

Planning Commission Agenda

Regular Meeting
Tuesday, September 08, 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/83647828834>

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

September 08, 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
 4. Approval of the July 14, 2026, and July 28, 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 meeting to consider a request for a preliminary subdivision to consolidate the existing parcels within Block 66 into one lot on a property 3.709 acres in size, within the Commercial High Intensity (C-H) Zoning District and Downtown Overlay. Otherwise known as the Judicial Center Subdivision (SUB2026-0011)
 6. A public meeting to consider a request for a preliminary subdivision to create 4 lots, with dedication of right-of-way and easements on a property 3.14 acres in size, within the Commercial High Intensity (C-H) Zoning District and Downtown Overlay. Otherwise known as the Civic Campus Subdivision (SUB2025-0029)
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END OF EXPEDITED AGENDA

7. Staff Report

8. Adjournment



Planning Commission Meeting Minutes

July 14, 2026, at 1:15pm

1. Call to Order

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

2. Roll Call - Present

Vice Chair Louisa Andersen

Commissioner Jeff Carlson

Commissioner Brian Franzen

Commissioner Larry Modlin

Commissioner Christian Schulte

Absent

Chair Justin Yeater

Commissioner Erik Briscoe (Arrived at 1:18pm)

3. Approval of the agenda

There were no changes to the agenda. Vice Chair Andersen proceeded with the agenda as presented.

4. Approval of the May 26, 2026, Planning Commission Meeting Minutes

There were no changes to the minutes.

Motion by Commissioner Franzen:

He moved to approve the minutes as presented.

Second: Commissioner Carlson

Vote: Motion passed 5-0

Absent: Chair Yeater and Commissioner Briscoe.

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 an annexation of approximately 999.72 acres known as the Arroyos del Sol Annexation located generally northwest of State Highway 257 Spur, west of Weld County Road 19, and south of the Cache la Poudre River (ANX2024-0004).

Vice Chair Andersen introduced the item as presented. She asked if any of the Commissioners wished to see a presentation. Seeing none, Vice Chair Andersen opened the public portion of the meeting at 1:18pm by asking if anyone in attendance or online wished to speak. Seeing none, Vice Chair Andersen closed the public portion of the meeting at 1:19pm and turned it over to the Commission for discussion or a motion.

Motion by Commissioner Schulte:

He moved that based on the project summary and analysis, the Planning Commission find that the request for an annexation meets the approval criteria found in section 24-214.b.2 Sections A through E of the Greeley Development Code, and that the proposed Arroyos Del Sol annexation, file number ANX2024-0004 meets the applicable state statutory requirements and therefore recommend approval of the annexation to the City Council.

Second: Commissioner Franzen

Vote: Motion passed 6-0

Absent: Chair Yeater

6. A public hearing to consider a request for establishment of zoning to C-D (Conservation District) for approximately 999.72 acres known as the Arroyos del Sol Annexation Establishment of Zoning located generally northwest of State Highway 257 Spur, west of Weld County Road 19, and south of the Cache la Poudre River (ZON2025-0001).

Vice Chair Andersen introduced the item as presented. She asked if any of the Commissioners wished to see a presentation. Seeing none, Vice Chair Andersen opened the public portion of the meeting at 1:21pm by asking if anyone in attendance or online wished to speak. Seeing none, Vice Chair Andersen closed the public portion of the meeting at 1:21pm and turned it over to the Commission for discussion or a motion.

Commissioner Schulte asked staff to provide a brief reminder regarding the Conservation District, specifically whether any types of development or uses, in addition to farming and gravel extraction, were permitted within the zoning district. Doug May (Principal Planner) noted that the district allowed gravel mining but was primarily intended to protect natural areas and open space, particularly along river corridors, and did not generally allow other development except uses related to natural areas or parks.

Vice Chair Andersen requested clarification as to whether it was a conservation easement. Don Threewitt (Interim Community Development Director) shared that the Conservation District allowed farming by right, while utility crossings and mineral extraction required special review. It was also noted that much of the property was under a conservation easement, requiring approval from the easement holder for any proposed uses, and that the master plan focused on public recreation and natural areas.

Commissioner Schulte asked whether plans were already underway for the site or whether it was expected to remain undeveloped for a period of time. Mr. Threewitt shared a master planning process was in place, with the overall long-term vision for the site already established. Development was expected to occur incrementally as funding and grant opportunities became available.

Motion by Commissioner Franzen:

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

Second: Commissioner Modlin

Vote: Motion passed 6-0

Absent: Chair Yeater

7. Staff Report:

There was no report from staff.

8. Adjournment:

Vice Chair Andersen adjourned the meeting at 1:25pm.

Work Session

Before the work session began, Commissioner Briscoe asked about recent court rulings and their effect on local development. Mr. Threewitt provided an update to the commission.

Vice Chair Andersen asked what the Commissions role was regarding these Work Session items and what actions were expected of them. Mr. Threewitt stated these items are very much based on input from the Commissioners. The Planning Commission and the City Council input would be compiled and used to develop draft materials, with public outreach and feedback also considered. Once drafts are prepared, they will be presented for recommendation before being forwarded to City Council with the meeting minutes for final adoption consideration.

Commissioner Modlin requested discussion on how the item could increase the likelihood of developers providing more well-rounded projects than those seen in the past.

9. Development Code Updates

The Commission received a work session presentation from Mr. Threewitt and consultant Jen Gardner of Logan Simpson on Phase 2 of the City's Development Code Audit and Update. The session was structured to solicit Commission guidance ahead of drafting. Staff confirmed that input gathered from this session, along with parallel input from City Council, would be incorporated into draft code language for subsequent review and adoption proceedings.

Urban Agriculture — Animal Keeping

Staff presented options for regulating backyard fowl in residential and suburban zone districts, noting that the current code effectively prohibits backyard chickens despite the practice being widespread and largely unenforceable. The Commission reached general consensus to move forward with exploring a permit-based allowance for backyard fowl (chickens, ducks, and similar fowl, excluding roosters). The Commission directed staff to tie allowable quantities to lot size and to exclude other livestock such as goats, sheep, pigs, and similar animals at this time. A registration-style permit was favored over a more intensive permitting process.

Cottage Commercial

Staff presented two options for allowing small-scale commercial uses within or accessory to owner-occupied residential properties, filling the gap between home occupation and traditional commercial development. The Commission acknowledged that such uses already exist informally throughout the city and expressed support for moving forward with a framework similar to Option 1 — a use-by-special-review approach with meaningful limitations. Key directions provided included: requiring owner-occupancy of the residential property with the property owner being a party to the business; limiting the number of employees; establishing limitations on vehicle traffic; and noting that HOA

restrictions should prevail where applicable. The Commission preferred starting with more restrictive standards, with the option to loosen them overtime.

Build-to-Rent

Staff presented options for codifying standards for build-to-rent housing communities, which have previously been processed through the PUD procedure on a case-by-case basis. The Commission expressed broad support for moving away from the PUD approach in favor of a codified standard. Direction was given to develop a hybrid framework drawing from both multifamily and single-family standards, addressing parking requirements, private street ownership and maintenance obligations, and minimum design standards. Staff noted that long-term maintenance accountability and code enforcement access were primary considerations.

Oil and Gas Setbacks

Staff presented options for updating setback standards relative to active, plugged, and abandoned oil and gas wells, noting that the current definition of "structure" inadvertently captures parking lots, roads, and other horizontal improvements in setback calculations. The Commission provided general direction to pursue the most permissive standards that still protect public health, safety, and welfare, acknowledging Greeley's unique context within Weld County and the impracticality of applying overly restrictive setbacks given the density of existing oil and gas infrastructure.

Gravel Extraction

Staff presented options for adding operational standards to the existing gravel extraction use, which is currently allowed by special review in the Conservation District but lacks enforceable performance criteria. The Commission supported separating batch plant operations from extraction in the use table, and directed staff to develop standards addressing noise, dust, lighting, hours of operation, haul routes, and reclamation. Commissioners emphasized the importance of reclamation, restoration, and remediation standards, and encouraged collaboration with Weld County on permitting for operations near the city's boundaries.

Solar Energy

Staff presented options for updating solar energy regulations, including the potential to allow large-scale solar in the Holding Agricultural zone and to develop tiered standards for small, medium, and large installations. The Commission expressed general support for the recommendations, with direction to ensure coordination with the county given that solar facilities developed in unincorporated areas may eventually be annexed. The concept of agrivoltaics — integrating agricultural operations with solar — was viewed favorably.

Data Centers

Staff presented options for regulating data centers as a distinct use, noting Weld County's recent ordinance affirmatively welcoming them and the likelihood of increased interest in the Greeley area. The Commission supported allowing data centers as a use-by-special-review in industrial zones (IM and IH), with setbacks from residential uses, noise standards, and provisions addressing high power and water consumption. Commissioners raised concerns about the long-term displacement of traditional industrial employment land uses and the potential for indirect rate increases to utility customers. Staff noted that Xcel Energy has issued policy guidance requiring data centers to bear their own direct infrastructure costs. A use-by-special-review designation was preferred as a starting point, with the option to convert to a by-right use as the land use type matures.

10. Landscape & Sign Code Updates

The Commission received a work session presentation from Mr. Threewitt and Buxton Demers (Code Compliance Manager) on draft Landscape & Sign Code updates. The session was also structured to solicit Commission guidance ahead of drafting. Staff confirmed the process will be identical to the previous work session item.

Landscape Code and Compliance

Staff presented draft updates to the City's landscape code, including a proposal to allow artificial turf in front yards by permit with certified installation. Several commissioners expressed skepticism about artificial turf, citing long-term appearance and maintenance concerns. Staff indicated this item would be revisited with Council that evening. The Commission supported a priority-based compliance approach in which code enforcement focuses on properties with bare dirt, erosion, tall weeds, or repeated violations, while treating maintained but technically nonconforming yards as lower priority. Support was expressed for expanding promotion of water-wise and native landscaping alternatives.

Sign Code

Staff presented a draft sign code update addressing wind-driven devices and yard signs in parkways. The Commission supported increasing the permitted sky dancer height from 8 to 20 feet, allowing wind-driven devices without a permit regardless of branding, and limiting their use to business operating hours only. On parkway signs, the Commission supported maintaining the existing prohibition, with a courtesy education approach for first-time residential violations where ownership is clear, and immediate removal for signs creating safety or obstruction concerns.

Louisa Andersen – Vice Chair

Don Threewitt – Interim Director



Planning Commission Meeting Minutes

July 28, 2026, at 1:15pm

1. Call to Order

Chair Yeater called the meeting to order at 1:17pm

2. Roll Call - Present

Chair Justin Yeater

Vice Chair Louisa Andersen

Commissioner Erik Briscoe

Commissioner Jeff Carlson

Commissioner Larry Modlin

Commissioner Christian Schulte

Absent

Commissioner Brian Franzen

3. Approval of the agenda

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

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)

Chair Yeater introduced the item as presented and asked if any of the Commissioners wished to see a presentation. Seeing none, Chair Yeater asked if anyone in attendance or online wished to see a presentation. Seeing none, Chair Yeater opened the public portion of the meeting at 1:18pm. Seeing no one in person or online wishing to speak, Chair Yeater closed the public portion of the meeting at 1:18pm and turned it over to the Commission for discussion or action.

Commissioner Andersen asked why a Use by Special Review is required for car washes and commercial high intensity uses. Michael Franke (Planner III) explained that, under the code, this type of use requires a Use by Special Review when the site exceeds one acre. Because the site is 1.42 acres, the USR requirement is triggered.

Motion by Commissioner Schulte:

He moved that 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 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.

Second: Commissioner Briscoe

Vote: Motion passed 6-0

Absent: Commissioner Franzen

5. Staff Report:

Caleb Jackson (Interim Planning Manager) shared that there will be no meeting on August 11. Also, that the Colorado Chapter of the American Planning Association's annual conference will be held October 28–30 in Keystone. Planning Commissioners may register, with early bird pricing of \$350 available through July 31, before increasing to \$400.

6. Adjournment:

Chair Yeater adjourned the meeting at 1:21pm.

Justin Yeater – Chair

Don Threewitt – Interim Director



Planning Commission Agenda Summary

September 8, 2026

Key Staff Contact: Douglas May, Principal Planner

Title:

Weld County Judicial Center Subdivision – SUB2026-0011.

Summary:

A public meeting to consider a request for a preliminary subdivision to consolidate the existing parcels within Block 66 into one lot on a property 3.709 acres in size, within the Commercial High Intensity (C-H) Zoning District and Downtown Overlay.

Recommended Action:

Approval

Attachments:

1. Staff Report
2. Vicinity Map
3. Weld County Justice Center Sub Narrative
4. Weld County Justice Center Subdivision Plat
5. Staff Presentation Justice Center

PLANNING COMMISSION SUMMARY

ITEMS: Preliminary Subdivision to consolidate existing parcels and a separately vacated public alley into one lot on a 3.709-acre property in the Commercial High Intensity (C-H) zone district and Downtown Overlay.

FILE NUMBER: SUB2026-0011

PROJECT: Weld County Judicial Center Subdivision - Preliminary Plat

LOCATION: Block 66 in Downtown Greeley, generally bounded by 10th Avenue, 11th Avenue, 9th Street, and 10th Street

APPLICANT: Level5 Collaborative

CASE PLANNER: Doug May, AICP, Principal Planner

PLANNING COMMISSION HEARING DATE: September 8, 2026

PLANNING COMMISSION FUNCTION:

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

EXECUTIVE SUMMARY

The City of Greeley is considering a request for approval of a preliminary subdivision of approximately 3.709 acres in Downtown Greeley. The preliminary plat would consolidate the existing parcels within Block 66 into one lot to support future development of the Weld County Judicial Center.

The preliminary plat identifies Proposed Lot 1 as 161,555 square feet (3.709 acres). The existing 20-foot public alley through the block is intended to be vacated separately by the Greeley City Council and incorporated into the future consolidated lot.

A. REQUEST

The applicant is requesting approval of a preliminary subdivision plat to consolidate the existing parcels within Block 66 into one 3.709-acre lot for the future Weld County Judicial Center. The existing 20-foot public alley will be vacated separately by the Greeley City Council.

B. STAFF RECOMMENDATION

Approval (see Section J).

C. LOCATION

The subject property is located in Block 66 in Downtown Greeley, generally bounded by 10th Avenue, 11th Avenue, 9th Street, and 10th Street.

Zoning:

C-H (Commercial High Intensity), within the Downtown Overlay

Abutting Zoning

North: C-H

South: C-H

East: C-H

West: C-H

Abutting Land Uses

The surrounding area is developed as part of Downtown Greeley with a mix of civic, institutional, commercial, parking, and other urban uses.

Site Characteristics:

The site is a previously developed downtown block containing multiple existing parcels, buildings, parking areas, utilities, and a 20-foot public alley. The proposed subdivision would consolidate the block into one lot in preparation for future redevelopment.

D. BACKGROUND

Weld County is planning a new Judicial Center in Downtown Greeley to support the long-term operational needs of the County's judicial system. The proposed Judicial Center is intended to consolidate key judicial functions that are currently distributed among multiple facilities into a purpose-built courthouse.

The preliminary subdivision is the first step in establishing a single development parcel for the future project. The proposed plat consolidates the existing parcels within Block 66 into one 3.709-acre lot. The existing 20-foot public alley will be vacated separately by the Greeley City Council. Detailed building design, parking, access, utility coordination, and other site improvements will be addressed through subsequent Site Plan review.

E. APPROVAL CRITERIA

Standards for a Preliminary Subdivision Plat:

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

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

Staff Comment: The proposed subdivision supports redevelopment of an established Downtown Greeley block for a future Weld County

Judicial Center. The applicant identifies the site as Legacy Urban on the Imagine Greeley Comprehensive Plan Land Use Guidance Map and notes that the project supports intergovernmental and public/private partnerships and reinvestment in the downtown area. Consolidating the existing parcels will facilitate continued civic use and redevelopment within the established urban core. The request complies with this criterion.

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

Staff Comment: The subject property is a previously developed downtown block. No geologic hazards, environmentally sensitive areas, significant wildlife habitat, or other natural features have been identified that would be disturbed by the proposed subdivision. The request complies with this criterion.

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

Staff Comment: The preliminary plat is primarily intended to consolidate multiple existing parcels into one development lot within the established downtown street and block pattern. The existing public alley is proposed to be vacated through a separate City Council action. Detailed site design, parking, access, and open-space considerations will be addressed through subsequent Site Plan review. The proposed subdivision has been coordinated with existing and potential adjacent development to the extent applicable at the preliminary plat stage. The request complies with this criterion for preliminary design.

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

Staff Comment: The property is zoned C-H (Commercial High Intensity) and is within the Downtown Overlay. The preliminary plat creates one 3.709-acre lot capable of accommodating future development subject to the applicable zoning, overlay, and site design standards. Detailed compliance will be reviewed with the future Site Plan. The request complies with this criterion.

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

Staff Comment: Staff and applicable referral agencies have reviewed the preliminary subdivision plans. The project is redevelopment of an existing urban block with existing public infrastructure, and coordination of utilities and other required improvements will continue through subsequent design and Site Plan review. Based on the preliminary review, the application demonstrates the ability to meet applicable requirements. The request complies with this criterion for preliminary design.

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

Staff Comment: The preliminary plat itself consolidates the property into a single lot. The applicant indicates that a phasing plan for construction and related improvements will be provided with the Site Plan submittal. At this stage, the subdivision does not create multiple development phases requiring separate subdivision coordination. The request complies with this criterion for preliminary design.

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

Staff Comment: The applicant indicates that impacts identified through technical review will be addressed with generally accepted planning, engineering, and urban design solutions. Because detailed site development is not being approved with this preliminary plat, final stormwater, utility, access, and other engineering solutions will be reviewed through subsequent Site Plan and construction processes. Staff and referral agencies have reviewed the preliminary subdivision and are comfortable with the application proceeding to final subdivision. The request complies with this criterion for preliminary design.

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

Staff Comment: The preliminary subdivision consolidates an existing downtown block and does not alter the surrounding public street network. Existing utilities may require modification or relocation as part of future redevelopment, including the sanitary sewer currently located in the alley. Such work will be coordinated with the City and applicable service providers during subsequent design. The request does not impede anticipated public infrastructure or adjacent development. The request complies with this criterion for preliminary design.

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

Staff Comment: Staff and applicable referral agencies have reviewed the preliminary subdivision plans. Required coordination and revisions have occurred to a level appropriate for preliminary plat review, and reviewing agencies are comfortable with the application proceeding to the Final Subdivision process. The request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject property consists of Lots 1 through 24 of Block 66, Town of Greeley, together with the existing 20-foot public alley connecting 10th Avenue and 11th Avenue between 9th Street and 10th Street. The preliminary plat proposes to consolidate the property into Proposed Lot 1, containing approximately 161,555 square feet (3.709 acres). The public alley will be vacated separately by the Greeley City Council.

2. HAZARDS

Staff is not aware of geologic or other natural hazards that would preclude development of the subdivision area.

3. WILDLIFE

The site is a previously developed downtown block and does not contain identified significant wildlife habitat or other natural features that would constrain the proposed subdivision.

4. FLOODPLAIN

The subject property is outside of a floodplain.

5. DRAINAGE AND EROSION

The preliminary subdivision is located on a previously developed urban block. Detailed stormwater management, drainage, grading, and erosion-control requirements associated with redevelopment of the site will be addressed through subsequent Site Plan and construction review.

6. TRANSPORTATION

The site is served by the existing Downtown Greeley street network, including 10th Avenue, 11th Avenue, 9th Street, and 10th Street. Parking and site access for the future Judicial Center will be determined through Site Plan review. The proposed subdivision does not create new public streets.

G. SERVICES

1. WATER

The subdivision will be served by the City of Greeley for potable water. Existing water infrastructure may require modification or relocation as part of future redevelopment, and final utility design will be coordinated with the City during subsequent Site Plan and construction review.

2. SANITATION

The subdivision will be served by the City of Greeley for sanitary sewer. The applicant has identified that the existing sanitary sewer line located within the public alley is anticipated to be relocated to accommodate redevelopment. Final design and relocation will be coordinated with the City during subsequent review.

3. EMERGENCY SERVICES

The site is within the City of Greeley and is served by City police and fire services. Applicable emergency-service agencies have reviewed the project through the referral process, and detailed emergency access will be addressed through subsequent Site Plan review.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

The preliminary subdivision consolidates existing parcels and does not approve the architecture or detailed site design of the future Judicial Center. Future development will be reviewed for compliance with applicable C-H zoning, Downtown Overlay, and site design standards through the Site Plan process.

2. NOISE

The preliminary subdivision itself does not authorize a specific noise-generating activity. Any potential noise associated with construction or future use of the property will be subject to applicable City requirements.

I. PUBLIC NOTICE AND COMMENT

Neighborhood courtesy notices for the hearing were mailed to surrounding property owners and current residents within the required notice area. 230 notice letters were mailed. Two public hearing signs were posted on the property. As of the date of August 25, 2026, no comments have been received in opposition or support of the proposed subdivision.

J. PLANNING COMMISSION RECOMMENDED MOTIONS

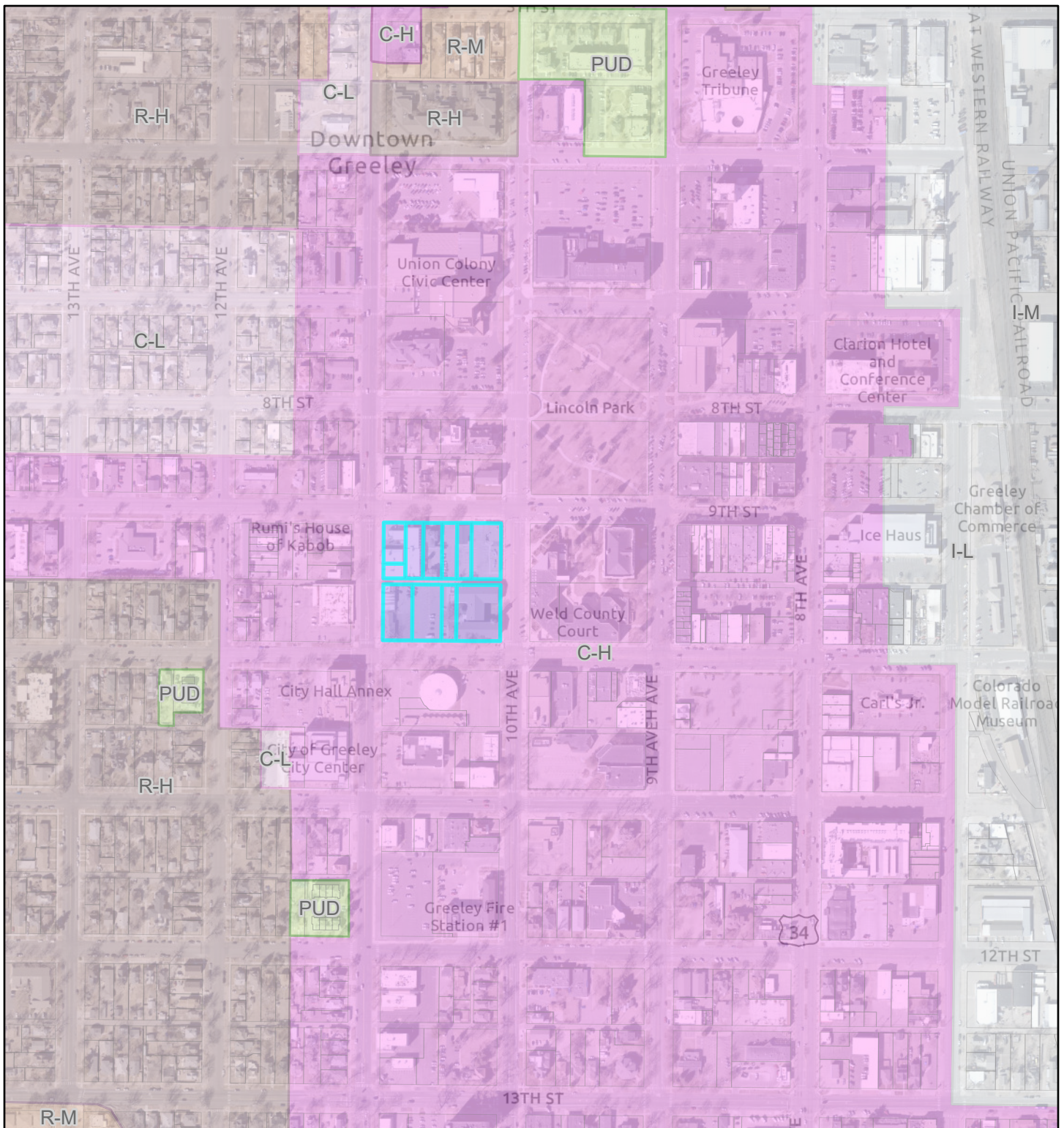
Recommend Approval Motion

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

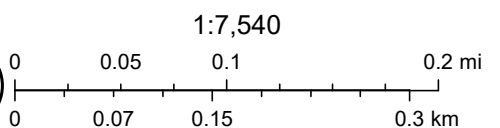
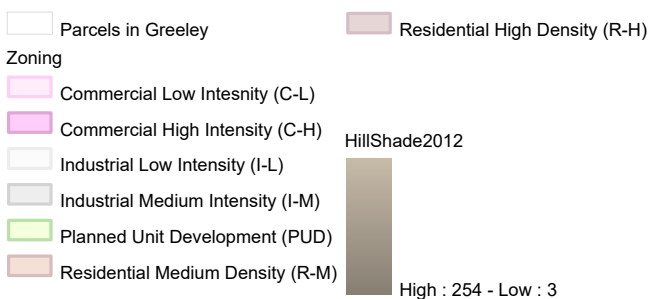
Alternative Denial Motion:

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

Weld County Judicial Center Subdivision Vicinity Map



8/10/2026, 10:53:52 AM



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



May 15, 2026

Doug May
City of Greeley- Planning & Zoning
1100 10th Street - 2nd Floor
Greeley, CO 80631

Re: Weld County Justice Center Preliminary Plat Narrative

Dear Mr. May:

On behalf of the applicant, Level5 Collaborative, and the property owner, Weld County, Norris Design is pleased to provide the following application materials for a Preliminary Plat submittal, as required by the City of Greeley. This application has been prepared by and for the following parties to the benefit of the residents of Greeley:

Applicant Level5 Collaborative 1613 Pelican Lakes Pt. Ste. 200 Windsor, CO 80550 Contact: Nick Troutd ntroudt@thelevel5.com	Owner Weld County 1150 O St. Greeley, CO 80631 Contact: Will Hopkins whopkins@weld.gov
Planner Norris Design 244 N. College Ave #165 Fort Collins, CO Contact: Mallory Mooney mmooney@norris-design.com	Survey Majestic Surveying 1111 Diamond Valley Drive, Ste. 104 Windsor, CO 80550 Contact: Ron Edwards rone@majesticsurveying.com

In addition to this Letter of Intent/Project Narrative, the following items are included in this Preliminary Plat submittal package:

- Land Use Application
- Letter of Authorization from Property Owner
- Title Commitment
- Surveyor's Closure Calculations
- Preliminary Plat
- Certificate of Taxes Due



BACKGROUND/PROJECT DESCRIPTION

Weld County is planning the development of a new Weld County Justice Center within the City of Greeley to support the long-term operational needs of the County's judicial system. The proposed Justice Center is envisioned as a long-term civic investment intended to consolidate key judicial functions that are currently distributed among multiple facilities into a purpose-built courthouse designed to serve the community for decades to come. The first step to achieve this future plan is the Preliminary Plat process, which will consolidate 11 existing parcels as well as vacate an existing 20' public alley, into one cohesive lot.

PARKING AND ACCESS

Parking and access will be determined at the time of Site Plan.

INFRASTRUCTURE AND UTILITIES

Because the project involves redevelopment within an existing urban block, coordination with existing utilities and public infrastructure will be required. Preliminary evaluation indicates that certain utilities may need to be modified or relocated as part of the redevelopment effort. In particular, the existing sanitary sewer line located in the alley is anticipated to be relocated to accommodate the site redevelopment. Additional coordination may occur for water service, fire service connections, gas service, overhead electrical facilities, and stormwater management infrastructure. Final infrastructure improvements and utility coordination will occur during subsequent design phases in consultation with the City of Greeley and applicable service providers. Coordination and design for infrastructure and utilities will be determined at the time of Site Plan when more details about the future development are being presented.

MAJOR SUBDIVISION APPROVAL CRITERIA

The first step of a Major Subdivision in Greeley is the Preliminary Plat. Review criteria for preliminary plats is outlined in Section 24-203(b)(1) of the Greeley Development Code. Applicant responses to this criteria can be found below:

- A. The application is in accordance with the comprehensive plan, or any other specific plan created under that plan, and in particular, the physical development patterns and design concepts of the plan.
Response: This Preliminary Plat application is proposing the consolidation of disparate parcels within a City block located in Downtown Greeley. The ultimate creation of one lot will allow for the development of the proposed Weld County Justice Center. This planned future use is in accordance with the Imagine Greeley Comprehensive Plan, as the area on the Land Use Guidance Map is called out as Legacy Urban. The proposed use will also strongly support Goal ED-4: Facilitate intergovernmental and public/private partnerships that foster successful economic development. The proposed project is part of a larger collaboration between the City of Greeley and Weld County, intended to provide civic services for years to come. As Greeley continues to grow, this project will facilitate judicial and legal needs of the community. CDOT and other impacted intergovernmental agencies are also involved to implement successful infrastructure improvements.
- B. The development and infrastructure is arranged in a manner to minimize impacts on geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land.
Response: This location was selected, within the heart of downtown Greeley, partially because it provides an opportunity to revitalize a previously developed part of the City, in which there are no geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features that would be disturbed by this development.
- C. The arrangement and proposed design of streets, blocks, and open spaces meet the development and design standards of the subdivision regulations and are coordinated with existing or potential development on adjacent property.
Response: While this Preliminary Plat is only intended to consolidate multiple parcels into one parcel, the future development is planned to meet the development and design standards of the subdivision regulations and will be coordinated with existing or potential development on adjacent property, to the extent possible.



- D. The proposed blocks and lots are capable of meeting all development and site design standards under the applicable zoning district.
Response: The proposed blocks and lots are capable of meeting all development and site design standards detailed within the City of Greeley municipal code.
- E. The application demonstrates a preliminary likelihood of being able to meet the design, construction, performance, and maintenance requirements for all required improvements.
Response: The application does demonstrate the ability, as applicable, to meet the design, construction, performance, and maintenance requirements for all required improvements.
- F. Any phasing is clearly indicated and demonstrates a logical and coordinated approach to development, and the timing, location, and construction of amenities is consistent throughout phases.
Response: A phasing plan will be included with a future Site Plan submittal and will demonstrate a logical approach to phasing.
- G. Any impacts identified by specific studies or technical reports, including a review of stormwater, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.
Response: Impacts identified in the technical reports submitted with this application are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.
- H. The design does not impede the construction of anticipated or planned future public infrastructure within the area or deter future development on adjacent property from meeting the goals and policies of the comprehensive plan.
Response: The design does not impede the construction of future public infrastructure or deter future development on adjacent properties from meeting the goals and policies of the Comprehensive Plan, in fact this project will further the City's infrastructure network and ability to serve this area of Greeley.
- I. The recommendations of professional staff or any other referral agencies authorized to review the subdivision plan.
Response: The proposed Weld County Justice Center is aligned with the recommendations received by professional staff along with the referral agencies' recommendations received during the review process.

We look forward to working with the City of Greeley on the review and approval of this new entertainment district within the community. Feel free to contact me directly 303.892.1166 or at mmooney@norris-design.com should you have any comments, questions, and/or requests for additional information.

Sincerely,
Norris Design

Mallory Mooney
Project Manager

WELD COUNTY JUDICIAL CENTER SUBDIVISION –PRELIMINARY PLAT

BEING A REPLAT OF BLOCK 66, CITY OF GREELEY,
SITUATE IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
3.709 ACRES
SUB2026-0011

CERTIFICATE OF DEDICATION, OWNERSHIP AND MAINTENANCE:

The City of Greeley and Weld County, being the sole owner(s) in fee of:

Lots 1 through 24, Block 66, Town of Greeley, recorded April 6, 1887 as Reception No. 24738 of the Weld County Clerk and Recorder, together with that portion of Alley connecting 10th Avenue and 11th Avenue between 9th Street and 10th Street, as was dedicated by Town of Greeley, recorded February 15, 1878 as Reception No. 24738 of the Weld County Clerk and Recorder, situate in the Southwest Quarter (SW1/4) of Section Five (5), Township Five North (T.5N.), Range Sixty-five West (R.65W.) of the 6th Principal Meridian, City of Greeley, County of Weld, State of Colorado;

Said parcel contains 161,555 Square Feet or 3.709 Acres as shown on the attached map as embraced within the heavy exterior lines thereon, has (have) subdivided the same into lots and blocks (or building envelopes) as shown on the attached map; and does (do) hereby set aside said portion or tract of land and designate the same WELD COUNTY JUDICIAL CENTER SUBDIVISION; and does (do) dedicate to the public, the streets and all easements over and across said lots (or building envelopes) at locations shown on said map; and does (do) further certify that the width of said streets, the dimensions of the lots and blocks (or building envelopes) and the names and numbers thereof are correctly designated upon said map.

Owner

Witness my hand and seal this ____ day of _____, 20__.

NOTARIAL CERTIFICATE

STATE OF COLORADO)

ss

COUNTY OF WELD)

The foregoing instrument was acknowledged before me by _____ as _____ this

____ day of _____, 20__.

Witness my Hand and Official Seal.

My commission expires: _____.

LIENHOLDERS

By: _____ As: _____

Witness my hand and seal this ____ day of _____, 20__.

NOTARIAL CERTIFICATE

STATE OF COLORADO)

ss

COUNTY OF WELD)

The foregoing instrument was acknowledged before me by _____ as _____ this

____ day of _____, 20__.

Witness my Hand and Official Seal.

My commission expires: _____.

CERTIFICATE OF APPROVAL DEVELOPMENT REVIEW MANAGER

Approved this ____ day of _____, 20__, by the Development Review Manager or their designee of the City of Greeley, Colorado.

Development Review Manager

CERTIFICATE OF APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR

Approved this ____ day of _____, 20__, by the Community Development Director of the City of Greeley, Colorado.

Community Development Director

SURVEYOR'S CERTIFICATE

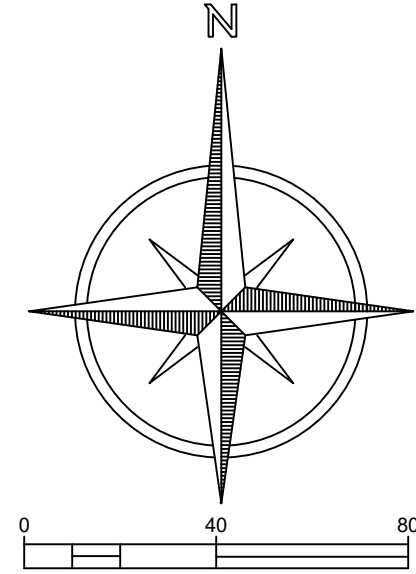
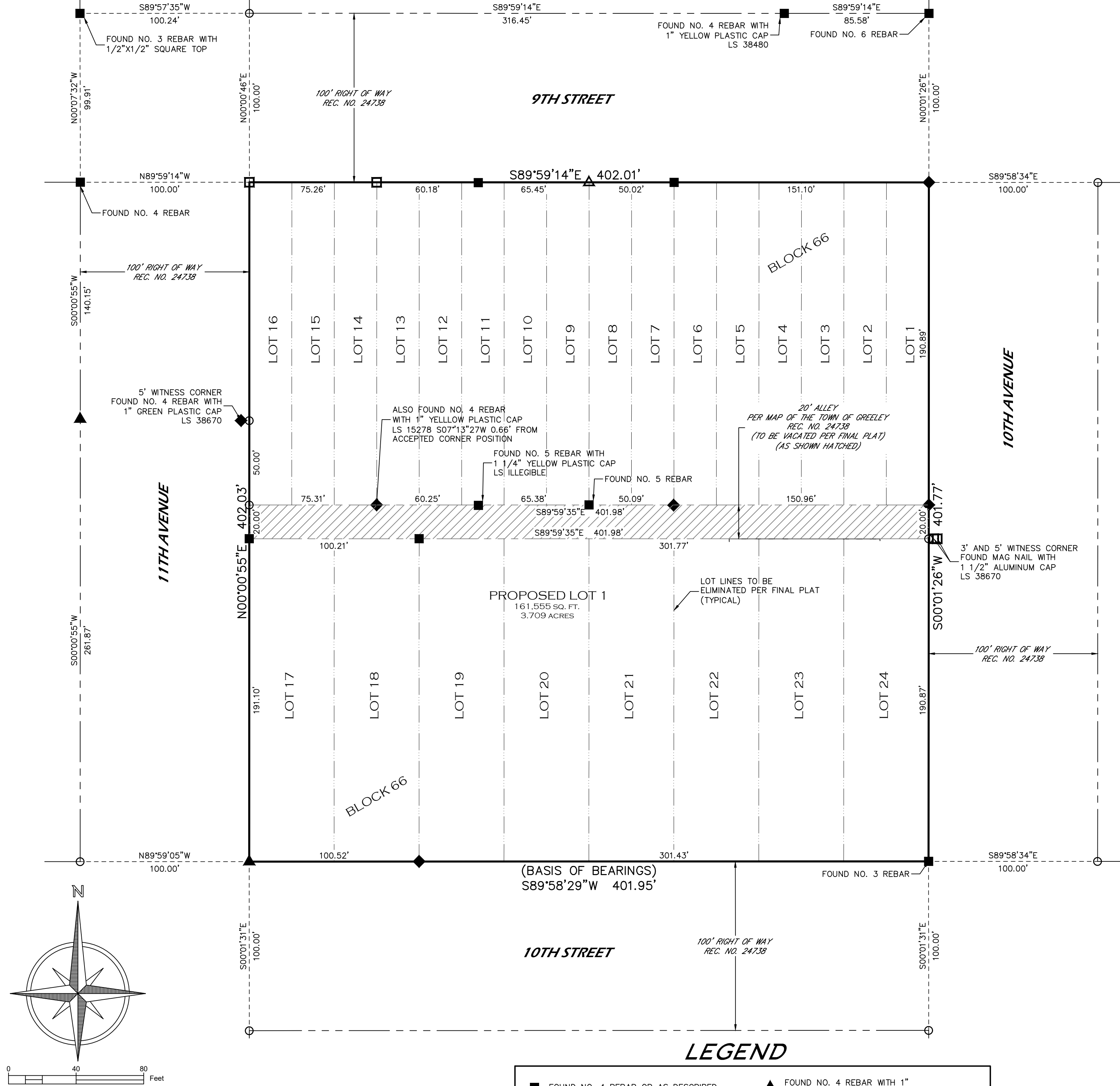
That I, Ronnie L. Edwards, do hereby certify that I prepared this plat from an actual and accurate survey of this land, including all existing rights-of-way and easements, and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the regulations of the State of Colorado.

PRELIMINARY

Ronnie L. Edwards - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38480

NOTICE

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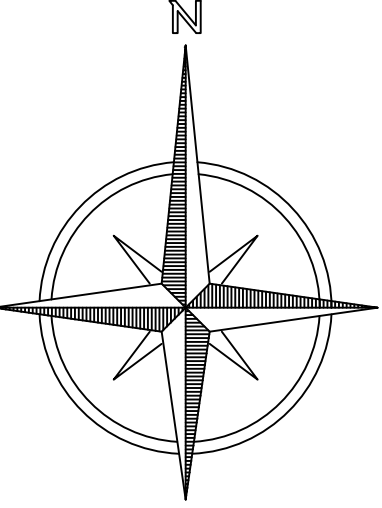
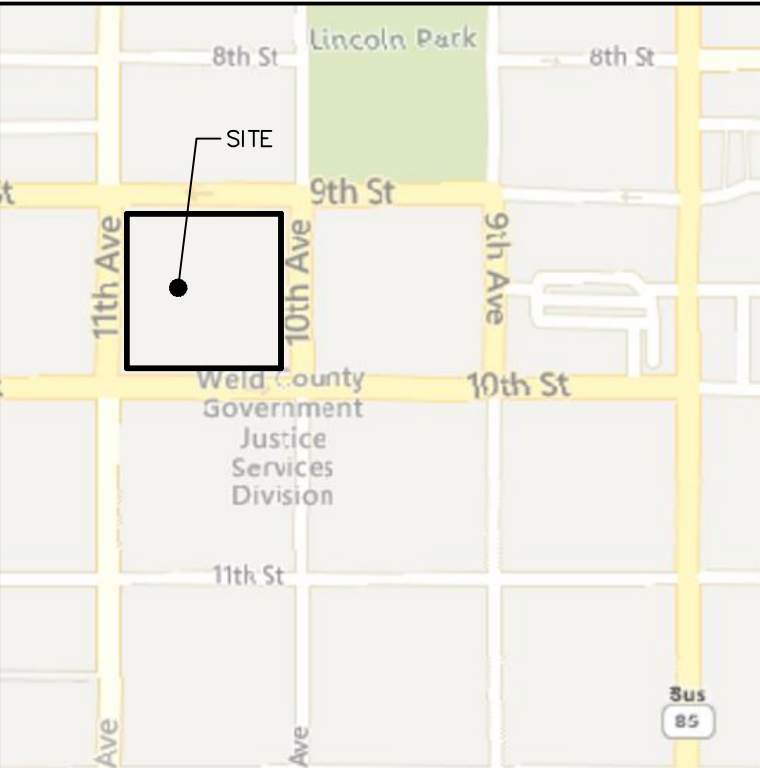
BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of Block 66, Town of Greeley, monumented as shown on this drawing, as bearing South 89°58'29" West, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 401.95 feet and with all other bearings contained herein relative thereto.

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

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 2916080-IO, dated April 29, 2026 and Commitment Number 2916069-IO, dated April 28, 2026, as prepared by Stewart Title Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.



City of Greeley Notes

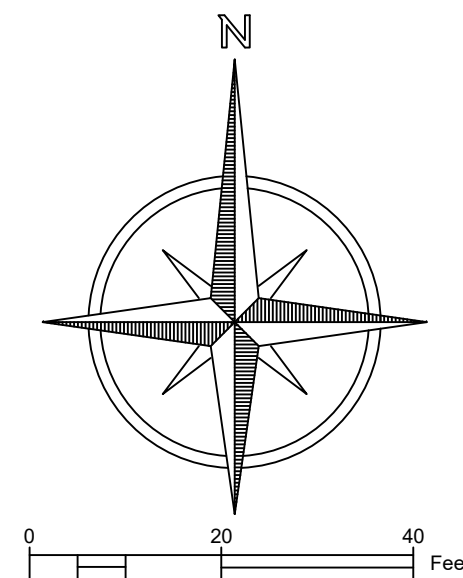
- Street maintenance. It is mutually understood and agreed that the dedicated roadways shown on this plat will not be maintained by the City until and unless the streets are constructed in accordance with the subdivision regulations in effect at the date construction plans are approved, and provided that construction of said roadway(s) is started within one (1) year of the construction plan approval. The owner(s), developer(s) and/or subdividers, their successors and/or assigns in interest, shall be responsible for street maintenance until such time as the City accepts the responsibility for maintenance as stated above.
- Drives, parking areas and utility easements maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowners' association or other entity other than the City is responsible for maintenance and upkeep of any and all drives, parking areas and easements (cross-access easements, drainage easements, etc.)
- Drainage maintenance. The property owner shall be responsible for maintenance of all drainage facilities installed pursuant to the development agreement. Requirements include, but are not limited to, maintaining the specified storm water detention/ retention volumes, maintaining outlet structures, flow restriction devices and facilities needed to convey flow to said basins. The City shall have the right to enter properties to inspect said facilities at any time. If these facilities are not properly maintained, the City shall notify the property owner in writing and shall inform the owner that corrective action by the owner shall be required within ten (10) working days of receipt of notification by the City, unless an emergency exists, in which case corrective action shall be taken immediately upon receipt of notification by the City. If the owner fails to take corrective action within ten (10) working days, the City may provide the necessary maintenance and assess the maintenance cost to the owner of the property.
- Drainage liability. The City does not assume any liability for drainage facilities improperly designed or constructed. The City reviews drainage plans but cannot, on behalf of any applicant, owner or developer, guarantee that final drainage design review and approval by the City will relieve said person, his successors and assigns, from liability due to improper design. City approval of a final plat does not imply approval of the drainage design within that plat.
- Landscape maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowners' association or entity other than the City is responsible for maintenance and upkeep of perimeter fencing or walls, landscaping and landscaped areas and sidewalks between the property line and any paved roadways. The owners of this subdivision, their successors and/or assigns in interest or an entity other than the City, agree to the responsibility of maintaining all other open space areas associated with this development.
- Sight distance. The clear vision zone of a corner lot, as determined by Section 18.44.090(b)(1) of the Development Code, shall be free from shrubs, ground covers, berms, fences, signs, structures, parked vehicles or other materials or items greater than thirty-six (36) inches in height from the street level.
- Public safety. Access, whether for emergency or nonemergency purposes, is granted over and across all access ways for police, fire and emergency vehicles. If any or all of the access ways in this subdivision are private, the homeowners' association will be responsible for ensuring that such access ways are passable, at all times, for police, fire and emergency vehicles.
- Drainage master plan. The policy of the City requires that all new development and redevelopment shall participate in the required drainage improvements as set forth below:
 - Design and construct the local drainage system as defined by the final drainage report and plan and the storm water management plan.
 - Design and construct the connection of the subdivision drainage system to a drainage way of established conveyance capacity, such as a master planned outfall storm sewer or master planned major drainage way. The City will require that the connection of the minor and major systems provide capacity to convey only those flows (including offsite flows) leaving the specific development site. To minimize overall capital costs, the City encourages adjacent developments to join in designing and constructing connection systems. Also, the City may choose to participate with a developer in the design and construction of the connection system.
 - Equitable participation in the design and construction of the major drainage way system that serves the development as defined by adopted master drainage way plans or as required by the City and designed in the final drainage report and the storm water management plan.
- Maintenance easements. A maintenance easement is required for developments with zero side setbacks, if one (1) structure is built on the lot line. In order to maintain the structure with the zero side setback, a maintenance easement may be required on the adjacent lot to enable maintenance to be performed on said structure from the adjoining property. Each lot owner agrees to allow adjacent lot owners access across their lot, within five (5) feet of the common lot line, as may be needed to maintain and repair the adjacent owner's principal structure. Each adjacent owner agrees to repair any damage which may be caused to the lot owner's property from the adjacent owner's use of this maintenance easement and to take all necessary steps to avoid causing such damage.
- Street lighting. All lots are subject to and bound by tariffs which are now and may in the future be filed with the Public Utilities Commission of the State of Colorado relating to street lighting in this subdivision, together with rates, rules and regulations therein provided and subject to all future amendments and changes thereto. The owners or their successors and/or assigns in interest, shall pay, as billed, a portion of the cost of public street lighting in the subdivision in accordance to applicable rates, rules and regulations, including future amendments and changes on file with the Public Utilities Commission.
- Water or sewer main easements. There shall be no permanent structures, fences, detention ponds, landscaping (plantings or berms) greater than three (3) feet tall mature growth, or other encumbrances located in water or sewer main easements.
- Water or sewer mains in private roads or easements. For public water and sewer mains located in private roads or easements, future repair of paving or other improved surfaces subsequent to the repair of a water or sewer main shall be the responsibility of the homeowners' or condominium association. The Water and Sewer Department will safely backfill the trench to the surface, but not rebuild any surface improvements.



PROJECT NO: 2026003	NAME: JUDICIAL CENTER	REVISIONS:	DATE:
DATE: 01/19/2026	CLIENT: LEVEL 5 COLLABORATIVE	ADDRESS COMMENTS	06/25/26
DRAWN BY: RLE	FILE NAME: 2026003SUB		
CHECKED BY: RLE	SCALE: 1" = 40'		

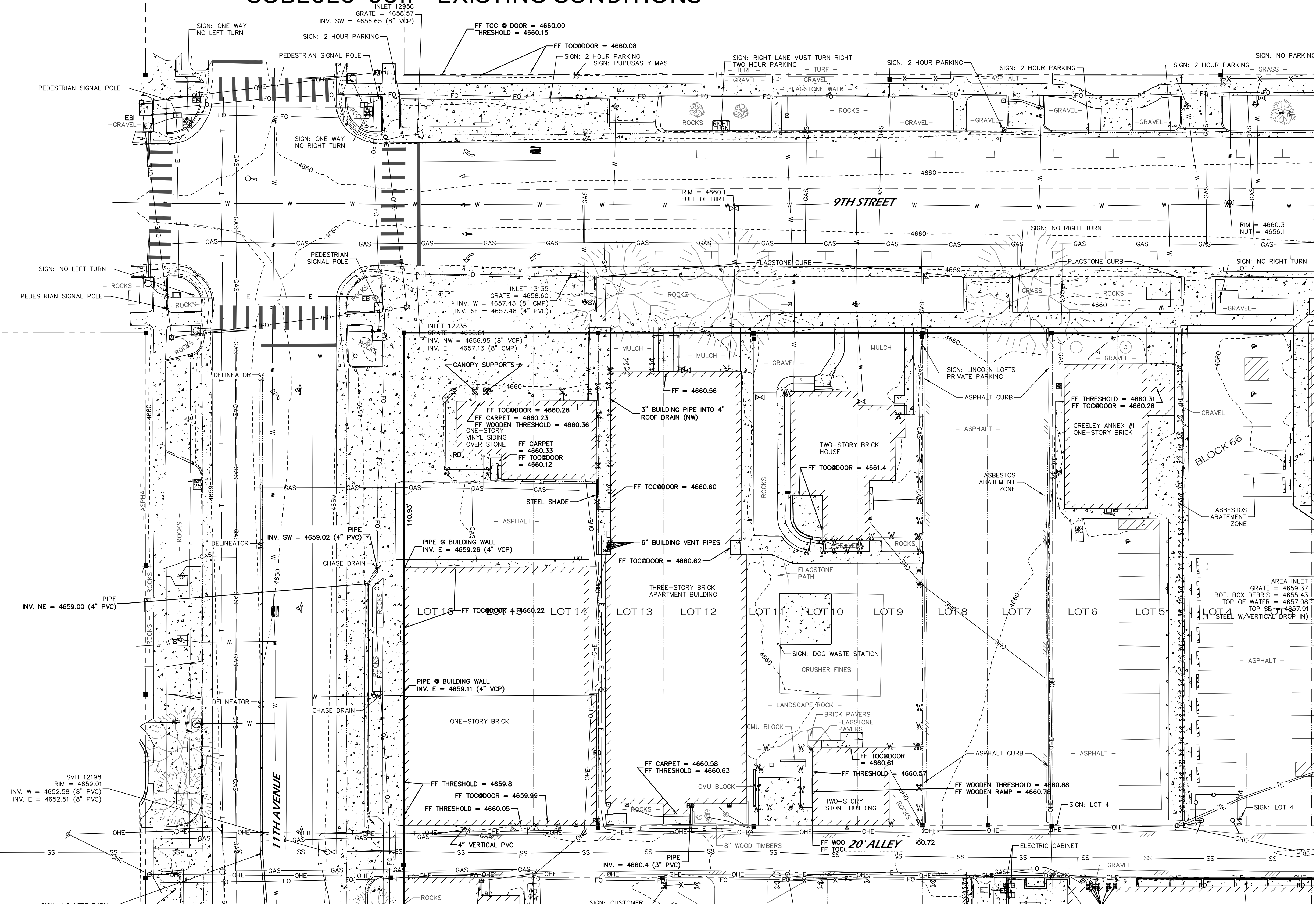
WELD COUNTY JUDICIAL CENTER SUBDIVISION -PRELIMINARY PLAT

BEING A REPLAT OF BLOCK 66, CITY OF GREELEY,
SITUATE IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
3.709 ACRES
SUB2026-0011 - EXISTING CONDITIONS



LEGEND

	AC UNIT		EDGE OF ASPHALT
	BUILDING VENT		BIKE RACK
	ELECTRIC BOX		DRAINAGE LINE
	ELECTRIC TRANSFORMER		OVERHEAD ELECTRIC LINE
	LIGHT POLE		ELECTRIC LOCATE
	ELECTRIC PEDESTAL		FENCE
	ELECTRIC METER		FIBER OPTIC LOCATE
	ELECTRIC VAULT		FLOW LINE
	GUY WIRE		GAS LOCATE
	POWER POLE		EDGE OF LANDSCAPING
	FIBER OPTIC VAULT		PIPE
	TELEPHONE MANHOLE		SANITARY LINE
	GAS METER		TELEPHONE LOCATE
	SPRINKLER		WATER LOCATE
	VALVE BOX		BOUNDARY LINE
	IRRIGATION VALVE		RIGHT OF WAY LINE
	SANITARY MANHOLE		MAJOR CONTOUR
	SANITARY CLEANOUT		MINOR CONTOUR
	WATER SHUTOFF VALVE		
	WATER MANHOLE		
	WATER METER		
	WATER VALVE NUT		
	WATER VALVE		
	FIRE HYDRANT		
	WATER SPIGOT		
	DRAINAGE MANHOLE		
	RD ROOF DRAIN		
	STEEL POST		
	CUT STEEL POST		
	T-POST		
	WOOD POST		
	HANDICAP RAMP		
	FENCE GATE		
	SIGN		
	TRAFFIC MAST		
	DECIDUOUS TREE		
	CONIFEROUS TREE		
	SHRUB		
	TREE STUMP		



PRELIMINARY

Ronnie L. Edwards - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38480

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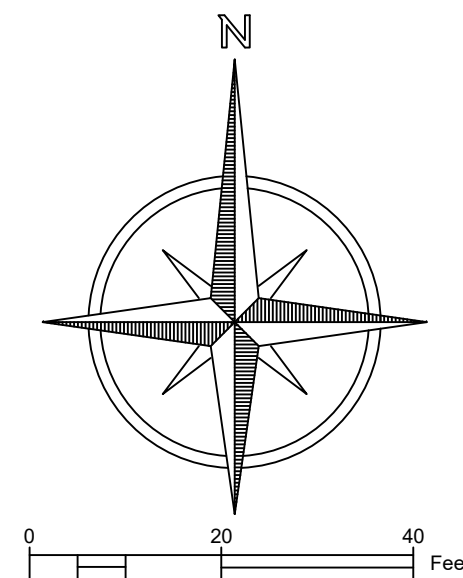


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2
SHEET 2 OF 5

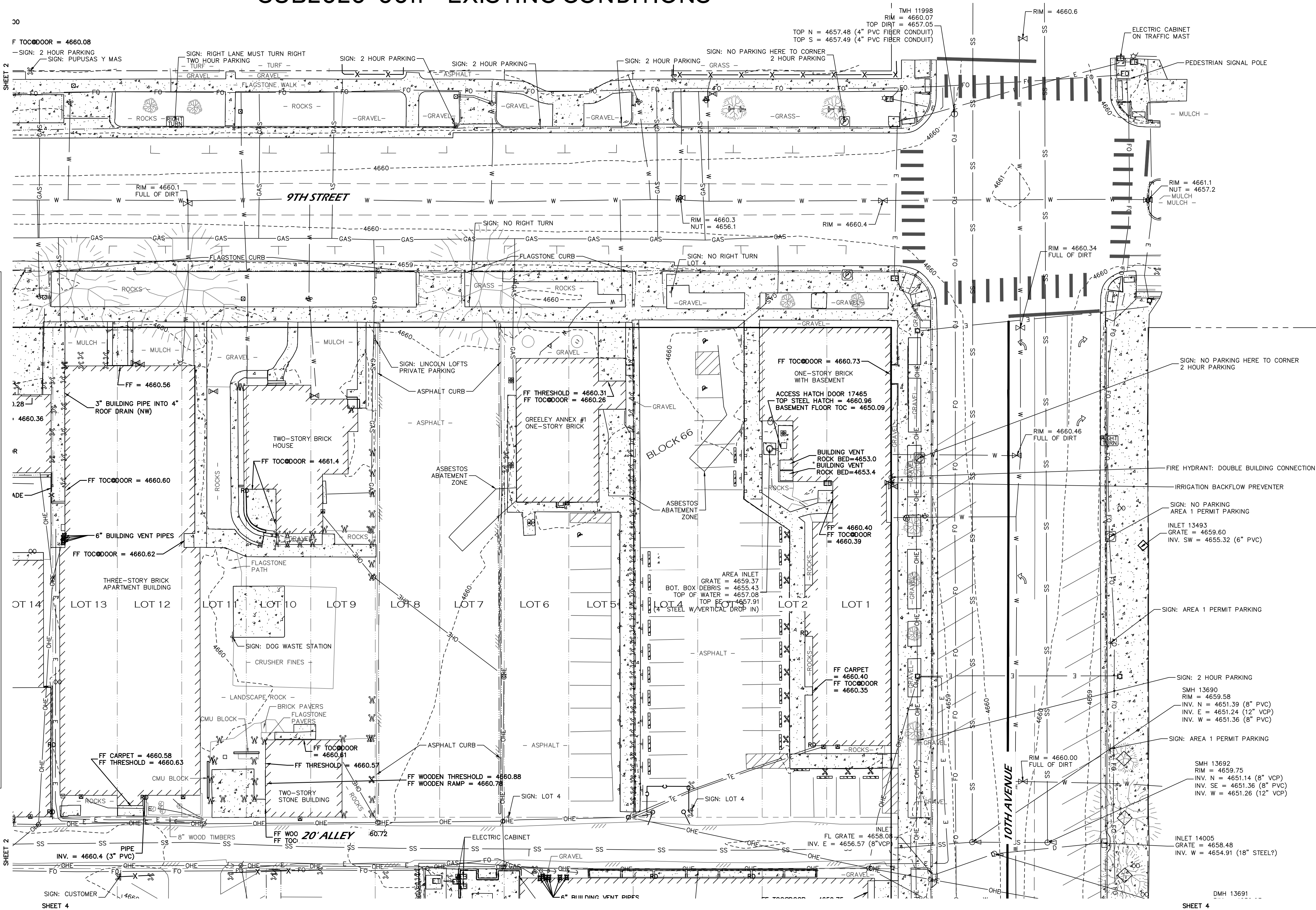
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CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
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	LIGHT POLE		ELECTRIC LOCATE
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	ELECTRIC VAULT		FLOW LINE
	GUY WIRE		GAS LOCATE
	POWER POLE		EDGE OF LANDSCAPING
	FIBER OPTIC VAULT		PIPE
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	DECIDUOUS TREE		
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3

SHEET 3 OF 5

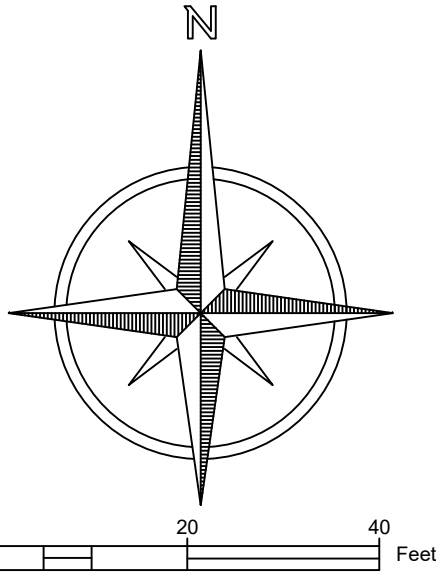
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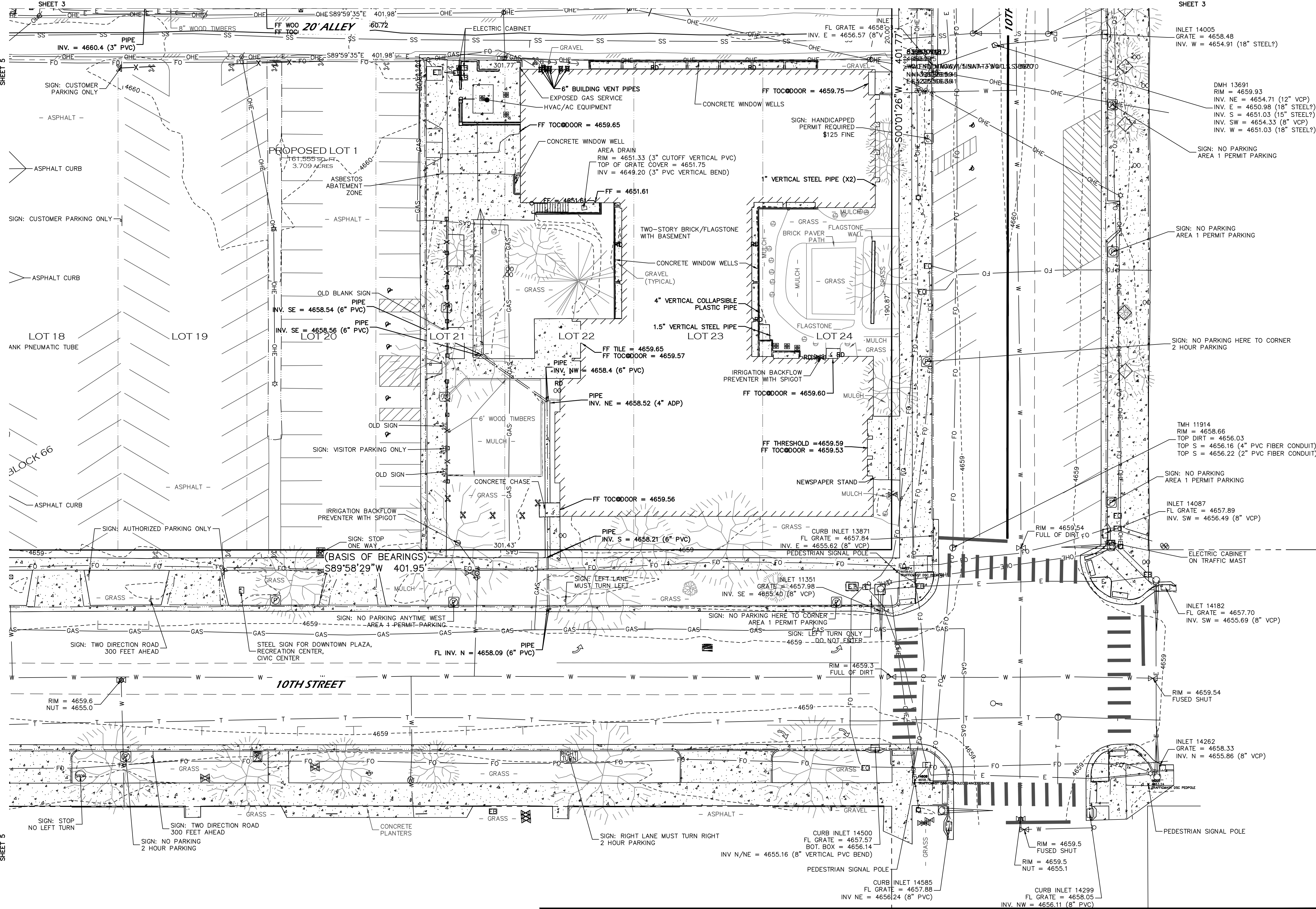
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SUB2026-0011 - EXISTING CONDITIONS



LEGEND

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4

SHEET 4 OF 5

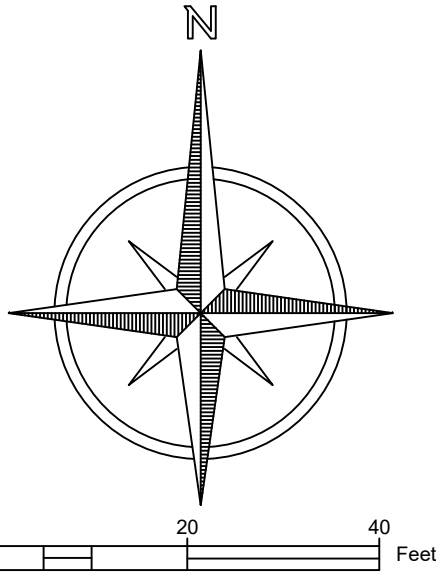
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CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

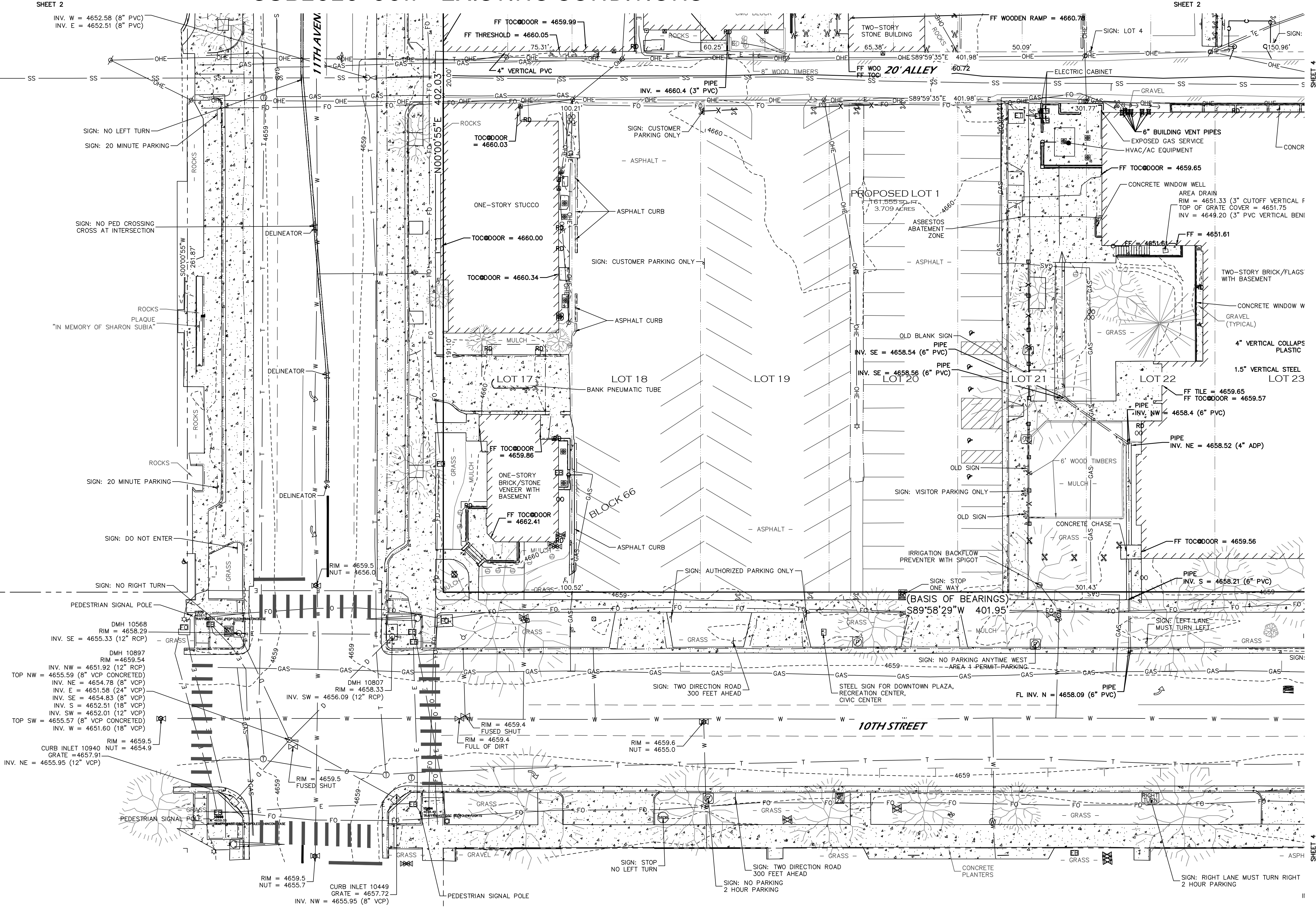
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SUB2026-0011 - EXISTING CONDITIONS



LEGEND

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BUILDING VENT	BIKE RACK
ELECTRIC BOX	DRAINAGE LINE
ELECTRIC TRANSFORMER	OHE OVERHEAD ELECTRIC LINE
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ELECTRIC PEDESTAL	X-X FENCE
ELECTRIC METER	FO FIBER OPTIC LOCATE
ELECTRIC VAULT	FLOW LINE
GUY WIRE	GAS GAS LOCATE
POWER POLE	SS SANITARY LINE
FIBER OPTIC VAULT	T TELEPHONE LOCATE
TELEPHONE MANHOLE	W WATER LOCATE
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5

SHEET 5 OF 5



Weld County Justice Center Subdivision

Doug May, AICP, Principal Planner

doug.may@greeleygov.com (970) 350-9780

Planning Commission – September 8, 2026



Community Vitality

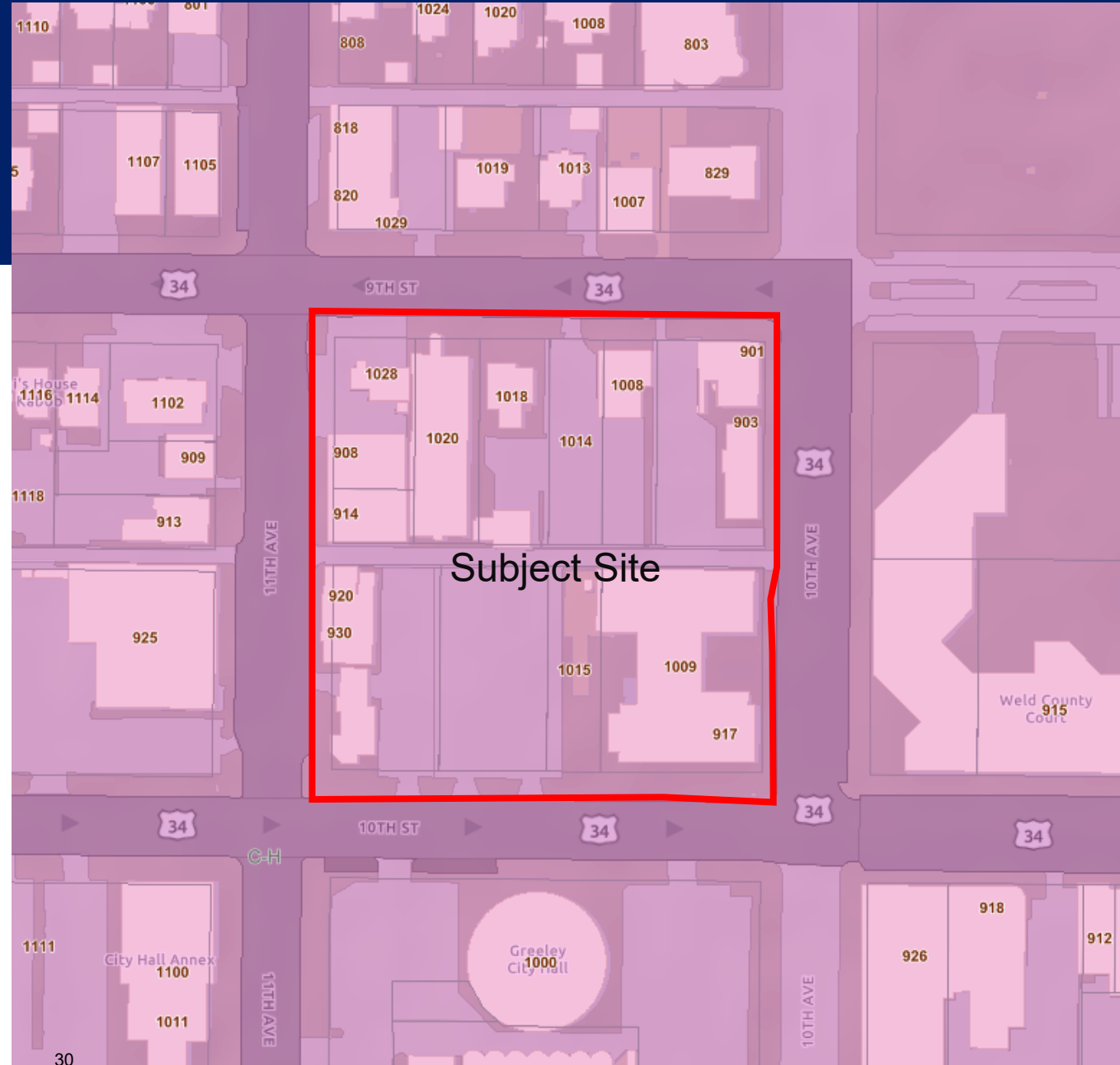
Agenda



- Request:
 - Subdivide 3.709 acres into one lot to support development of the new Weld County Judicial Center.
- Background:
 - Located within Block 66 in Downtown Greeley.
 - Existing block consists of 24 lots and a 20-foot public alley.
 - The public alley will be vacated separately by City Council, allowing the block to be consolidated into a single development parcel.
- Planning Commission Decision

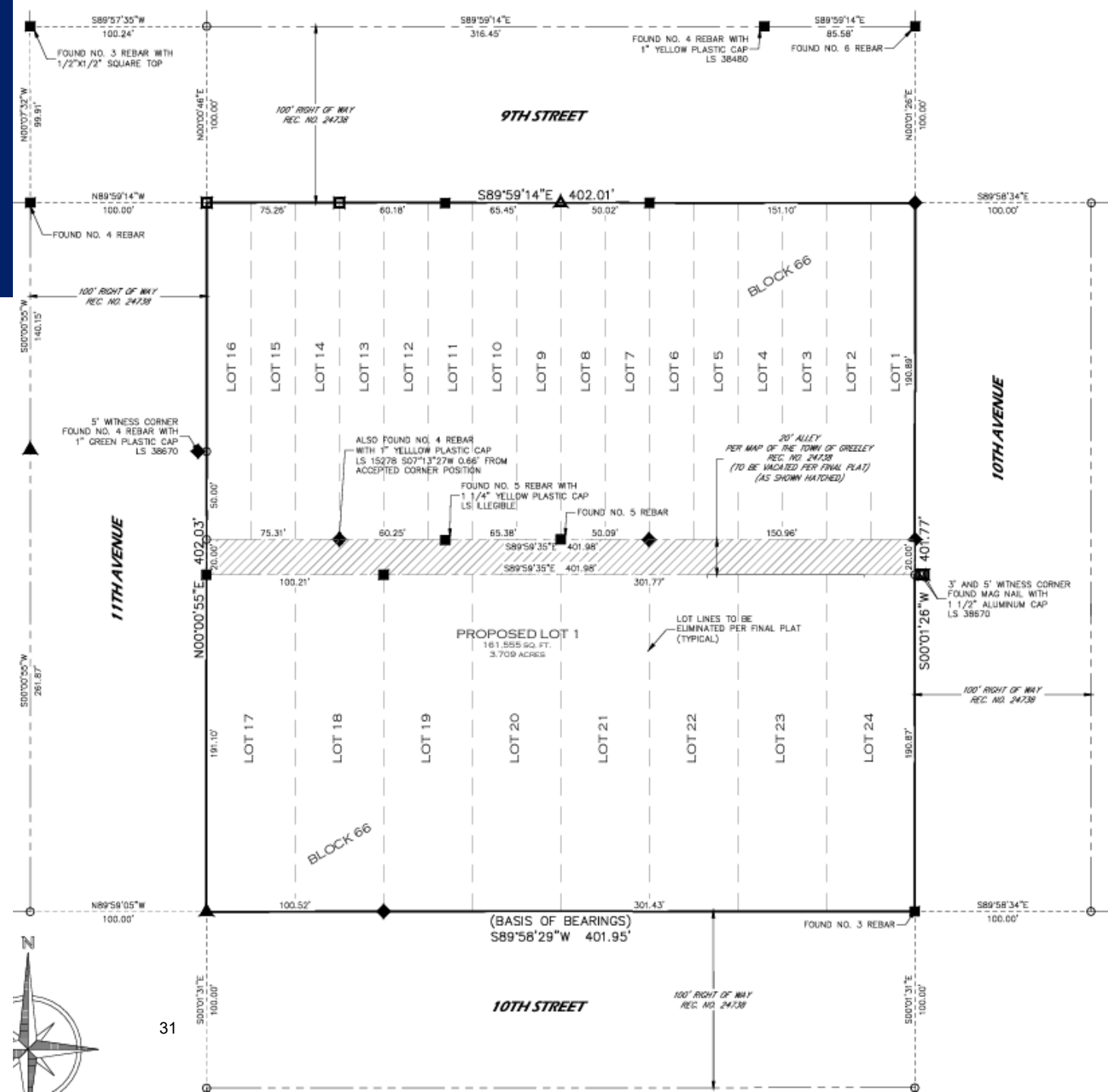
Zoning Map and Location

- Block 66 in Downtown Greeley, generally bounded by 10th Avenue, 11th Avenue, 9th Street, and 10th Street
- Surrounding Zoning and Land Uses:
 - C-H – Civic, institutional, commercial, and other downtown uses



Proposed Plat

- Preliminary subdivision of 3.709 acres to create one lot
- Consolidate the existing 24 lots within Block 66 into a single development parcel
- Existing 20-foot public alley will be vacated separately by City Council
- Future development includes the new Weld County Judicial Center



Considerations

- **Approval Criteria**

- Subdivision Criteria – 24-203.b.1 (a)-(i) – Criteria to Evaluate Subdivision Applications
- The proposed Subdivision is consistent with the criteria as outlined in the staff report

- **Recommendation**

- Complies with Section 24-203.b.1 (a)-(i)
- Recommend Approval

- **Notification**

- 230 Notice letters were mailed to property owners within 1000 feet.
- Sign posted on the property
- Web notice posted & all other noticing requirements met
- 0 letters of opposition of the Subdivision

Motions

Recommended

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

Alternative

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

Thank you



Review Criteria



Preliminary Subdivision Review Criteria, Section 24-203.b.1 (a)-(i)

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.

Imagine Greeley states that there is a, "growing support in the community to accommodate future growth with higher-density" developments. As proposed the project is a rowhome development that is adding additional housing types to the immediate area promoting a higher density. Objective GC 1.2 encourages compact urban form over sprawl or leap-frog development. The proposed project is looking to develop a current vacant lot that has development on all four sides. Looking to take advantage of an under-utilized parcel aligned with this objective. Objective GC 1.4 further encourages a compact urban form, outlining that this method is desirable as an alternative to linear or sprawl developments in the LREGA. This project furthers this objective as a parcel located within the LREGA that is looking to develop in a compact urban form that is compatible and complimentary of the existing and surrounding uses. Objective GC 2.1 also states to maintain compliance with the Land Use Guidance Map, as stated above the proposed project aligns with and furthers the goal as set by the plan. Objective GC 2.2 prioritizes supporting zoning and development patterns that expand opportunities for people who live in Greeley to also work in Greeley and vice versa. This project aligns with this objective by proposing additional attainable housing stock in an area that has established commercial and jobs, but also in the greater and quickly developing west Greeley. Objective GC 2.3 encourages walking and bicycling whenever possible by locating employment, shopping, recreation, entertainment, transit, and other services within ¼ mile of residential areas. Within ¼ mile of this proposed residential development includes service businesses, health care, offices, schools, and recreation aligning completely with this objective. Objective GC 3.1 this objective promotes new development to enhance the character of the community. By developing a currently vacant parcel into an attractive and desirable residential community that addresses and fills many of the City's identified housing needs, the proposal aligns with this objective. Objective GC 3.4 encourages the communities' image as a "Tree City." This development will not only embrace but further this objective by adding additional approved trees species to the City of Greeley's robust and growing tree canopy. Objective GC 4.1 is to prioritize infill development; this project is the proposal of an infill residential development. Objective GC 4.3 focuses on the encouragement of infill compatibility. This proposal is to design, develop, and deliver an attractive residential community that not only fits in with the established fabric of the area but further it, through site design and architecture. Objective GC 6.1 is to foster the development of "Complete Neighborhoods" that prioritize connectivity and character. The project as proposed will feature a rowhome residential development that furthers the goals of a creating a "Complete Neighborhood" by delivering and promoting a variety of attributes that contribute to day-to-day living by allowing the immediate area to have residential, commercial, employment, and mixed uses. By developing a residential infill project, it will help create a sense of place in an area with existing mixed uses that will truly allow people to live, work, grow, and play in their own neighborhood. Objective GC 6.5 champions neighborhood reinvestment, currently the parcel is a vacant property that is underutilized, by allowing this proposed project to develop into an attractive and needed housing development, it aligns with this goal to reinvest in neighborhoods with new landscaping, infrastructure, utilities, and housing.

Imagine Greeley Identified Goal: Housing Analysis: Imagine Greeley confirms that the City has continued to champion its original settlers as a community that actively works to improve housing access for all people while supporting housing diversity. The proposed project looks to target the "missing middle" housing type by delivering a product type that is attainable and meets the needs of Greeley's desired workforce. Objective HO 2.1 sets the vision to encourage a variety of housing types to ensure that the City has neighborhoods that attract all residents. The project as proposed will add additional rowhome residential housing to the area, this will help increase the overall housing stock but also target the "missing middle" housing fostering a community wide variety housing types, sizes, styles, and price-points to attract a wide variety of residents and create a stronger community and further the goal to obtain a Complete Neighborhood.

Imagine Greeley Identified Goal: Infrastructure Analysis: Imagine Greeley outlines the importance of infrastructure as the City continues to grow, this includes public facilities, parks, and transportation. As proposed this project will design, develop, and deliver a multi-family residential infill project that will coordinate with City staff and applicable stakeholders to design, develop, and deliver additional water, sanitary, storm water, multi-modal, and housing infrastructure.

Imagine Greeley Identified Goal: Natural Resources & Open Lands Analysis: Imagine Greeley identifies that planning for the natural environment along side development is a priority. It goes on to put an emphasis on tree plantings which gave the City its nickname as "The Garden Spot of the West" and water conservation. As the City of Greeley continues to grow Imagine Greeley dictates that the City will build on and expand its existing efforts for environmental stewardship which extends to but is not limited to just water conservation and increasing the City's tree canopy. Objective NR 1.3 encourages water conservation and related practices. The proposed development will utilize native, City approved, low water use plantings and materials to align with this objective.

2)

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

The Cedarwoods Rowhousing project has been designed and arranged to minimize impacts on geologic hazards, environmentally sensitive areas, wildlife habitat, and other natural features of the land. The subject property is an infill parcel located within³⁵ the Long Range Expected Growth Area (LREGA) and is surrounded by existing urban development. The site does not contain known geologic hazards, significant natural features, or designated environmentally sensitive areas.

Review Criteria



Preliminary Subdivision Review Criteria, Section 24-203.b.1 (a)-(i)

- | | |
|----|--|
| 3) | The arrangement and proposed design of streets, blocks, and open spaces meet the development and design standards of the subdivision regulations and are coordinated with existing or potential development on adjacent property. |
|----|--|

The proposed street, block, and lot layout maintains an efficient and logical development pattern that aligns with City standards and reflects the established urban fabric of the area. Internal circulation and access are designed to function effectively while supporting a compact, infill development pattern that maximizes the use of the site without compromising design quality or livability. The internal circulation network is further enhanced by a system of pedestrian-scale sidewalks and pathways that provide direct and intuitive connections throughout the site. These pedestrian routes are complemented by refined frontage and foundation plantings that reinforce the residential character of the development and create a more comfortable, human-scaled environment. The landscape design has been developed in alignment with Section 24-802 (Landscape Design) of the City of Greeley Development Code and reflects close coordination with City staff to ensure compliance and overall site quality.

- | | |
|----|--|
| 4) | The proposed blocks and lots are capable of meeting all development and site design standards under the applicable zoning district. |
|----|--|

The proposed blocks and lots within the Cedarwoods Rowhousing development are designed to fully comply with the applicable standards of the R-H (Residential High-Density) zoning district and the City of Greeley's development code. Lot dimensions, building envelopes, setbacks, and orientation have been carefully planned to ensure that each unit can be developed in accordance with all applicable site design standards, including access, circulation, landscaping, and utility requirements. The layout provides functional and efficient lots that support the proposed rowhome product type while maintaining consistency with zoning regulations. The proposed blocks and lots are capable of meeting all applicable development and site design³⁶ standards and are structured to support successful, code-compliant implementation of the project.

Review Criteria



Preliminary Subdivision Review Criteria, Section 24-203.b.1 (a)-(i)

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

The Cedarwoods Rowhousing project is designed to meet all applicable design, construction, performance, and maintenance requirements for required public and private improvements. The proposed development has been prepared in accordance with the City of Greeley's development standards and reflects ongoing coordination with City staff to ensure full compliance with all applicable codes, specifications, and review requirements. Required improvements, including streets, utilities, drainage systems, and landscaping, will be designed and constructed in conformance with City standards and accepted engineering practices.

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

The Cedarwoods Rowhousing project is planned to be developed as a single, cohesive phase, eliminating the need for phased development. All required improvements, including access, utilities, drainage, landscaping, and open space elements, are designed as an integrated system and will be constructed concurrently with the development. This approach ensures consistency in the timing, location, and delivery of all infrastructure and amenities across the site. By developing the project in one phase, the site will function as a complete and fully integrated residential community upon completion, with no interim conditions or partial infrastructure. This coordinated approach reduces complexity, supports efficient construction, and ensures that all required improvements are delivered in alignment with City standards. This project provides a clear, logical, and coordinated approach to development, with all amenities and infrastructure delivered consistently as part of a single phase implementation.

Review Criteria



Preliminary Subdivision Review Criteria, Section 24-203.b.1 (a)-(i)

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

Stormwater management, grading, and site drainage have been incorporated into the design in accordance with City of Greeley standards, ensuring that runoff is properly conveyed and controlled without creating adverse impacts to the site or adjacent properties. The proposed design integrates with existing infrastructure systems and reflects established engineering practices that support long-term performance and reliability.

The project leverages an infill site with existing infrastructure and prior disturbance, which inherently reduces the potential for environmental and infrastructure-related impacts. Site design, circulation, and utility coordination have been thoughtfully arranged to function efficiently within the existing context, eliminating the need for extraordinary improvements or off-site mitigation.

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

Located within the Long Range Expected Growth Area (LREGA), the site is surrounded by existing residential, senior living, and commercial development, as well as established infrastructure systems. The proposed development builds upon this context by utilizing an underdeveloped parcel in a manner that is consistent with the City's planned growth framework and does not require or preclude future infrastructure improvements. All proposed utilities, access, and drainage systems are designed to integrate with existing and planned infrastructure networks, ensuring compatibility with future extensions or upgrades. The project does not introduce any physical or

Review Criteria



Preliminary Subdivision Review Criteria, Section 24-203.b.1(a)-(i)

9)	The recommendations of professional staff or advisory review bodies.
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	Planning staff and the Administrative Review Team recommend approval.
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Planning Commission Agenda Summary

September 8, 2026

Key Staff Contact: Douglas May, Principal Planner

Title:

Civic Campus Subdivision - SUB2025-0029.

Summary:

A public meeting to consider a request for a preliminary subdivision to create 4 lots, with dedication of right-of-way and easements on a property 3.14 acres in size, within the Commercial High Intensity (C-H) Zoning District and Downtown Overlay.

Recommended Action:

Approval

Attachments:

1. Staff Report
2. Vicinity Map
3. Project Narrative
4. Civic Campus Subdivision Plat
5. Staff Presentation_Civic Campus
6. Applicant Presentation_Civic Campus

PLANNING COMMISSION SUMMARY

ITEMS: Preliminary Subdivision to create 4 lots and dedicate right-of-way on a 3.14-acre property in the Commercial High Intensity (C-H) zone district and Downtown Overlay.

FILE NUMBER: SUB2025-0029

PROJECT: Civic Campus Subdivision - Preliminary Plat

LOCATION: Block 77 in Downtown Greeley, generally bounded by 8th Avenue, 9th Avenue, 10th Street, and 11th Street

APPLICANT: Richmark Vertikal, LLC, c/o Stephanie Van Dyken

CASE PLANNER: Doug May, AICP, Principal Planner

PLANNING COMMISSION HEARING DATE: September 8, 2026

PLANNING COMMISSION FUNCTION:

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

EXECUTIVE SUMMARY

The City of Greeley is considering a request for approval of a preliminary subdivision of approximately 3.14 acres of land into four lots and dedication of approximately 0.04 acre of right-of-way. The subject property is located in Block 77 in Downtown Greeley and is part of the larger Civic Campus/Juror Block redevelopment.

The preliminary plat proposes to remove existing property and lot lines within the subdivision boundary, create four new lots, vacate existing easements, and dedicate new easements. The proposed lots are:

- Lot 1 – 51,831 square feet (1.19 acres)
- Lot 2 – 24,706 square feet (0.57 acre)
- Lot 3 – 44,168 square feet (1.01 acres)
- Lot 4 – 14,494 square feet (0.33 acre)
- Right-of-Way Dedication – 1,757 square feet (0.04 acre)

A. REQUEST

The applicant is requesting approval of a preliminary subdivision plat for the purpose of creating four lots, dedicating right-of-way and easements, and vacating existing easements to facilitate redevelopment of the Civic Campus/Juror Block.

B. STAFF RECOMMENDATION

Approval (see Section J).

C. LOCATION

The subject property is located in Block 77 in Downtown Greeley, generally bounded by 8th Avenue, 9th Avenue, 10th Street, and 11th Street.

Zoning:

C-H (Commercial High Intensity), within Downtown Overlay 1

Abutting Zoning

North: C-H

South: C-H

East: C-H

West: C-H

Abutting Land Uses

The surrounding area is developed as part of Downtown Greeley with a mix of civic, institutional, commercial, parking, and other urban uses. Properties identified on the preliminary plat include City of Greeley, Weld County, Weld County School District 6, religious, commercial, and other private properties.

Site Characteristics:

The site is an existing developed downtown block that is largely paved and currently includes the Weld County courts juror parking area and existing urban infrastructure. The subdivision area contains no identified environmentally sensitive areas. Existing streets, alleys, utilities, and other urban improvements are present in and around the site.

D. BACKGROUND

The Civic Campus Subdivision is part of a larger effort to redevelop the Juror Block in Downtown Greeley. Weld County completed a facilities master plan in September 2024 that recommended relocation of the judicial center. A subsequent master planning effort evaluated land trades and redevelopment opportunities for the downtown civic campus. In July 2025, the Weld County Board of County Commissioners voted to support the plan, and in August 2025 the Greeley City Council approved a pre-development agreement with Richmark Vertikal, LLC for conceptual design and entitlements.

The broader Juror Block concept includes a new City Hall, a hotel, and a District 6 Administration Building, along with public walkways, an enhanced alley, greenspace, and small gathering areas. The preliminary subdivision establishes the lot and easement framework needed to support that redevelopment. Construction of the principal Juror Block improvements is anticipated to begin in the fourth quarter of 2026, with related civic campus projects occurring on separate schedules.

E. APPROVAL CRITERIA

Standards for a Preliminary Subdivision Plat:

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

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

Staff Comment: The subdivision supports redevelopment of an established downtown block for civic, educational, hospitality, and related uses. The project narrative identifies consistency with Comprehensive Plan objectives related to strengthening Downtown as a civic and cultural hub, encouraging mixed-use development and economic vitality, improving public spaces and pedestrian connectivity, supporting infill development, and using existing urban infrastructure efficiently. The property is also within Downtown Overlay, and the proposed subdivision retains the established downtown street pattern while facilitating public spaces and pedestrian connections. The request complies with this criterion.

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

Staff Comment: The subject property is an existing developed downtown block and is largely paved. No environmentally sensitive areas or significant natural features have been identified on the site. The project proposes water-quality improvements including rain gardens, vegetative stormwater management features, and a native plant palette. The request complies with this criterion.

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

Staff Comment: The proposed subdivision works within the established Downtown Greeley street and block pattern. The preliminary plat creates four lots, dedicates right-of-way and new easements, and provides the framework for an enhanced alley, pedestrian connections, and public gathering areas associated with the Civic Campus redevelopment. City staff and applicable referral agencies have reviewed the preliminary design. The request complies with this criterion for preliminary design.

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

Staff Comment: The property is zoned C-H (Commercial High Intensity) and is within Downtown Overlay. The proposed lot configuration is intended to accommodate the planned civic, educational, and hospitality development and has been reviewed for consistency with the applicable zoning and downtown standards. The request complies with this criterion.

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

Staff Comment: The application has been reviewed by applicable City departments and referral agencies. The project team has coordinated with City departments throughout design, and the preliminary plat includes access, drainage, utility, and maintenance provisions necessary to support future development. Based on the preliminary review, the application demonstrates the ability to meet applicable requirements. The request complies with this criterion for preliminary design.

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

Staff Comment: The Juror Block is the first major development project within the larger Civic Campus effort. The project narrative anticipates construction of City Hall, the hotel, and District 6 Administration Building beginning in the fourth quarter of 2026, with the parking garage and other civic campus improvements occurring on separate schedules. The proposed subdivision provides a coordinated lot and infrastructure framework for these improvements. The request complies with this criterion.

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

Staff Comment: Technical review has included transportation and stormwater considerations. The applicant reports that a full Traffic Impact Study evaluated the Juror Block and future parking garage and did not identify a need for street improvements attributable to the

project. The site is currently largely paved, and the project proposes to reduce impervious area. Although the project narrative identifies an exemption from on-site detention requirements, the City Stormwater Department has requested underground detention as part of the project. City staff and referral agencies have reviewed the preliminary plans and are comfortable with the application proceeding to final subdivision design. The request complies with this criterion for preliminary design.

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

Staff Comment: The project is being coordinated with planned public infrastructure improvements in the downtown area, including stormwater, sanitary sewer, water, traffic, and street improvements. The project is intended to connect to planned stormwater infrastructure and does not impede anticipated future public improvements. The request complies with this criterion for preliminary design.

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

Staff Comment: Staff and applicable referral agencies have reviewed the preliminary subdivision plans. Required revisions have been incorporated to a level appropriate for preliminary plat review, and reviewing agencies are comfortable with the application proceeding to the Final Subdivision process. The request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subdivision encompasses approximately 3.14 acres within Block 77 of the Map of Greeley. The preliminary plat consolidates and reconfigures numerous existing parcel and lot lines into four new lots. Existing easements within the subdivision boundary are proposed to be vacated and new easements dedicated as part of the subdivision.

2. HAZARDS

Staff is not aware of geologic or other natural hazards that would preclude development of the subdivision area.

3. WILDLIFE

The site is an existing developed downtown block and does not contain identified significant wildlife habitat or other natural features that would constrain the proposed subdivision.

4. FLOODPLAIN

The subject property is outside of a floodplain.

5. DRAINAGE AND EROSION

Stormwater and drainage have been reviewed as part of the preliminary development process. The project proposes water-quality measures and underground stormwater detention. The preliminary plat includes blanket access and drainage easements on the proposed lots, and drainage facilities will be subject to applicable City design, construction, and maintenance requirements.

6. TRANSPORTATION

The subdivision is served by the existing downtown street network. The project retains the established block pattern and includes approximately 1,757 square feet (0.04 acre) of right-of-way dedication. Transportation impacts have been evaluated through the project review process, including a Traffic Impact Study, and applicable reviewing agencies have reviewed the preliminary design.

G. SERVICES

1. WATER

The subdivision will be served by the City of Greeley for potable water. Existing and planned water infrastructure in the surrounding streets is being coordinated with the Civic Campus redevelopment, and final utility design will be reviewed for compliance with applicable City standards.

2. SANITATION

The subdivision will be served by the City of Greeley for sanitary sewer. Sanitary sewer upgrades in adjacent streets are planned as part of the broader Civic Campus infrastructure work, and final utility design will be reviewed for compliance with applicable City standards.

3. EMERGENCY SERVICES

The site is within the City of Greeley and is served by City emergency services. The preliminary plat grants public safety access over and across access ways for police, fire, and emergency vehicles. Fire and other applicable referral agencies have reviewed the project as part of the subdivision process.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

The preliminary subdivision itself establishes lot, right-of-way, and easement patterns and does not approve individual building designs. The broader Civic Campus concept anticipates redevelopment of the existing parking area with civic, educational, and hospitality buildings, public walkways, landscaping, and gathering spaces. Future development will be subject to applicable C-H and Downtown Overlay standards.

2. NOISE

Any potential noise associated with future development will be regulated by applicable City requirements. The preliminary subdivision does not itself authorize a specific noise-generating use.

I. PUBLIC NOTICE AND COMMENT

Neighborhood courtesy notices for the hearing were mailed to surrounding property owners and current residents within the required notice area. 163 notice letters were mailed. Two public hearing signs were posted on the property. As of the date of August 25, 2026, no comments have been received in opposition or support of the proposed subdivision.

J. PLANNING COMMISSION RECOMMENDED MOTIONS

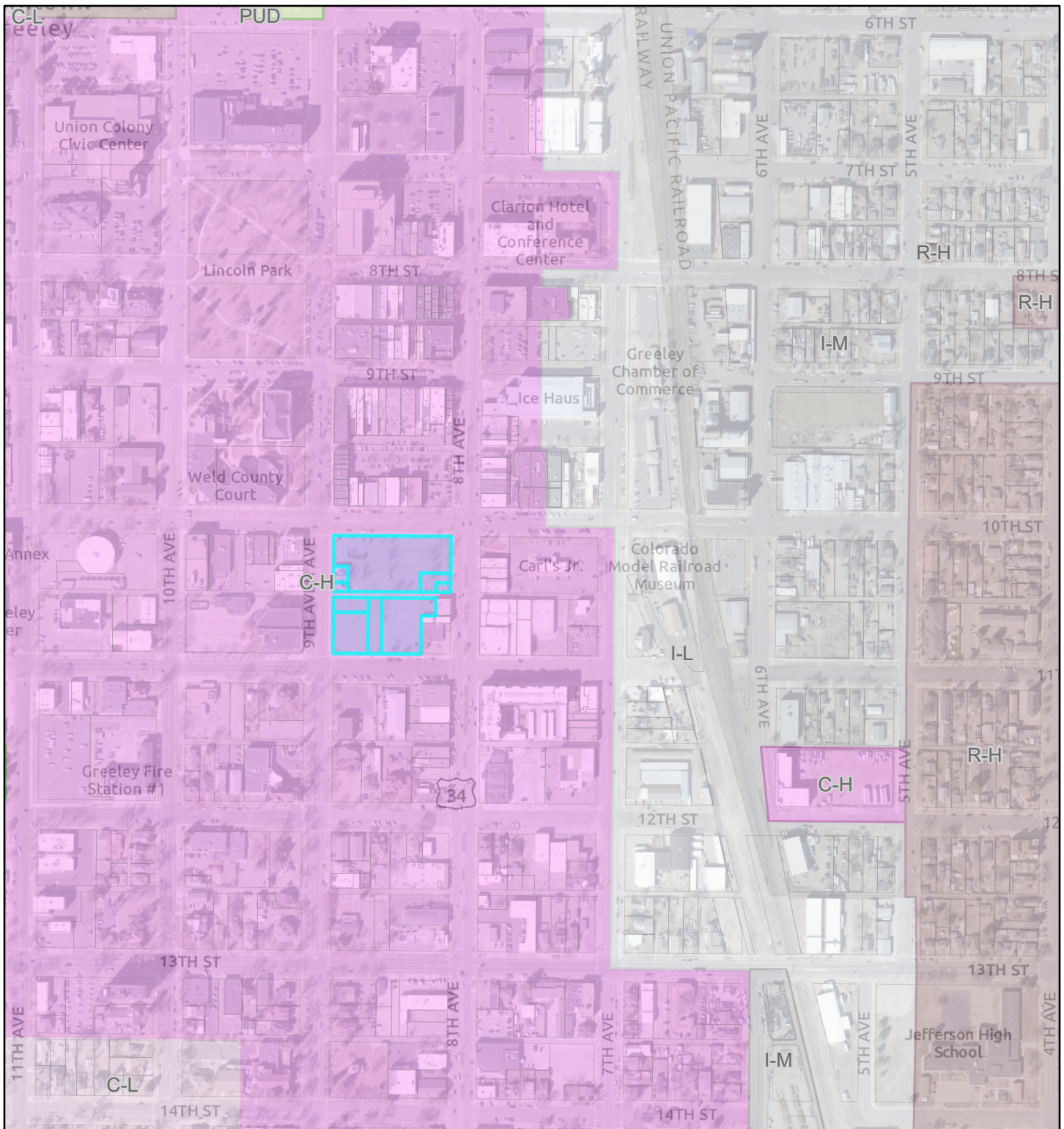
Recommend Approval Motion

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

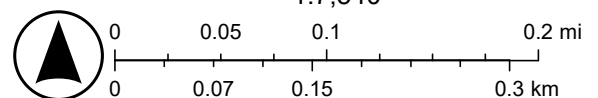
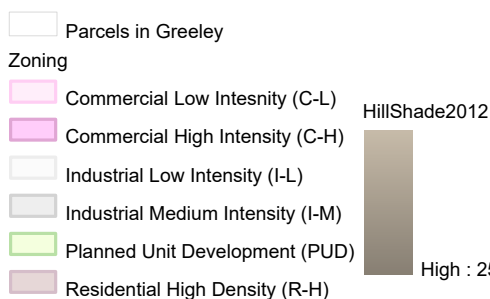
Alternative Denial Motion:

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

Civic Campus Subdivision Vicinity Map



8/10/2026, 10:48:29 AM



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

Civic Campus – Juror Block

Major Subdivision (Preliminary and Final Plat)

Project Narrative

Project Intent, Size, and Scale

In the heart of downtown Greeley, a bold vision is taking shape—one that reflects the city’s commitment to revitalization, civic engagement, and economic prosperity. Richmark Vertikal, LLC is working on behalf of the City of Greeley to develop a brand-new City Hall, a hotel, and coordinate with the design of the new District 6 Administration Building on what is currently the Weld County courts juror parking lot which is roughly 3.98 Acres in size. These buildings, along with some existing buildings to remain, will be interconnected by greenspace dotted along an iconic walkway and enhanced alley providing not only safe passage and walkability but also small, shaded public gathering areas throughout the site.

The development will consist of three principal structures:

- City Hall: A five-story building designed to streamline municipal services and foster public accessibility.
- Hotel: A mid-rise property with full-service restaurant aimed at supporting downtown events, business travel, and tourism, with amenities for both visitors and locals.
- School Administration Building: A facility to house district leadership, board meeting spaces, and essential support services.

In addition to angled street parking provided, parking for these facilities will be addressed with a parking garage, to be constructed across the street in a future phase, ensuring accessibility while minimizing surface parking and preserving the walkable urban fabric.

This project addresses all areas within the property lines of the juror parking lot block. Other city-wide infrastructure improvements are scheduled to take place outside the boundaries of this project.

History

In September of 2024 Weld County completed a facilities master plan which made the recommendation to relocate the judicial center out of downtown to O street. Using a series of proposed land trades, a master plan was developed to show the economic and community benefit of building a new city hall, school administration building and hotel on what is currently the Weld County juror parking lot. In exchange, the County can build their justice center directly across the street from their current facility utilizing limited downtown land much more efficiently. In July of 2025 Weld County Board of County Commissioners voted to support the plan. August of 2025 City Council approved the pre-development agreement with Richmark Vertikal, LLC to complete conceptual design and entitlements for the Juror Block.

Design

Upon completion, the new facilities will anchor a vibrant downtown node characterized by modern architecture, public walkways, and sustainable design principles. The development will feature:

- City Hall: Open lobby, council chambers, public service counters, office suites, and community spaces. Security and technology upgrades will support e-government initiatives and emergency preparedness.

- School Administration Building: Reception area, conference rooms, administrative offices, and areas for public engagement. Flexible meeting spaces will facilitate collaboration with educators, families, and community partners.
- Hotel: Guest rooms, event facilities, full-service restaurant, and fitness amenities, designed to accommodate both leisure and business travelers. Streetscape improvements will enhance curb appeal and encourage pedestrian activity.

Stormwater quality management systems, energy-efficient lighting, and landscaping will be incorporated throughout the site. The project will also support public art installations and shaded seating areas to foster community interaction.

Timing

This block is the first major development project within the larger Civic Campus context. We anticipate construction beginning on the juror block (for City Hall, the hotel and District 6 administration building) in the fourth quarter of 2026 and lasting approximately two years. **If this project is delayed, the following projects also are delayed. It is imperative that we keep this project on schedule.** Those other projects include:

- A temporary parking lot (TEMP2508-0590) which was approved on December 5, 2025. This provides relocation of some of the parking stalls lost on the juror block so that the construction of city hall may begin prior to the parking garage construction. The temporary parking lot will be constructed in the early spring of 2026.
- Weld County Justice Center construction is anticipated in the Winter of 2026 to Spring of 2029
- Weld County Parking Lot will be submitted by Richmark Vertikal for Site Plan Review in January of 2026 and construction will be in the fall of 2026
- Parking garage construction anticipated in fall of 2028 to Winter of 2029
- Weld County Administration building construction anticipated in Winter of 2031
- Stormwater conveyance and outfall projects are to be completed by City with schedule to be determined
- Sanitary sewer and water upgrades in adjacent streets are to be completed by the City and the schedule is to be determined.
- Traffic and street improvements will be completed by the Public Works Department as utility upgrades are completed. Re-striping of streets may begin in the spring of 2026.

Zoning

This site is zoned Commercial – High Intensity (C-H) and is located within the Downtown Overlay 1 special district area. Therefore, this project is exempt from providing off-street parking, on-site open space, limits on density, building height and minimum setbacks.

This project will comply with all requirements of the Downtown Overlay 1 District as outlined below:

- 1) Reflect the historic development patterns by staying within the existing street patterns
- 2) Complement the scale, mass, form and design of buildings by complementing the materiality of existing buildings while providing a modern aesthetic.
- 3) Promote the unique character of downtown Greeley through thoughtful site design
- 4) Coordinate development in the downtown area with the design and investments in public spaces, including streets, civic spaces, and other gathering places by providing safe passage between buildings and small gathering spaces throughout.

- 5) Implement the planning and urban design policies for downtown reflected in the comprehensive plan, or any specific plan for any parts of the downtown area as described in the Comprehensive Plan Goal Compliance section.

This project will contribute to the area and further the intent of the zone district in multiple ways. Economically, it will keep important jobs downtown which provide a cliental base for existing businesses. It will promote multi-modal transportation by being in the urban center. It will provide higher density uses within smaller footprints.

Development Code Compliance

Sec. 24-203. - Major subdivision

b. Preliminary plat. The preliminary plat provides detailed planning review of development patterns, street networks, block and lot layout, and the ability to meet public facility and utility requirements for future development, prior to preparation of detailed construction and engineering plans. A preliminary plat shall be processed according to the following specific procedures:

1. Review criteria. A preliminary plat shall be reviewed according to the following criteria:

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

Yes. The Juror Block project complies with the comprehensive plan as well as the Downtown Overlay 1 special district area.

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

Though no environmentally sensitive areas exist on site, the project aims to improve water quality though Low Impact Design standards utilizing rain gardens and other vegetative water management devices as well as utilize a native plant palette to connect to the existing urban habitat in and around the site.

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

Yes. The proposed site layout, streetscape, and public spaces substantially comply with the intent of the subdivision regulations. The design establishes safe passage between buildings and enhances connection with the downtown through the design of an enhanced alley and small public gathering spaces.

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

Yes. The site layout fully complies with the C-H Zone District with consideration of the Downtown Overlay 1 District and will promote and enhance the uniqueness of Downtown Greeley while providing needed civic spaces.

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

Yes. Weekly meetings are held with City departments to ensure project success during design, construction and long term maintenance.

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

Yes. Though the timeline for this project is accelerated, by working intimately with the City and District 6, the plan is for the buildings to be completed first and the construction of the parking garage to follow.

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

Yes.

The trip generation for our project requires an intermediate level Traffic Impact Study (TIS) per city's code requirements. However, we were asked to provide a full level TIS and include the parking garage which will be submitted under it's own Site Plan Review in two years. The traffic study shows that the traffic for this project (including the parking garage) does not warrant any street improvements. Therefore, we do not plan on submitting a new TIS for the parking garage project if submitted within three years.

Regarding stormwater, the site is currently a paved parking lot and we are proposing to increase the impervious area. Due to the exemptions to the detention requirement as outlined in section 10.02 of the Design Criteria and Construction Specifications Volume II Storm Drainage (September 2024) this site is not required to provide on-site detention. It is located within the downtown redevelopment district, the impervious area is being decreased, the site is designed to generate a peak runoff rate from each of the subbasins within the parcel equal to or less than the pre-development peak runoff rate for all storm events and it is in the best interest of the City.

However, it has been decided that the City's stormwater department wants to include detention. The agreement is that the design and construction of the underground detention, as well as any other improvements not otherwise associated with the water quality requirement, will be paid for by separate funds from the Stormwater Department. Additionally, if the additional requests cause any delay of schedule they will be removed.

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

No, the design does not impede future anticipated construction of public infrastructure. We know that there is a capitol improvements project planned for improved public stormwater infrastructure in the area and our project will tie into the new stormwater as required while also addressing stormwater and water quality on-site as enhancements to the planned improvements to public stormwater infrastructure happening around the site.

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

CDOT and the fire department requirements will be followed.

Comprehensive Plan Goal Compliance

The proposed development of a new civic campus in downtown Greeley—including City Hall, a hotel, and the District 6 Administration Building—demonstrates strong compliance with the City of Greeley Comprehensive Plan and City of Greeley Development Code section 24. This transformative project supports numerous goals and objectives outlined in the Plan and Code, fostering a vibrant, sustainable, and connected downtown core.

Compliance with the Comprehensive Plan is as follows:

1. Strengthening Downtown as a Civic and Cultural Hub

One of the central goals of the Comprehensive Plan is to reinforce downtown Greeley as the heart of civic, cultural, and economic activity. By situating City Hall and the District 6 Administration Building in the city's core, the project directly fulfills this objective. These civic anchors increase foot traffic, encourage public engagement, and foster a sense of place. The addition of a hotel further supports downtown's role as a destination for both residents and visitors, facilitating tourism and local events.

- Goal: Encourage public and private investment in the downtown area.
- Objective: Locate government facilities and community services in the downtown core to stimulate activity and economic development.

2. Promoting Mixed-Use Development and Economic Vitality

The integration of a hotel alongside civic and administrative buildings exemplifies the Plan's emphasis on mixed-use development. This approach not only diversifies downtown uses but also generates complementary activity. For example, hotel guests may patronize local restaurants, shops, and cultural venues, enhancing economic vibrancy.

- Goal: Promote a mix of land uses—such as offices, government, hospitality, and retail—in key downtown locations.
- Objective: Attract private investments that complement public facilities and strengthen the downtown economy.

3. Enhancing Public Spaces and Connectivity

The plan for a small central plaza and enhanced alleyway on site will provide safe passage between new buildings and existing aligning with objectives to improve the urban environment and provide accessible, high-quality connected public spaces. Small public gathering areas foster community interaction, spark civic discussions, and create inviting pedestrian corridors for a connected downtown.

- Goal: Improve the quality and accessibility of downtown's public realm.
- Objective: Develop multiple small gathering places surrounded by greenspace and enhance pedestrian walkability through enhanced alleyways and an iconic connected path through the site.

4. Sustainable Urban Development and Infrastructure Efficiency

By concentrating new civic and hospitality development within existing urban infrastructure, the project supports more efficient land use and leverages existing transportation, utilities, and public services. This minimizes sprawl and aligns with the Plan's sustainability goals.

- Goal: Encourage infill development and maximize the use of existing infrastructure in the urban core.
- Objective: Reduce the need for new infrastructure expansion by prioritizing redevelopment within established areas.

5. Supporting Educational and Community Partnerships

The inclusion of the District 6 Administration Building reflects the Plan's encouragement of collaboration between local government, educational institutions, and civic organizations. Such partnerships strengthen the city's social infrastructure and support long-term community success.

- Goal: Build partnerships between the City, school districts, and other community stakeholders.

- Objective: Co-locate administrative and community services to foster collaboration and shared institutional investment in the city's future.

The proposed civic campus, with its combination of municipal, educational, and hospitality uses, is a model for downtown redevelopment consistent with the City of Greeley Comprehensive Plan. It meets the Plan's call for a vibrant, mixed-use downtown, promotes economic and civic vitality, enhances public spaces, supports sustainable development, and encourages collaboration—all key to Greeley's vision for a thriving, future-ready community.

DEDICATION STATEMENT:

TITLE COMMITMENT FILE NO. 2702497

PARCEL 1:

Lot 1, BLOCK 77 MINOR SUBDIVISION, according to the plat recorded October 19, 2017 at Reception No. 4345531, City of Greeley, County of Weld, State of Colorado.

PARCEL 2:

Lot 2, BLOCK 77 MINOR SUBDIVISION, according to the plat recorded October 19, 2017 at Reception No. 4345531, City of Greeley, County of Weld, State of Colorado.

PARCEL 3: (NOT INCLUDED IN SURVEYED AREA/MAPPING)

The North Sixty Feet (N60') of Lot Sixteen (16), in Block Seventy-Seven (77), in the City of Greeley, County of Weld, State of Colorado.

PARCEL 4:

The South 30 feet of Lot Eight (8), in Block Seventy-Seven (77), in the City of Greeley, County of Weld, State of Colorado.

PARCEL 5:

The North 55 feet of the South 85 feet of Lot 8, in Block 77, in the City of Greeley, County of Weld, State of Colorado.

PARCEL 6:

The East Thirty feet (E30') of Lot Eleven (11), and the West Fifteen feet (W15') of Lot Twelve (12), in Block Seventy-seven (77), in the City of Greeley, County of Weld, State of Colorado.

PARCEL 7:

The North 140 feet of Lots 9 and 10, and the West 20 feet of the South 140 feet of Lot 11, Block 77, City of Greeley, County of Weld, State of Colorado.

PARCEL 8:

The North 50 feet of Lots 9 and 10, and the West 20 feet of the North 50 feet of Lot 11, Block 77, in the City of Greeley, County of Weld, State of Colorado.

PARCEL 9:

THE SOUTH 32 1/2 FEET OF LOT 1, BLOCK 77, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

PARCEL 10:

The South 65 feet of Lots 1 and 2, and the East 3 feet of the South 65 feet of Lot 3, Block 77, City of Greeley, County of Weld County, State of Colorado, except the South 32 1/2 of said Lot 1.

PARCEL 11:

The North 125 feet of Lots 1 and 2;

The North 105 feet of Lot 8;

The East 35 feet of Lot 12;

The North 60 feet of Lot 15;

All of Lots 3, 4, 5, 6, 7, 13 and 14;

EXCEPTING THEREFROM the East 3 feet of the South 65 feet of said Lot 3;

All in Block 77, in the City of Greeley, County of Weld, State of Colorado.

SAID DESCRIBED PARCEL(S) COMBINED CONTAIN A TOTAL OF 136,957 SQ. FT OR 3.14 ACRES, MORE OR LESS.

TITLE COMMITMENT/DESCRIPTION NOTES:

1. Parcel 3 was included in the Title Description, but at the request of the client was excluded from the survey mapping boundary and area calculations.

2. Parcel 1 and Parcel 2 of the Title Description are redundant and overlap with Parcel 9, Parcel 10 and Parcel 11. It is my belief that they have been included in the Title Description to mitigate any possible gap between the North 125 feet of Lots 1 and 2 and the South 65 feet of Lots 1 and 2.

CIVIC CAMPUS SUBDIVISION
A PORTION OF BLOCK 77, GREELEY, SITUATE WITHIN THE SOUTHWEST
QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 8,
TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF GREELEY,
COUNTY OF WELD, STATE OF COLORADO
3.14 ACRES, 4 LOTS
SUB2025-0029

CITY OF GREELEY STANDARD NOTES:

1) Maintenance of the common plaza area including underground stormwater detention shall be the responsibility of the City of Greeley. Maintenance of loading zones and dumpster enclosures specific to one user are the responsibility of that user.

2) Drainage maintenance. The property owner shall be responsible for maintenance of all drainage facilities installed pursuant to the development agreement. Requirements include, but are not limited to, maintaining the specified stormwater detention/retention volumes, maintaining outlet structures, flow restriction devices and facilities needed to convey flow to said basins. The city shall have the right to enter properties to inspect said facilities at any time. If these facilities are not properly maintained, the city shall notify the property owner in writing and shall inform the owner that corrective action by the owner shall be required within ten working days of receipt of notification by the city, unless an emergency exists, in which case corrective action shall be taken immediately upon receipt of notification by the city. If the owner fails to take corrective action within ten working days, the City may provide the necessary maintenance and assess the maintenance cost to the owner of the property.

3) Landscape maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner, homeowners' association, or entity other than the city is responsible for maintenance and upkeep of perimeter fencing or walls, landscaping and landscaped areas and sidewalks between the property line and any paved roadways. The owners of this subdivision, their successors and/or assigns in interest, agree to the responsibility of maintaining all other open space areas associated with this development.

4) Sight distance. The clear vision zone of a corner lot shall be free from shrubs, ground covers, berms, fences, signs, structures, parked vehicles or other materials or items greater than 36 inches in height from the street level.

5) Public safety. Access, whether for emergency or nonemergency purposes, is granted over and across all access ways for police, fire and emergency vehicles.

6) Drainage master plan. The policy of the city requires that all new development and redevelopment shall participate in the required drainage improvements as set forth below:

i) Design and construct the local drainage system as defined by the final drainage report and plan and the stormwater management plan.

ii) Design and construct the connection of the subdivision drainage system to a drainage way of established conveyance capacity, such as a master planned outfall storm sewer or master planned major drainage way. The city will require that the connection of the minor and major systems provide capacity to convey only those flows (including off-site flows) leaving the specific development site. To minimize overall capital costs, the city encourages adjacent developments to join in designing and constructing connection systems. Also, the city may choose to participate with a developer in the design and construction of the connection system.

(iii) Equitable participation in the design and construction of the major drainage way system that serves the development as defined by adopted master drainage way plans or as required by the city and designed in the final drainage report and the stormwater management plan.

7) Street lighting. All lots are subject to and bound by tariffs which are now and may in the future be filed with the public utilities commission of the state relating to street lighting in this subdivision, together with rates, rules, and regulations therein provided and subject to all future amendments and changes thereto. The owners or their successors and/or assigns in interest, shall pay, as billed, a portion of the cost of public street lighting in the subdivision in accordance with applicable rates, rules, and regulations, including future amendments and changes on file with the public utilities commission.

8) Water or sewer main easements. There shall be no permanent structures, fences, detention ponds, landscaping (plantings or berms) greater than three feet, tall mature growth, or other encumbrances located in water or sewer main easements.

OWNER:

WELD COUNTY ET AL
PO BOX 758
GREELEY, CO 80632
970.400.4000

APPLICANT:

RICHMARK VERTIKAL, LLC
C/O STEPHANIE VAN DYKEN
5200 WEST 20TH STREET
GREELEY, CO 80634
970.415.8520

SURVEYOR:

AARON LUND, PLS 38670
AXIS SURVEYING
2139 GRAIN BIN DR.
WINDSOR, CO 80550
970.231.9501

ENGINEER:

SHANE RITCHIE
OMBRE CIVIL ENGINEERING
900 S COLLEGE AVE, APT 9
FORT COLLINS, CO 80524
970.573.6417

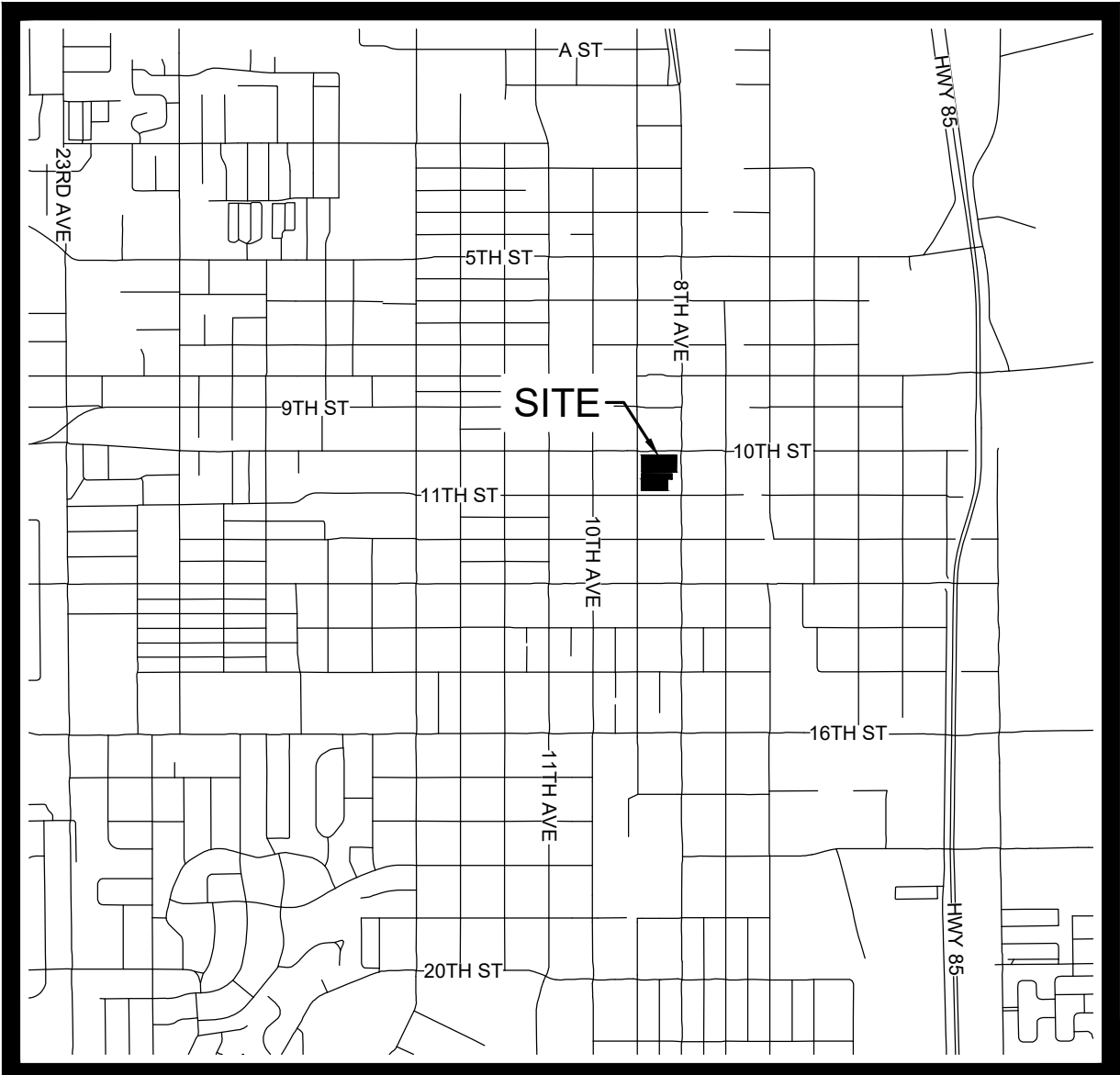
PLANNING COMMISSION RECOMMENDATION:

Recommended by the City of Greeley Planning Commission, this _____ day of _____, 2026.

Planning Commission

EASEMENT SUMMARY CHART			
EASEMENT TYPE	USE	EASEMENT GRANTED TO	SURFACE MAINTENANCE
LOT 1, BLANKET ACCESS & DRAINAGE EASEMENT (B.A.&D.E.)	DRAINAGE FACILITIES &/OR CONVEYANCE AND ACCESS	PUBLIC & ADJOINING PARCELS	PROPERTY OWNER
LOT 1, EASEMENT EXCLUSION	GENERAL BUILDING LOCATION	BLANKET EASEMENT EXCLUSION	PROPERTY OWNER
LOT 2, BLANKET ACCESS & DRAINAGE EASEMENT (B.A.&D.E.)	DRAINAGE FACILITIES &/OR CONVEYANCE AND ACCESS	PUBLIC & ADJOINING PARCELS	PROPERTY OWNER
LOT 2, EASEMENT EXCLUSION	GENERAL BUILDING LOCATION	BLANKET EASEMENT EXCLUSION	PROPERTY OWNER
LOT 3, BLANKET ACCESS & DRAINAGE EASEMENT (B.A.&D.E.)	DRAINAGE FACILITIES &/OR CONVEYANCE AND ACCESS	PUBLIC & ADJOINING PARCELS	PROPERTY OWNER
LOT 3, EASEMENT EXCLUSION	GENERAL BUILDING LOCATION	BLANKET EASEMENT EXCLUSION	PROPERTY OWNER
LOT 4, BLANKET ACCESS & DRAINAGE EASEMENT (B.A.&D.E.)	DRAINAGE FACILITIES &/OR CONVEYANCE AND ACCESS	PUBLIC & ADJOINING PARCELS	PROPERTY OWNER
LOT 1, UTILITY EASEMENT (U.E.)	UTILITIES	UTILITY PROVIDER	PROPERTY OWNER
LOT 2, UTILITY EASEMENT (U.E.)	UTILITIES	UTILITY PROVIDER OR CITY OF GREELEY	PROPERTY OWNER
LOT 4, UTILITY EASEMENT (U.E.)	UTILITIES	UTILITY PROVIDER OR CITY OF GREELEY	PROPERTY OWNER

LAND USE SUMMARY CHART			
TYPE	AREA (S.F.)	AREA (ACRES)	PERCENTAGE OF TOTAL AREA
LOT 1	51,831.2 sq.ft.	1.19 ac.	37.84 %
LOT 2	24,706.4 sq.ft.	0.57 ac.	18.04 %
LOT 3	44,168.2 sq.ft.	1.01 ac.	32.25 %
LOT 4	14,493.9 sq.ft.	0.33 ac.	10.58 %
RIGHT OF WAY	1,757.2 sq.ft.	0.04 ac.	1.28 %
TOTALS	136,956.9 sq.ft.	3.14 ac.	100.00 %



SURVEY NOTES:

1) This survey does not constitute a title search by AXIS Surveying to determine ownership or easements of record. AXIS Surveying relied upon STEWART TITLE GUARANTY COMPANY Commitment Number: 2702497 dated August 14, 2025 at 8:00 AM to aid in Easement and Ownership research.

2) The Basis of Bearings is the North line of Block 77, Map of Greeley as bearing South 89°32'36" East a distance of 401.82' and monumented as shown on drawing.

3) The Civic Campus Subdivision contains 136,957 square feet, or 3.14 acres, more or less.

4) The lineal unit of measurement for this survey is U. S. Survey Feet.

5) Fieldwork was completed on September 24, 2025.

6) Horizontal datum is a local coordinate system based on NGS "RULLI" (400000,800000).

7) Vertical datum is NAVD88 and NGS Benchmark "B 392" with a published NAVD88 elevation listed as 4674.77 feet and located with GPS with an elevation of 4674.96 feet was utilized in this survey.

8) Zoning: All parcels shown on this plat are currently zoned "C-H" (Commercial High Intensity.)

9) The intent of this plat is to remove any existing property/lot lines within the bounds of the Civic Campus Subdivision and to create the 4 new lots shown herein. Furthermore, existing easements are being vacated and new easements are being dedicated.

SURVEYOR'S NOTES:

1) THOSE DISTANCES AND BEARINGS THAT DEVIATE FROM THE TITLE DESCRIPTION(S)/PLAT OF RECORD HAVE BEEN SHOWN WITH A RECORD (R) AND MEASURED (M) DENOTATION.

SURVEYOR'S STATEMENT

I, Aaron M. Lund, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that I prepared this Plat from an actual and accurate survey of the land under my personal supervision, and that the corner monuments indicated hereon were found or set as shown, and the the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information, belief, and in my professional opinion.

For and on behalf of AXIS Surveying & Land Services, LLC
Aaron M. Lund
Registered Professional Land Surveyor LS 38670



SECTION 5 & 8 TOWNSHIP 5N RANGE 65W

NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN ONE YEAR AFTER THE DATE OF THE CERTIFICATE SHOWN HEREON.

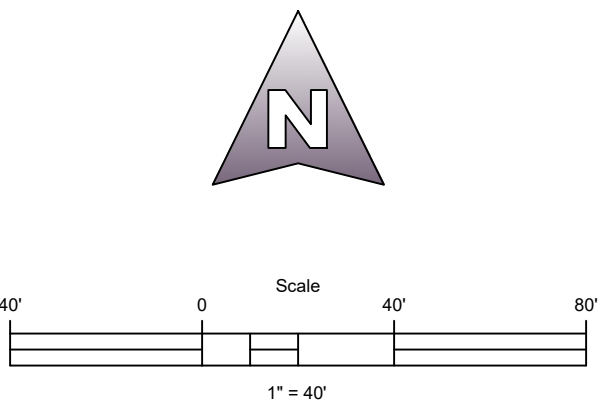
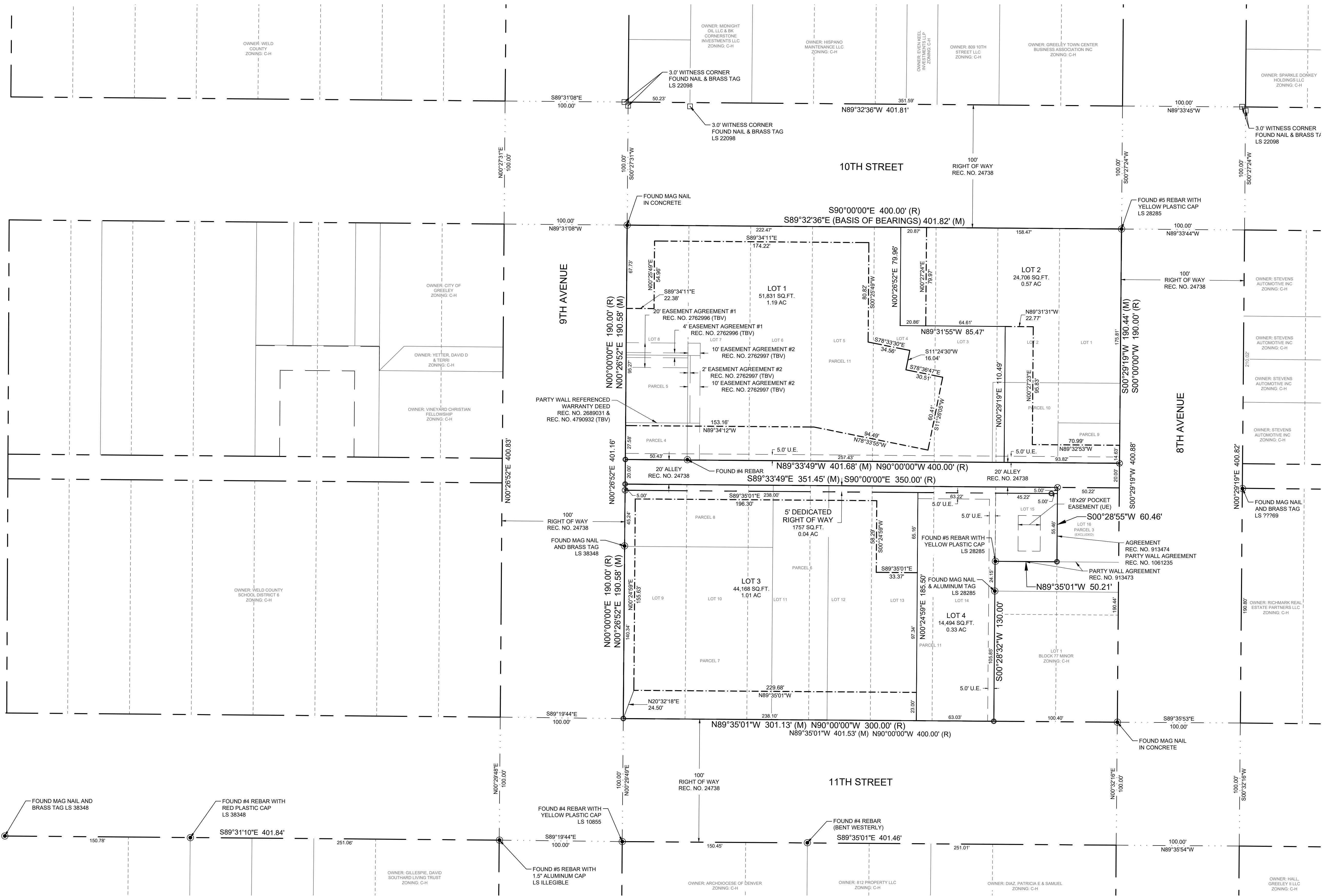
PRELIMINARY PLAT

CIVIC CAMPUS SUBDIVISION

A PORTION OF B77, MAP OF GREELEY
SS & S8-T5N-R6SW

Date 06/26/2026
Scale 1"=2000'
Sheet No. 1/4
Job No. 035-25-004

CIVIC CAMPUS SUBDIVISION
A PORTION OF BLOCK 77, GREELEY, SITUATE WITHIN THE SOUTHWEST
QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 8,
TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF GREELEY,
COUNTY OF WELD, STATE OF COLORADO
3.14 ACRES, 4 LOTS
SUB2025-0029



SYMBOL LEGEND

- FOUND PROPERTY MONUMENT AS DESCRIBED/NOTED HEREON
- PROPERTY MONUMENT SET 18" OF #4 REBAR WITH GREEN PLASTIC CAP, PLS 38670
- PROPERTY MONUMENT SET 1 1/2" MAG NAIL WITH ALUMINUM CAP, PLS 38670

LINE LEGEND

- MAP OF GREELEY LOT LINE (TBV)
- RIGHT OF WAY LINE
- PLAT BOUNDARY LINE
- EASEMENT LINE (TBV)
- PROPERTY LINE (TBV)
- EASEMENT EXCLUSION AREA
- DEDICATED EASEMENT
- LOT LINE (BY THIS PLAT)
- DIMENSION LINE



SECTION 5 & 8 TOWNSHIP 5N RANGE 65W
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN ANY DEFECT AFTER THE DATE OF THE CERTIFICATE SHOWN HEREON.

PRELIMINARY PLAT

CIVIC CAMPUS SUBDIVISION
A PORTION OF B77, MAP OF GREELEY
SS & S8-T5N-R65W

Date 06/26/2026
Scale 1"=40'
Sheet No. 2/4
Job No. 035-25-004

For and on behalf of AXIS Surveying & Land Services, LLC
Aaron M. Lund
Registered Professional Land Surveyor LS 38670

LINE LEGEND

---	MAP OF GREELEY LOT LINE
---	RIGHT OF WAY LINE
---	ALTA BOUNDARY LINE
---	EASEMENT LINE
---	PROPERTY LINE
---	DIMENSION LINE
---	CTV
---	CTV
---	BURIED CABLE
---	W
---	BURIED WATER
---	OHU
---	OHU
---	OVERHEAD UTILITY
---	X
---	WOODEN FENCE
---	CHAINLINK FENCE
---	FO
---	BURIED FIBER OPTIC
---	E
---	BURIED ELECTRIC
---	G
---	BURIED GAS
---	CURB & GUTTER FLOWLINE
---	MAJOR CONTOUR
---	MINOR CONTOUR

SYMBOL LEGEND

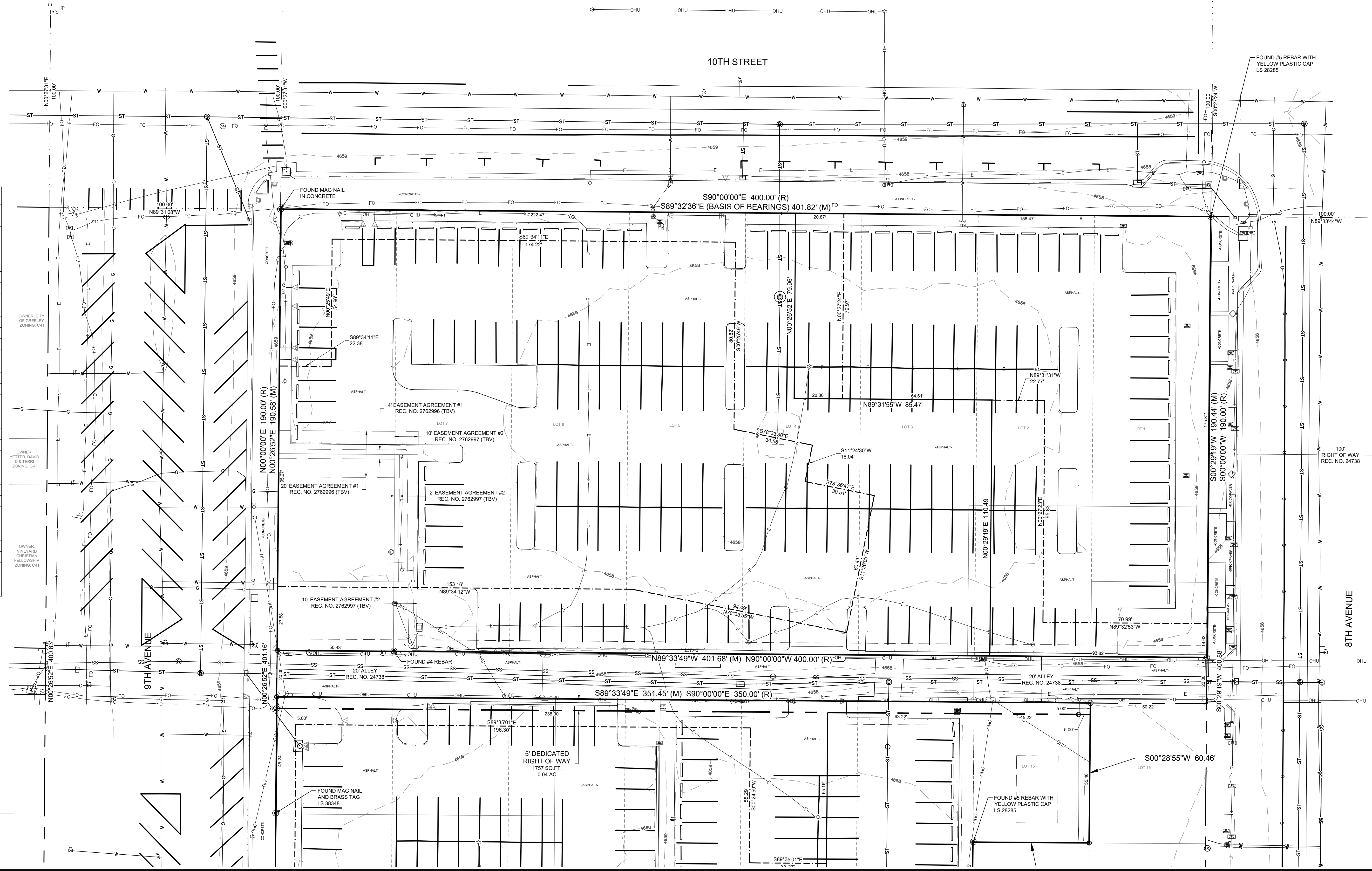
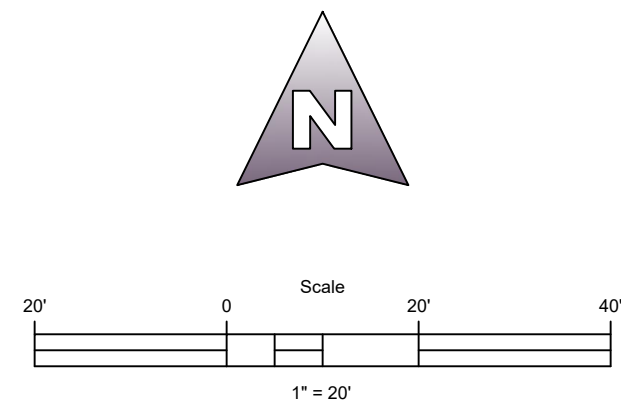
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+	SIGN
△	CURBCUT
□	UTILITY POLE
⊙	STORM MANHOLE
⊕	SANITARY SEWER MAN HOLE
☆	LIGHT POLE
⊗	BOLLARD
⊗	ELECTRIC PULL BOX
⊗	CLEANOUT
⊗	WATER CURB STOP
⊗	AIR CONDITIONER
●	BOLLARD
⊗	FIRE HYDRANT
⊗	SPIGOT
⊗	IRRIGATION BACK FLOW PREVENTER
⊗	IRRIGATION CONTROL BOX
⊗	ELECTRIC METER
⊗	GAS METER
⊗	WATER METER
⊗	GUY WIRE
⊗	TRAFFIC VAULT
⊗	TRAFFIC SIGNAL POLE
⊗	FIBER OPTIC BOX
⊗	HANDICAP RAMP
⊗	INLET GRATE
⊗	ELECTRIC PANEL/BREAKER
⊗	ELECTRIC PEDESTAL
⊗	TELEPHONE PEDESTAL
⊗	FIBER OPTIC VAULT

For and on behalf of AXIS Surveying & Land Services, LLC
Aaron M. Lund
Registered Professional
Land Surveyor LS 38670

CIVIC CAMPUS SUBDIVISION

A PORTION OF BLOCK 77, GREELEY, SITUATE WITHIN THE SOUTHWEST QUARTER OF SECTION 5 AND THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

3.14 ACRES, 4 LOTS
SUB2025-0029
(EXISTING CONDITIONS MAP)



PRELIMINARY PLAT

CIVIC CAMPUS SUBDIVISION
A PORTION OF B77, MAP OF GREELEY
SS & S8-15N-R65W

Date 06/26/2026
Scale 1"=20'
Sheet No. 3/4
Job No. 035-25-004

SECTION 5 & 8 TOWNSHIP 5N RANGE 65W

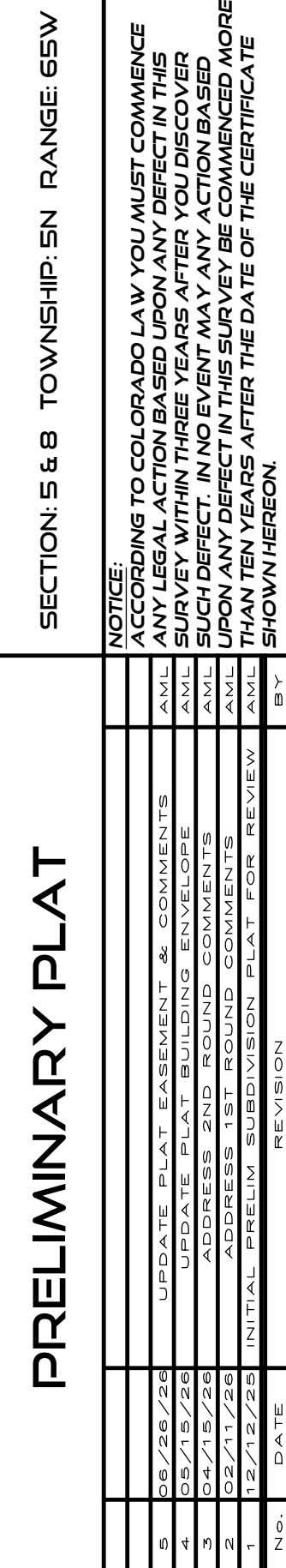
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**3.14 ACRES, 4 LOTS
SUB2025-0029
(EXISTING CONDITIONS MAP)**



SYMBOL LEGEND	
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—	SIGN
△	CURB CUT
⌚	UTILITY POLE
⊕	STORM MANHOLE
⊕	SANITARY SEWER MAN HOLE
☆	LIGHT POLE
●	BOLLARD
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⊞	CLEANOUT
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⌚	WATER METER
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⌚	ELECTRIC PANEL/BREAKER
⌚	ELECTRIC PEDESTAL
⌚	TELEPHONE PEDESTAL
⌚	FIBER OPTIC VAULT



Date	06/26/2026
Scale	1"=20'
Sheet No.	4/4
Job No.	035-25-004

For and on behalf of AXIS Surveying
& Land Services, LLC
Aaron M. Lund
Registered Professional
Land Surveyor LS 38670



Civic Campus Subdivision

Doug May, AICP, Principal Planner

doug.may@greeleygov.com (970) 350-9780

Planning Commission – September 8, 2026



Community Vitality

Agenda



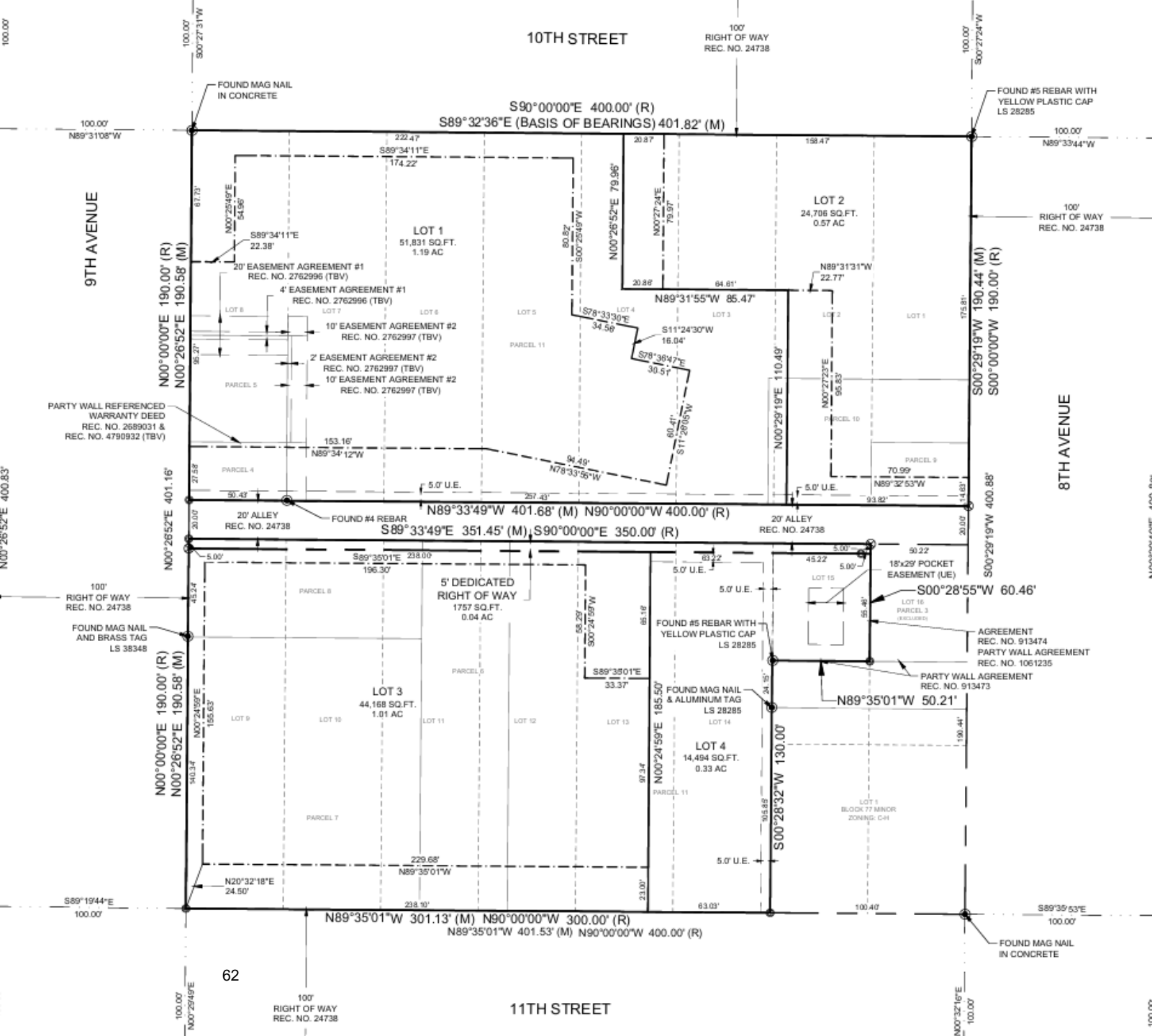
- Request:
 - Subdivide 3.14 acres into 4 lots, including right-of-way and easement dedications to support the Civic Campus redevelopment.
- Background:
 - Located within Block 77 in Downtown Greeley.
 - Existing developed block primarily used as the Weld County juror parking area.
 - Planned for redevelopment with a new City Hall, hotel, and District 6 Administration Building.
- Planning Commission Decision

Zoning Map and Location

- Block 77 in Downtown Greeley, generally bounded by 8th Avenue, 9th Avenue, 10th Street, and 11th Street
- Surrounding Zoning and Land Uses:
 - C-H – Civic, institutional, commercial, and other downtown uses

Proposed Plat

- Preliminary subdivision of 3.14 acres to create 4 lots
- Dedicate approximately 0.04 acre of right-of-way
- Vacate existing easements and dedicate new easements to support the Civic Campus redevelopment
- Future development includes City Hall, a hotel, and the District 6 Administration Building



Considerations

- **Approval Criteria**

- Subdivision Criteria – 24-203.b.1 (a)-(i) – Criteria to Evaluate Subdivision Applications
- The proposed Subdivision is consistent with the criteria as outlined in the staff report

- **Recommendation**

- Complies with Section 24-203.b.1 (a)-(i)
- Recommend Approval

- **Notification**

- 163 Notice letters were mailed to property owners within 1000 feet.
- Sign posted on the property
- Web notice posted & all other noticing requirements met
- 0 letters of opposition of the Subdivision

Motions

Recommended

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

Alternative

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

Thank you



Review Criteria



Preliminary Subdivision Review Criteria, Section 24-203.b.1 (a)-(i)

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.

Imagine Greeley states that there is a, "growing support in the community to accommodate future growth with higher-density" developments. As proposed the project is a rowhome development that is adding additional housing types to the immediate area promoting a higher density. Objective GC 1.2 encourages compact urban form over sprawl or leap-frog development. The proposed project is looking to develop a current vacant lot that has development on all four sides. Looking to take advantage of an under-utilized parcel aligned with this objective. Objective GC 1.4 further encourages a compact urban form, outlining that this method is desirable as an alternative to linear or sprawl developments in the LREGA. This project furthers this objective as a parcel located within the LREGA that is looking to develop in a compact urban form that is compatible and complimentary of the existing and surrounding uses. Objective GC 2.1 also states to maintain compliance with the Land Use Guidance Map, as stated above the proposed project aligns with and furthers the goal as set by the plan. Objective GC 2.2 prioritizes supporting zoning and development patterns that expand opportunities for people who live in Greeley to also work in Greeley and vice versa. This project aligns with this objective by proposing additional attainable housing stock in an area that has established commercial and jobs, but also in the greater and quickly developing west Greeley. Objective GC 2.3 encourages walking and bicycling whenever possible by locating employment, shopping, recreation, entertainment, transit, and other services within ¼ mile of residential areas. Within ¼ mile of this proposed residential development includes service businesses, health care, offices, schools, and recreation aligning completely with this objective. Objective GC 3.1 this objective promotes new development to enhance the character of the community. By developing a currently vacant parcel into an attractive and desirable residential community that addresses and fills many of the City's identified housing needs, the proposal aligns with this objective. Objective GC 3.4 encourages the communities' image as a "Tree City." This development will not only embrace but further this objective by adding additional approved trees species to the City of Greeley's robust and growing tree canopy. Objective GC 4.1 is to prioritize infill development; this project is the proposal of an infill residential development. Objective GC 4.3 focuses on the encouragement of infill compatibility. This proposal is to design, develop, and deliver an attractive residential community that not only fits in with the established fabric of the area but further it, through site design and architecture. Objective GC 6.1 is to foster the development of "Complete Neighborhoods" that prioritize connectivity and character. The project as proposed will feature a rowhome residential development that furthers the goals of a creating a "Complete Neighborhood" by delivering and promoting a variety of attributes that contribute to day-to-day living by allowing the immediate area to have residential, commercial, employment, and mixed uses. By developing a residential infill project, it will help create a sense of place in an area with existing mixed uses that will truly allow people to live, work, grow, and play in their own neighborhood. Objective GC 6.5 champions neighborhood reinvestment, currently the parcel is a vacant property that is underutilized, by allowing this proposed project to develop into an attractive and needed housing development, it aligns with this goal to reinvest in neighborhoods with new landscaping, infrastructure, utilities, and housing.

Imagine Greeley Identified Goal: Housing Analysis: Imagine Greeley confirms that the City has continued to champion its original settlers as a community that actively works to improve housing access for all people while supporting housing diversity. The proposed project looks to target the "missing middle" housing type by delivering a product type that is attainable and meets the needs of Greeley's desired workforce. Objective HO 2.1 sets the vision to encourage a variety of housing types to ensure that the City has neighborhoods that attract all residents. The project as proposed will add additional rowhome residential housing to the area, this will help increase the overall housing stock but also target the "missing middle" housing fostering a community wide variety housing types, sizes, styles, and price-points to attract a wide variety of residents and create a stronger community and further the goal to obtain a Complete Neighborhood.

Imagine Greeley Identified Goal: Infrastructure Analysis: Imagine Greeley outlines the importance of infrastructure as the City continues to grow, this includes public facilities, parks, and transportation. As proposed this project will design, develop, and deliver a multi-family residential infill project that will coordinate with City staff and applicable stakeholders to design, develop, and deliver additional water, sanitary, storm water, multi-modal, and housing infrastructure.

Imagine Greeley Identified Goal: Natural Resources & Open Lands Analysis: Imagine Greeley identifies that planning for the natural environment along side development is a priority. It goes on to put an emphasis on tree plantings which gave the City its nickname as "The Garden Spot of the West" and water conservation. As the City of Greeley continues to grow Imagine Greeley dictates that the City will build on and expand its existing efforts for environmental stewardship which extends to but is not limited to just water conservation and increasing the City's tree canopy. Objective NR 1.3 encourages water conservation and related practices. The proposed development will utilize native, City approved, low water use plantings and materials to align with this objective.

2)

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

The Cedarwoods Rowhousing project has been designed and arranged to minimize impacts on geologic hazards, environmentally sensitive areas, wildlife habitat, and other natural features of the land. The subject property is an infill parcel located within the Long Range Expected Growth Area (LREGA) and is surrounded by existing urban development. The site does not contain known geologic hazards, significant natural features, or designated environmentally sensitive areas.

Review Criteria



Preliminary Subdivision Review Criteria, Section 24-203.b.1 (a)-(i)

- | | |
|----|--|
| 3) | The arrangement and proposed design of streets, blocks, and open spaces meet the development and design standards of the subdivision regulations and are coordinated with existing or potential development on adjacent property. |
|----|--|

The proposed street, block, and lot layout maintains an efficient and logical development pattern that aligns with City standards and reflects the established urban fabric of the area. Internal circulation and access are designed to function effectively while supporting a compact, infill development pattern that maximizes the use of the site without compromising design quality or livability. The internal circulation network is further enhanced by a system of pedestrian-scale sidewalks and pathways that provide direct and intuitive connections throughout the site. These pedestrian routes are complemented by refined frontage and foundation plantings that reinforce the residential character of the development and create a more comfortable, human-scaled environment. The landscape design has been developed in alignment with Section 24-802 (Landscape Design) of the City of Greeley Development Code and reflects close coordination with City staff to ensure compliance and overall site quality.

- | | |
|----|--|
| 4) | The proposed blocks and lots are capable of meeting all development and site design standards under the applicable zoning district. |
|----|--|

The proposed blocks and lots within the Cedarwoods Rowhousing development are designed to fully comply with the applicable standards of the R-H (Residential High-Density) zoning district and the City of Greeley's development code. Lot dimensions, building envelopes, setbacks, and orientation have been carefully planned to ensure that each unit can be developed in accordance with all applicable site design standards, including access, circulation, landscaping, and utility requirements. The layout provides functional and efficient lots that support the proposed rowhome product type while maintaining consistency with zoning regulations. The proposed blocks and lots are capable of meeting all applicable development and site design standards and are structured to support successful, code-compliant implementation of the project.

Review Criteria



Preliminary Subdivision Review Criteria, Section 24-203.b.1 (a)-(i)

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

The Cedarwoods Rowhousing project is designed to meet all applicable design, construction, performance, and maintenance requirements for required public and private improvements. The proposed development has been prepared in accordance with the City of Greeley's development standards and reflects ongoing coordination with City staff to ensure full compliance with all applicable codes, specifications, and review requirements. Required improvements, including streets, utilities, drainage systems, and landscaping, will be designed and constructed in conformance with City standards and accepted engineering practices.

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

The Cedarwoods Rowhousing project is planned to be developed as a single, cohesive phase, eliminating the need for phased development. All required improvements, including access, utilities, drainage, landscaping, and open space elements, are designed as an integrated system and will be constructed concurrently with the development. This approach ensures consistency in the timing, location, and delivery of all infrastructure and amenities across the site. By developing the project in one phase, the site will function as a complete and fully integrated residential community upon completion, with no interim conditions or partial infrastructure. This coordinated approach reduces complexity, supports efficient construction, and ensures that all required improvements are delivered in alignment with City standards. This project provides a clear, logical, and coordinated approach to development, with all amenities and infrastructure delivered consistently as part of a single phase implementation.

Review Criteria



Preliminary Subdivision Review Criteria, Section 24-203.b.1 (a)-(i)

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

Stormwater management, grading, and site drainage have been incorporated into the design in accordance with City of Greeley standards, ensuring that runoff is properly conveyed and controlled without creating adverse impacts to the site or adjacent properties. The proposed design integrates with existing infrastructure systems and reflects established engineering practices that support long-term performance and reliability.

The project leverages an infill site with existing infrastructure and prior disturbance, which inherently reduces the potential for environmental and infrastructure-related impacts. Site design, circulation, and utility coordination have been thoughtfully arranged to function efficiently within the existing context, eliminating the need for extraordinary improvements or off-site mitigation.

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

Located within the Long Range Expected Growth Area (LREGA), the site is surrounded by existing residential, senior living, and commercial development, as well as established infrastructure systems. The proposed development builds upon this context by utilizing an underdeveloped parcel in a manner that is consistent with the City's planned growth framework and does not require or preclude future infrastructure improvements. All proposed utilities, access, and drainage systems are designed to integrate with existing and planned infrastructure networks, ensuring compatibility with future extensions or upgrades. The project does not introduce any physical or

Review Criteria



Preliminary Subdivision Review Criteria, Section 24-203.b.1(a)-(i)

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

Planning staff and the Administrative Review Team recommend approval.

CITY OF GREELEY | PLANNING COMMISSION | SEP. 8, 2026

Civic Campus Preliminary Plat

Request for approval of a preliminary plat creating the Civic Campus
Subdivision

Public Hearing | Case No. SUB2025-0029



The Request Before the Commission

APPLICATION

Preliminary Plat

Civic Campus Subdivision

APPLICANTS

**Richmark Vertikal, LLC
City of Greeley
Greeley-Evans School District 6**

ACTION

Decision

Approval

What a preliminary plat approval does

- Establishes the general layout of lots and easements for the site
- Confirms the subdivision design meets zoning, street, drainage and utility standards
- Sets the framework for final plat, construction drawings and development agreement
- Does not by itself approve building design, site plan details or construction permits

Site and Surrounding Context

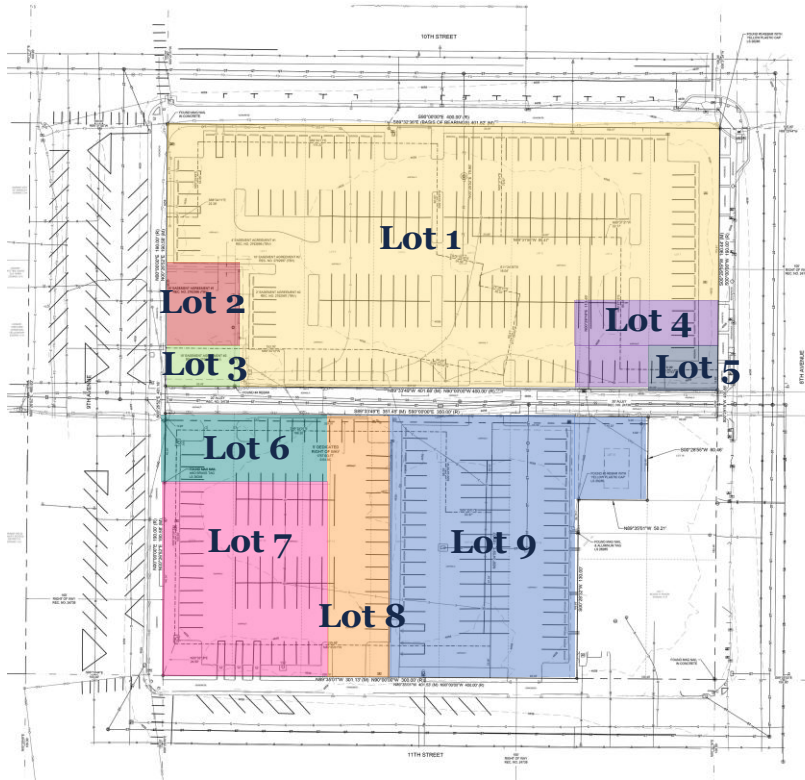
- Location: Civic Campus site within the established civic core, fronting arterial streets and CDOT Hwy
- Existing conditions: Surface parking and two small buildings. Buildings on southeast corner will remain
- Site is served by existing city water, sewer and storm infrastructure in adjacent rights-of-way



Part of the Downtown Revitalization Project

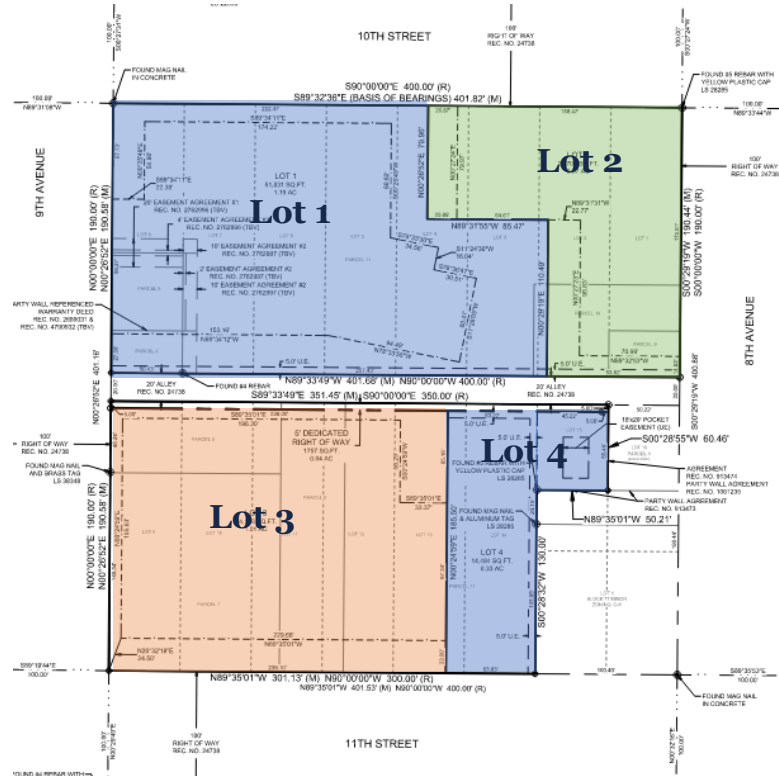


Existing Lot Layout



- Lot 1**
Weld County parking lot
- Lot 2**
United Food & Commercial Workers
- Lot 3**
James Gustafson
- Lot 4**
Weld County parking lot
- Lot 5**
Weld County parking lot
- Lot 6**
Weld County parking lot
- Lot 7**
Weld County parking lot
- Lot 8**
Weld County parking lot
- Lot 9**
Weld County parking lot

Proposed Plat Layout



Review Criteria (a)



Comprehensive Plan

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

Downtown Center:

*"Description: Downtown Greeley acts as the heart of the community. It provides a mix of art, entertainment, dining, and shopping opportunities, as well as hosting numerous community events. It includes a number of important civic uses such as the Union Colony Civic Center, Lincoln Park, the Greeley Ice Haus, and **the centers of government for both the City of Greeley and Weld County**. Residential uses are also present in Downtown, and the construction of additional higher, density housing is encouraged. New development (infill or redevelopment) is designed in manner which contributes to the walkability and vibrancy of this center."*

Economic Health & Diversification (ED)



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

Education, Health, and Human Service (EH)



Goal EH-4: Support and collaborate with the city's school districts.

Growth & City Form (GC)



Goal GC-4: Prioritize infill and redevelopment

Goal GC-5: Facilitate the rebirth of Downtown Greeley as a regional multi-use activity area while preserving and promoting the cultural aspects of the area

Infrastructure (IN)



Goal IN-1: Ensure developed areas in Greeley are served by adequate public facilities and services.

Natural Resources & Open Lands (NR)



Goal NR-1: Protect, conserve, maintain, and improve the quality and quantity of water available to Greeley.

Public Safety (PS)



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

Transportation & Mobility (TM)



Goal TM-3: Ensure that land use and transportation decisions, strategies, and investments are coordinated and complementary.

Review Criteria (b)



Infrastructure

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

Infill sites avoid geologic hazards, environmentally sensitive areas, wildlife habitat and other natural features



Review Criteria (c)

Arrangement

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

Review Criteria (d)

Design Standards

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

Review Criteria (e)

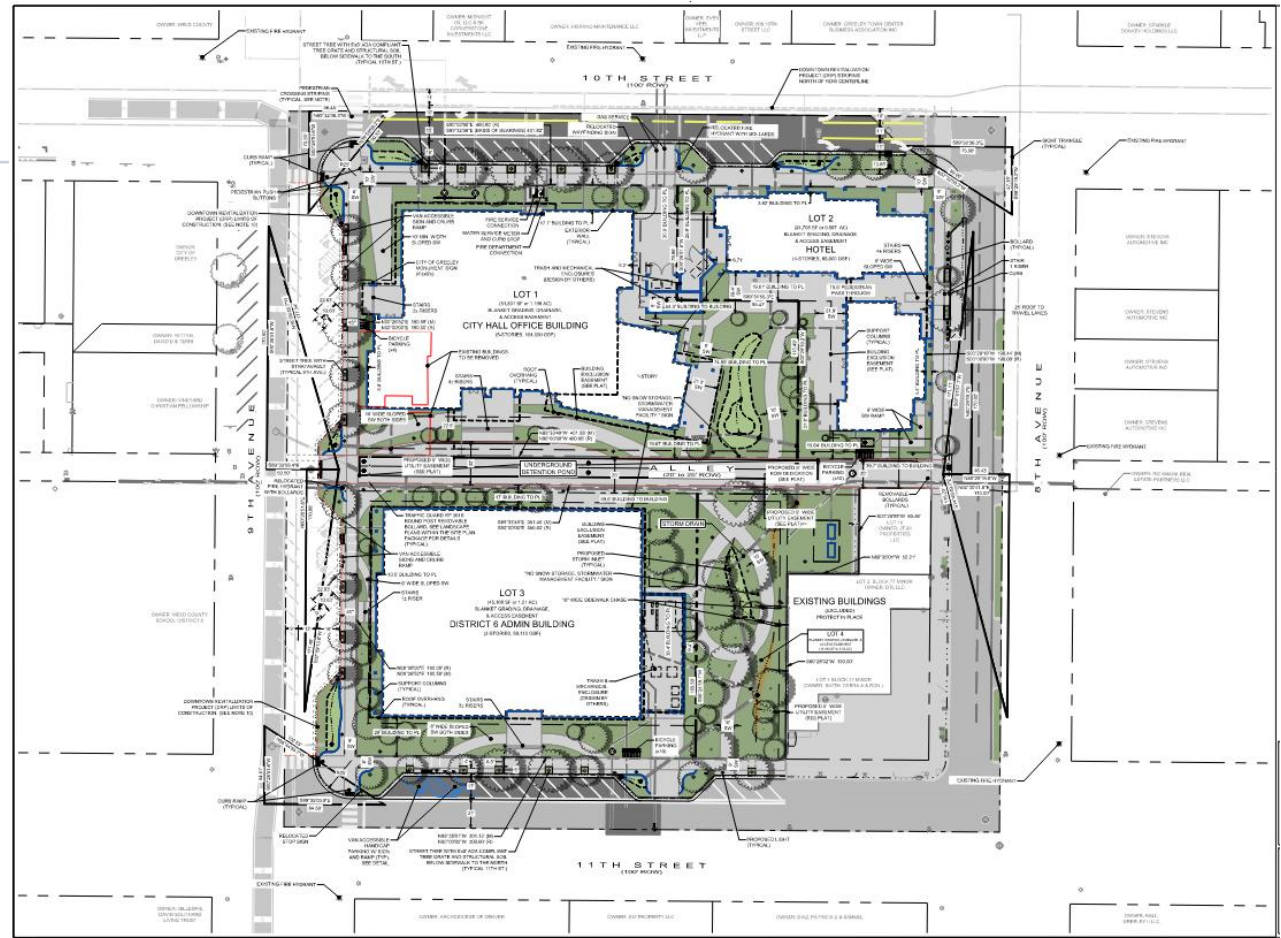
Performance Standards

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

Layout is compliant with all applicable standards in Title 24.

No variances, modifications or alternatives were requested.

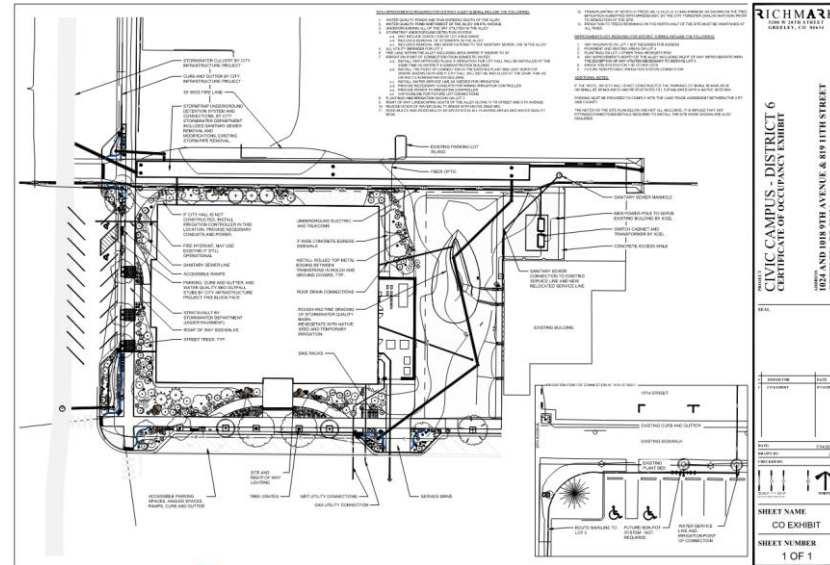
Plan goes above and beyond code.



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



District 6 --- City Hall --- Hotel



Review Criteria (g)



Impacts Mitigated

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

Not only mitigated but ameliorated.

- Analyzed additional intersections for traffic impacts
- Including underground stormwater detention
- Providing open space
- Decreasing the impervious area
- Raising proposed buildings above existing grade

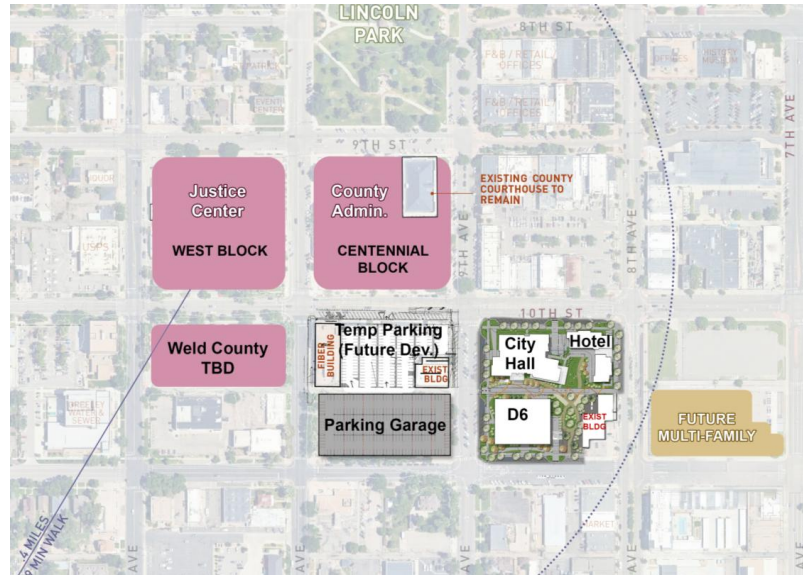
Review Criteria (h)



Future Development

The design does not impede the construction of anticipated or planned future public infrastructure within the area, or deter future development on adjacent property from meeting the goals and policies of the comprehensive plan.

Not only didn't impede but is a catalyst for public infrastructure and future development



Review Criteria (i)



Referral Agencies

The recommendations of professional staff or any other referral agencies authorized to review the subdivision plan.

Adjacent businesses (held multiple neighborhood meetings)

Weld County

Greeley-Evans School District 6

City of Greeley

- Traffic*
- Stormwater*
- Water & Sewer*
- Culture, Parks and Recreation*
- Planning/ Community Development*
- Engineering*
- Economic Development*
- City Attorney's Office*

Greeley Fire Department

Colorado Department of Transportation

Xcel

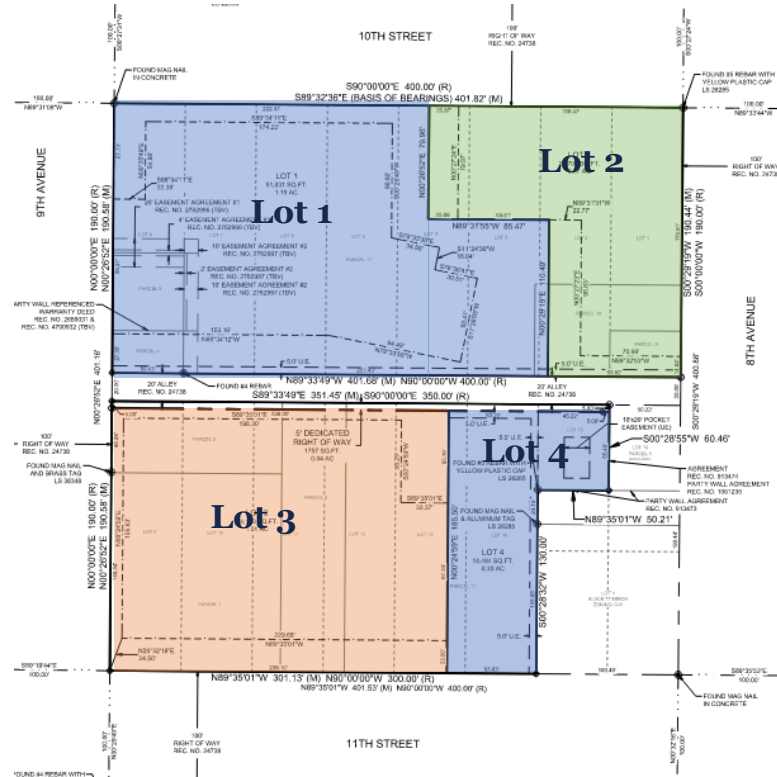
Atmos

Comcast

Lumen

Environmental Protection Agency

Proposed Preliminary Plat



Thank you!