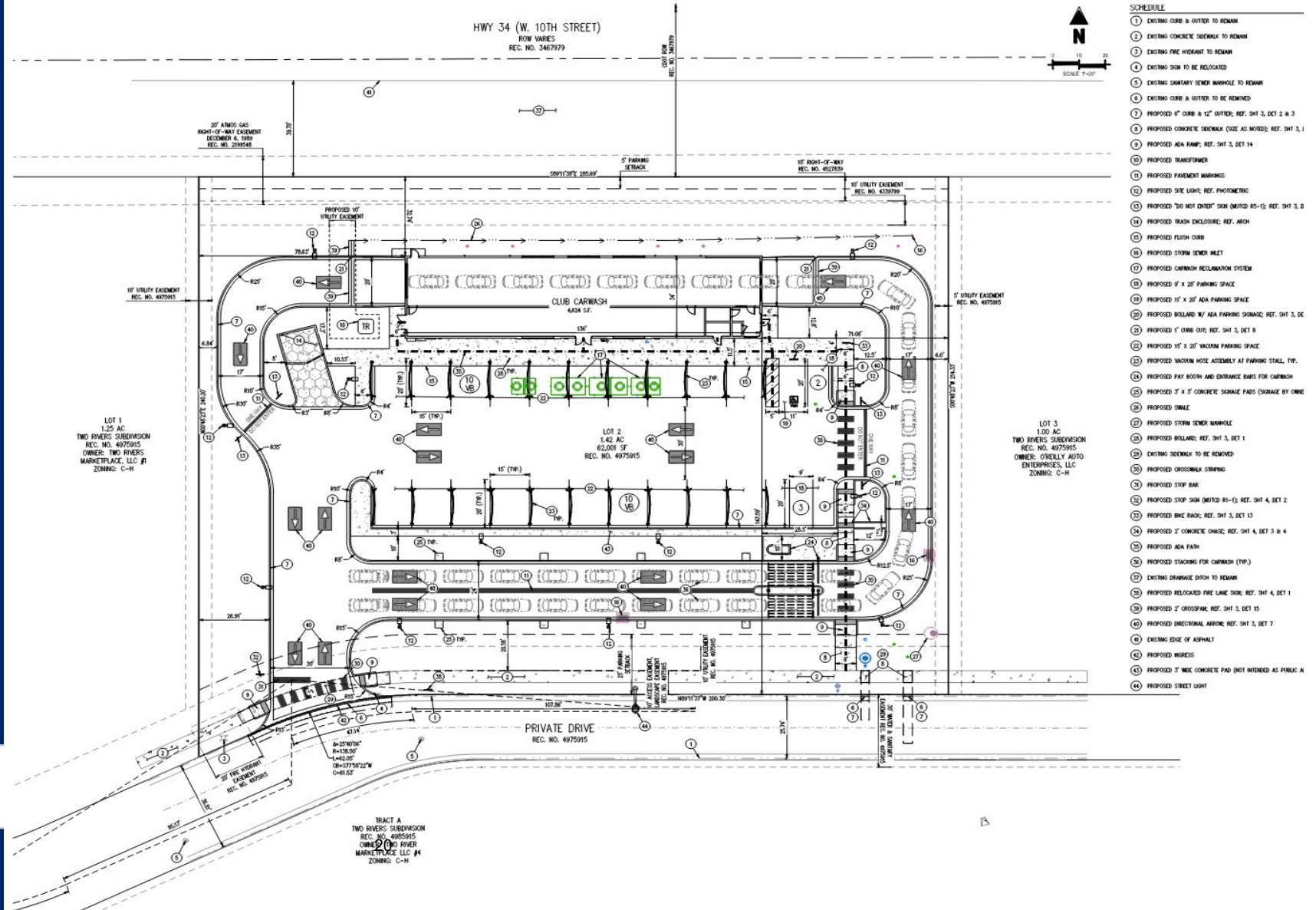
Parcels in Greeley
Zoning
Conservation District (C-D)
Commercial Low Intensity (C-L)
Commercial High Intensity (C-H)
Residential High Density (R-H)
HillShade2012



0 162.5 325 650 ft
0 45 90 180 m

LOT 2, TWO RIVERS SUBDIVISION
NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

PROJECT NUMBER USR2026-0002



Site Plan

Use by Special Review Considerations

Approval Criteria

- Use by Special Review Criteria – 24-206.b Eight Criteria Used to Evaluate USR applications
- The proposed USR is consistent with the criteria as outlined in your reports

Notification

- Notice letters sent to property owners
- Signs posted on property
- Web and published notification provided

Recommendation

- Community Development recommends approval

An empty rectangular box with a thin black border, likely intended for a signature or additional notes.

Thank you



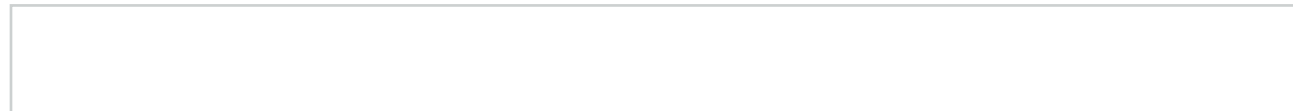
Motion

Recommended (Approval)

- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for a car wash in the C-H (Commercial High Intensity) zone district is consistent with the approval criteria found in Section 24-206.b and therefore approves the Use by Special Review as submitted.

Alternative (Denial)

- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for a car wash in the C-H (Commercial High Intensity) zone district is not consistent with the approval criteria found in Section 24-206.b and therefore denies the Use by Special Review as submitted.



Building Elevations

CLUB CARWASH SITE PLAN

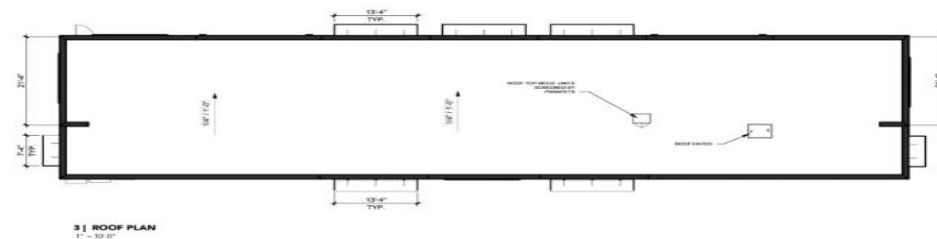
LOT 2, TWO RIVERS SUBDIVISION

NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.

CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

1.42 ACRES

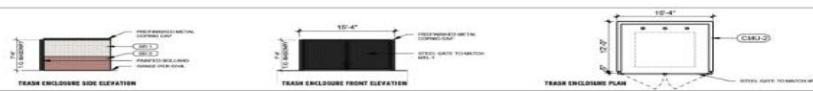
PROJECT NUMBER USR2026-0002



FACADE MATERIAL PERCENTAGES			
EAST FACADE (ENTRANCE)			
BR-1 (PRIMARY)	= 142 SF =	21%	
BR-2 (PRIMARY)	= 280 SF =	42%	
GL-1 (SECONDARY)	= 215 SF =	31%	
GL-2 (ACCENT)	= 5 SF =	1%	
MTL-1 (ACCENT)	= 33 SF =	5%	
TOTAL	= 685 SF		
EAST TOTALS:			
PRIMARY MATERIALS:	83%		
SECONDARY MATERIALS:	31%		
ACCENT MATERIALS:	8%		
TRANSPARENCY (2'-0" HEIGHT):	81%		
WEST FACADE (EXIT)			
BR-1 (PRIMARY)	= 145 SF =	21%	
BR-2 (PRIMARY)	= 313 SF =	46%	
GL-1 (SECONDARY)	= 188 SF =	27%	
GL-2 (ACCENT)	= 5 SF =	1%	
MTL-1 (ACCENT)	= 34 SF =	5%	
TOTAL	= 685 SF		
WEST TOTALS:			
PRIMARY MATERIALS:	67%		
SECONDARY MATERIALS:	27%		
ACCENT MATERIALS:	6%		
TRANSPARENCY (2'-0" HEIGHT):	58%		
NORTH FACADE (WASH BAY)			
BR-1 (PRIMARY)	= 1020 SF =	39%	
BR-2 (PRIMARY)	= 1140 SF =	42%	
GL-1 (SECONDARY)	= 336 SF =	13%	
GL-2 (ACCENT)	= 27 SF =	1%	
MTL-1 (ACCENT)	= 133 SF =	5%	
TOTAL	= 2656 SF		
NORTH TOTALS:			
PRIMARY MATERIALS:	81%		
SECONDARY MATERIALS:	13%		
ACCENT MATERIALS:	6%		
TRANSPARENCY (2'-0" HEIGHT):	29%		
SOUTH FACADE (EQUIPMENT)			
BR-1 (PRIMARY)	= 1122 SF =	37%	
BR-2 (PRIMARY)	= 1023 SF =	41%	
GL-1 (SECONDARY)	= 302 SF =	10%	
GL-2 (ACCENT)	= 22 SF =	1%	
MTL-1 (ACCENT)	= 157 SF =	5%	
TOTAL	= 2627 SF		
SOUTH TOTALS:			
PRIMARY MATERIALS:	78%		
SECONDARY MATERIALS:	16%		
ACCENT MATERIALS:	6%		
TRANSPARENCY (2'-0" HEIGHT):	24%		

EXTERIOR MATERIALS LEGEND & REFERENCE MATERIAL PHOTOS			
BR-1	ARCHITECTURAL SPEC BRK (8" x 4" x 16") COLOR: INTERIOR, TERRA COTTA	GL-1	PREFABRICATED FLAT METAL GLAZING COLOR: Black
BR-2	ARCHITECTURAL SPEC BRK (8" x 4" x 16") COLOR: INTERIOR, TERRA COTTA	GL-2	PREFABRICATED KYNAR SHEET METAL GLAZING DOWNPOUTS COLOR: Matte Black
GL-1	ALUMINUM STOREFRONT GLAZING SYSTEM 2" x 4" x 12" Thermal Breakout Framing in Black Anodized Aluminum, w/ 1" Insulated LGW-E Spacer Glass Unit	MTL-1	KYNAR COATED METAL COPING COLOR: Matte Black
GL-2	ALUMINUM STOREFRONT GLAZING SYSTEM Exterior Glazed System in Black Anodized Aluminum, w/ 1" Insulated LGW-E SPANFEL GLASS		
BR-1		BR-2	
GL-1		GL-2	
MTL-1			

NOTE: THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREIN SHALL DEMONSTRATE HOW ALL MECHANICAL EQUIPMENT SHALL BE SCREENED. IT IS THE ARCHITECT'S RESPONSIBILITY TO ENSURE THAT SCREENING OCCURS IN THE FIELD AS DEMONSTRATED BY THESE PLANS. SCREENING MAY RESULT IN DELAY OF FINAL INSPECTIONS AND/OR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



Review Criteria

1.	All criteria for site plan review in Section 24-207
	The proposed project satisfies the requirements of Section 24-207 of the Development Code. The submitted site plan demonstrates a coordinated layout including building placement, internal circulation, parking, access, and landscaping. These elements have been organized to support safe and efficient site functionality and will be further evaluated for full compliance during formal site plan review. The applicant has addressed staff comments and included all required materials for the Use by Special Review criteria. Staff is satisfied with the Use by Special Review submitted for the proposed project, with it meeting Code requirements.

Review Criteria

2.	The application furthers the intent of the proposed zoning district, does not conflict with the intent of any abutting districts, and is otherwise determined to be consistent with the Comprehensive Plan.
	The proposed use furthers the intent of the underlying zoning district by introducing a commercial service that is consistent with development patterns in the area and supports economic activity. The use does not conflict with the intent of adjacent districts, as it is designed to operate as a low-intensity commercial use with impacts managed on-site. The project is also consistent with the Imagine Greeley Comprehensive Plan, which supports commercial development within established areas and encourages economic diversification and service-oriented uses.

Review Criteria

3.	Any associated site development or construction complies with the requirements of this code, including any conditions or additional requirements identified for the particular use.
	All associated site development is anticipated to comply with applicable requirements of the Greeley Development Code. The conceptual plans reflect consideration of key code elements such as access, circulation, and site organization. Detailed compliance, including any use-specific requirements or conditions, will be confirmed during subsequent review and permitting processes. Staff has reviewed the proposal for compliance with all site development or construction requirements as stated by the Development Code.
4.	Compatibility with the area in terms of operating characteristics such as hours of operation, visible and audible impacts, traffic patterns, intensity of use, and other potential impacts on adjacent property. The cumulative impact of a concentration of similar existing uses may be considered as part of the impact of a particular use.
	The project is compatible with the surrounding area in terms of operating characteristics. The use is designed with internal vehicle stacking and circulation, which minimizes off-site traffic impacts and reduces potential conflicts with adjacent properties. The intensity of use is consistent with commercial service uses, and the site layout helps mitigate visible and audible impacts through building placement and landscaping. Traffic patterns are directed internally, supporting orderly movement and limiting disruption to adjacent streets. Based on the materials provided, the project does not create undue impacts on surrounding properties. Hours of operation will be consistent with all adjacent uses within the Two Rivers Marketplace, posing no negative impact to the surrounding area.

Review Criteria

5.	The site is physically suitable for the proposed use, and whether any additional site-specific conditions are necessary for the use to be appropriate and meet these criteria.
	The site is physically suitable for the proposed use. The property is zoned, platted and designed for the proposed use. The property provides sufficient area to accommodate the building, vehicle stacking, circulation, parking, and landscaping as shown on the conceptual site plan. The layout demonstrates that the use can function effectively on the site while maintaining organized access and internal operations. Any additional site-specific conditions, as necessary, has been identified and addressed during the formal USR review.

Review Criteria

6.	Whether a limited time period for the permit is reasonably necessary to either limit the duration of the use, assess the use against changing conditions in the area, or ensure periodic reporting and ongoing enforcement of the permit.
	No such limitations are necessary or applicable for the proposed facility.

Review Criteria

7.	The long-range plans for the surrounding area are not negatively impacted considering the permanence of the proposed use, the permanence of existing uses in the area, and any changes in character occurring in the area.
	The project is not anticipated to negatively impact long-range plans for the surrounding area. The proposed use is consistent with existing and planned commercial development patterns and represents a logical continuation of development within an established corridor. The permanence of the use aligns with the expected buildout of the area and does not conflict with anticipated changes in character. The proposed facility will not negatively impact any existing or planned uses and will not change the character of the area.

Review Criteria

8.	The recommendations of professional staff or other technical reviews associated with the application.
	Staff completed a thorough review of the proposed project and has ensured compliance with recommendations of all applicable review agencies.