

123 9th Avenue Rezoning

Lot 1 GURA-Miller Minor Subdivision in the Northwest 1/4 of Section 5, Township 5 North, Range 65 West of the 6th Principal Meridian

City of Greeley, County of Weld, State of Colorado

6.52 Acres

Project Number: ZON2022-0012

STATEMENT OF INTENT

The Applicant requests to rezone an industrial property from I-L to MU-H to allow for the development of new Multi-family Dwellings, Mixed-use Dwellings, and the adaptive-reuse of select existing building for other Permitted Uses as described in Table 24-4-2: Zoning Districts & Uses.

123 9TH AVENUE – OWNER’S CERTIFICATE

123 Property LLC, being the sole Owner of the land herein, have caused said land to be rezoned as shown herein.

Jodi Hartmann, Manager

WITNESS

State of Colorado)
County of Weld)

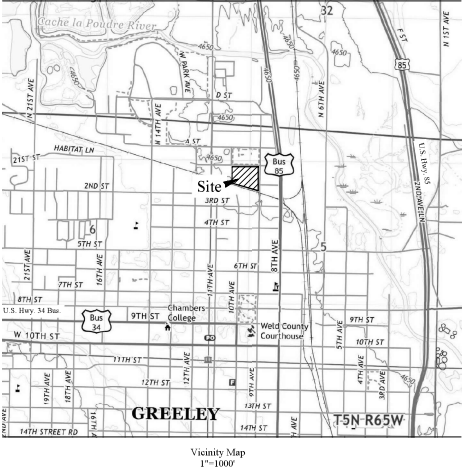
The foregoing instrument was acknowledged before me by Jodi Hartmann as Manager of 123 Property LLC.

day of , 20 .

Notary Public

Commission Expiration

VICINITY MAP



LEGAL DESCRIPTION

Provided by Westcor Land Title Insurance Company COMMITMENT FOR TITLE INSURANCE File No: 20069UTG Amendment No: 1 Effective Date: July 2, 2020

The land referred to in this Commitment is described as follows:

Lot 1 GURA-Miller Minor Subdivision in the Northwest 1/4 of Section 5, Township 5 North, Range 65 West of the 6th Principal Meridian, City of Greeley, County of Weld, State of Colorado.

For Informational Purposes Only: 123 9th Avenue, Greeley, CO 80631

TOGETHER WITH:

- The East half (33 feet) of 10TH Avenue adjacent to said Lot 1, and
- The South half (33 feet) of 1ST Street adjacent to said Lot 1, and
- The West half (50 feet) of 9TH Avenue adjacent to said Lot 1.

REZONING DEVELOPMENT NOTES – CITY OF GREELEY

- Approval of site construction plans by the City of Greeley shall be required (as applicable) prior to issuance of building permits.
- All existing and proposed utilities shall be installed underground.
- No building permit shall be issued for the construction of a new building or structure unless the property has been platted in accordance with the City’s Subdivision Regulations (Chapter 3).
- All elevations shown on these plans are tied to NAVD 88 datum.

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SHEET 3	ZONING SUITABILITY MAP
SHEET 4	PROJECT BOUNDARY MAP
SHEET 5	GENERAL CONCEPT LAYOUT
SHEET 6	PHASING CONCEPT

SURVEYOR CERTIFICATE

I, Joel T. Vogt, a Professional Land Surveyor licensed in the State of Colorado, do hereby state, for and on behalf of Topographic, Co., that the Existing Conditions Map, Zoning Suitability Map and Project Boundary Map was made by me or under my direct supervision, and is true to the best of my knowledge, information, and belief. This drawing does not represent a Monumented Land Survey, Land Survey Plat, nor Improvement Location Certificate and any monuments or boundary lines shown are for rezoning the property only. The notes are made a part of this statement.

Joel T. Vogt, PLS 38099

Date

COMMUNITY DEVELOPMENT DIRECTOR

Director of Community Development

Date

PLANNING COMMISSION RECOMMENDATION

Recommended / not recommended by the City of Greeley Planning Commission on this day of , 20 .

CITY COUNCIL APPROVAL

Approved by the Greeley City Council on this day of , 20 .

DEVELOPMENT ENTITIES

APPLICANT	LEGAL PROPERTY OWNER	OWNER’S CONSULTANT
High Plains Housing Development Corp. Jodi Hartmann Executive Director - 970 535 7437 hphousingdev@gmail.com 814 9th Street / PO Box 1053 Greeley CO 80631 / 80632	123 Property LLC Jodi Hartmann Manager - 970 535 7437 hphousingdev@gmail.com 814 9th Street / PO Box 1053 Greeley CO 80631 / 80632	GL Development Ryan Lunsford Owner’s Representative - 720 470 9996 ryanluns@gmail.com 788 Corona Street Denver CO 80218

ARCHITECT / POINT OF CONTACT
WORKSHOP8 Joseph Vigil Architect Principal Colorado Architect : 400321 303 442 3700 joseph@workshop8.us 3014 Bluff St. #200 Boulder CO 80301

CIVIL ENGINEER
Topographic Company Joe Prinster Senior Project Engineer Colorado PE # 19292 303 551 8910 joseph.prinster@topographic.com 520 Stacy Court, Unit B Lafayette CO 80026

SURVEYOR
Topographic Company Joel Vogt, PLS Survey Project Manager PLS 38099 303 666 0379 joel.vogt@topographic.com 520 Stacy Court, Unit B Lafayette CO 80026

TRANSPORTATION ENGINEER
Galloway Brian Horan Transportation Team Manager License Number : 0053042 970 800 3300 BrianHoran@GallowayUS.com 5265 Ronald Reagan Blvd. Suite 210 Johnston CO 80534

GEOTECHNICAL / ENVIRONMENTAL
Terracon Maia Griswold Hayes, P.E. Senior Staff Engineer 58337 970 351 0460 maia.Hayes@terracon.com 1510 44th Street, Unit 1 Evans CO 80620

COVER

Sheet
1 of 6

PREPARATION DATE

2022-08-23	Rezoning
2022-10-26	Revision
2022-12-02	Revision

ZON2022-0012

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City of Greeley, County of Weld, State of Colorado
6.52 Acres
Project Number: ZON2022-0012

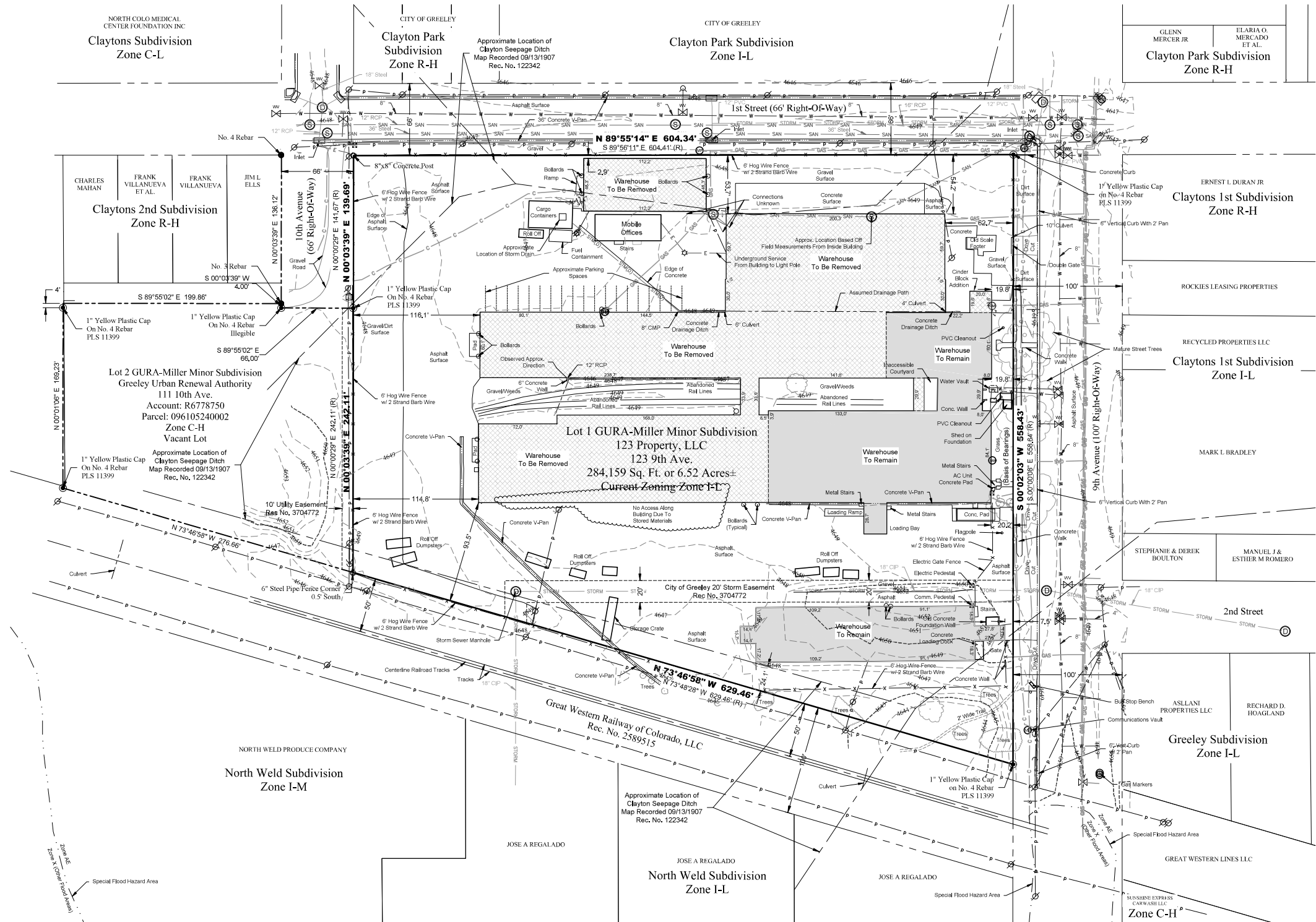
Survey Notes:

- Topographic, Co. relied on Westco Land Title Insurance Company COMMITMENT FOR TITLE INSURANCE File No. 20069UTG Amendment No. 1 Effective Date: July 2, 2020 for the preparation of this survey. This survey does not constitute a title search by this surveyor of the property shown and described hereon to determine:
 - ownership of the tract of land.
 - compatibility of this description with those of adjacent tracts of land.
 - rights of way, easements and encumbrances of record affecting this tract of land.
- This property is located in ZONE AE a special flood hazard area (SFHA) subject to inundation by the 1% annual chance of flood according to the National Flood Insurance Program Flood Insurance Rate Map number 08123C1537E Panel 1537E effective date January 20, 2016.
- This property is zoned Industrial Low Intensity (I-L) according to the City of Greeley Official 2021 Zoning Map.
- Underground utilities as shown hereon are based on surveyed locations of physical and visible evidence and markings by Diversified Underground Div. Job #22L-96901CK.
- Basis of Bearings is the east line of Lot 1 GURA-Miller Minor Subdivision as monumented with 1 inch yellow plastic caps PLS 11399 at each end with a measured grid bearing of S 00°02'03" W (Platted record bearing is S 00°00'08" E).
- All directions, distances and dimensions are based on modified coordinates from the Colorado coordinate system of 1983 north zone (C.R.S. 38-52-102). CSF=1.000255708 Origin 0,0. The lineal unit of measurement is the U.S. Survey Foot.
- According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory corners a Class Two (2) Misdemeanor pursuant to State Statute 18-6-508, C.R.S.
- Snow and ice at the time of fieldwork obscured marked parking spaces. Only parking spaces that can be seen on recent aerial images are shown hereon and may not be accurate or complete.
- Much of the perimeter of this parcel is lined with pallet like containers presumed to function as screening. Due to the movable nature of said containers, they at not shown hereon.

LEGEND

- Utility Pole
- Guy Wire
- Electric Transformer
- Utility Pedestal
- Marker Post
- Fire Hydrant
- Water Valve
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Water Vault Manhole
- Communications Vault Manhole
- Electrical Vault Manhole
- Unknown Manhole
- Light
- Street Sign
- Gas Meter / Water Meter
- Mailbox
- Deciduous Tree
- Coniferous Tree

- Flowline / Drainage
- Fence
- Overhead Power
- Electric
- Communication
- Gas
- Sanitary Sewer
- Storm / Drain Sewer
- Water
- Index Contour
- Standard Contour
- Easement Line



EXISTING CONDITIONS MAP

Sheet 2 of 6

PREPARATION DATE

2022-08-23	Rezoning
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2022-12-02	Revision

ZON2022-0012

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City of Greeley, County of Weld, State of Colorado
6.52 Acres

Rezone Parcel Description:

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TOGETHER WITH:

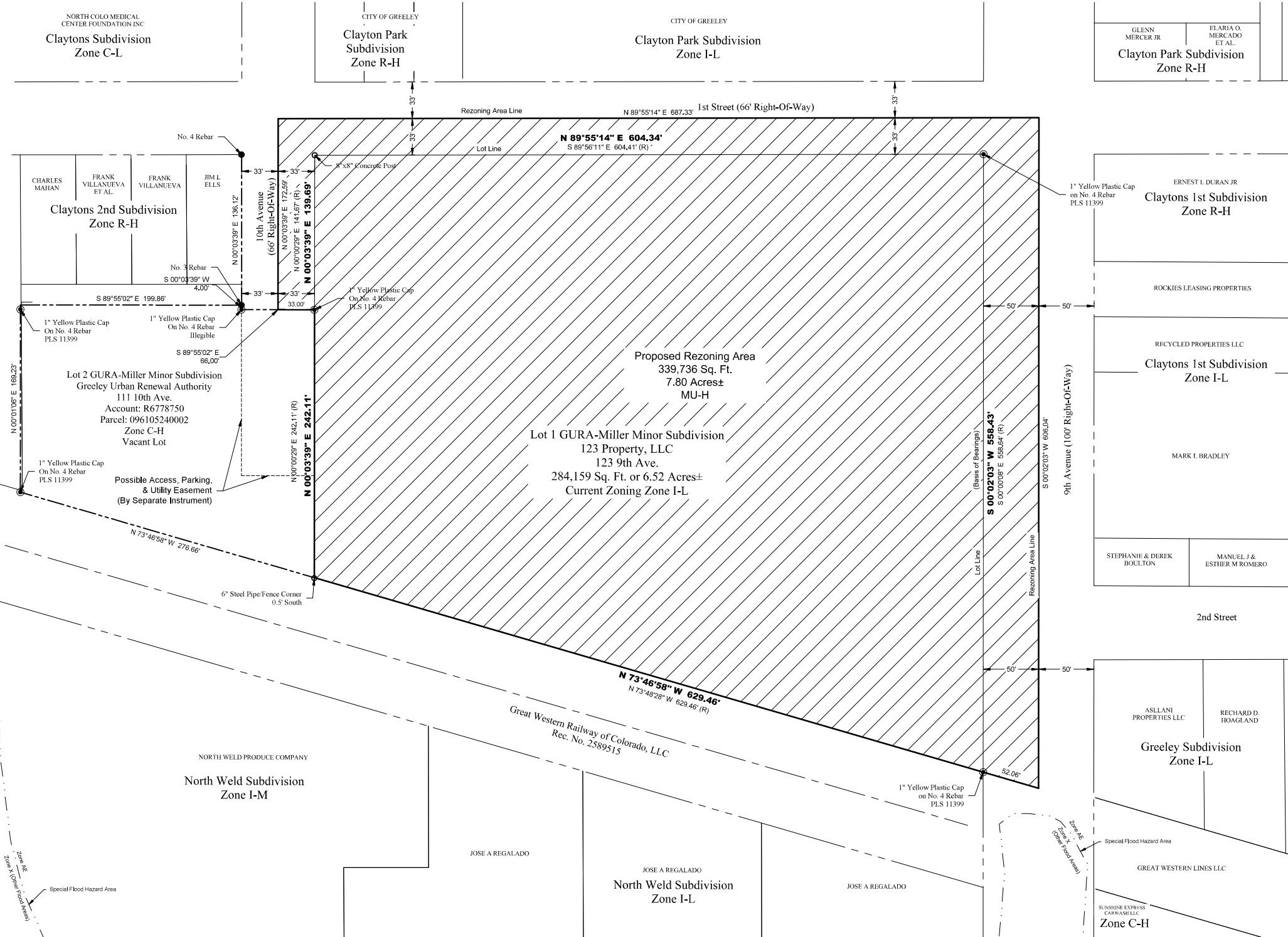
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ZONING SUMMARY - 123 9TH AVENUE

Existing Zoning	Proposed Zoning	Area		Percent
I-L (Industrial - Light)	MU-H (Mixed Used High Intensity)	284,159 SF	6.52 Acres	83.6%
ROW	MU-H (Mixed Used High Intensity)	55,577 SF	1.28 Acres	16.4%
TOTAL		339,736 SF	7.80 Acres	84%
Use Area (Proposed Lot 1)	Multi-family Dwellings	52,487 SF	1.20 Acres	15.4%
Use Area (Proposed Lot 2)	Multi-family Dwellings	87,008 SF	2.00 Acres	25.6%
Use Area (Proposed Lot 3)	TBD: <ul style="list-style-type: none">Multi-family DwellingsMixed-use DwellingsOffice - General (<20K GLA)Personal Service - General (5K+ GLA; 1.0+ acre)Retail - limited (<3K GLA)Retail - general (3K - 20K GLA)	100,990 SF	2.32 Acres	29.7%
Use Area (Proposed Lot 4)	TBD: <ul style="list-style-type: none">Assembly - Limited up to 499 occupancyFood & Beverage - Brewery / Winery, Bar GeneralFood & Beverage - Restaurant Limited (<5K GLS; <100 seats)Office - General (<20K GLA)Personal Service - General (5K+ GLA; 1.0+ acre) Manufacturing - Limited / Artisan (<5K GLA)Manufacturing - Food & Beverage Minor (up to 3 acres)	43,675 SF	1.00 Acres	12.9%
ROW	MU-H (Mixed Used High Intensity)	55,577 SF	1.28 Acres	16.4%
TOTAL		339,737 SF	7.80 Acres	100%



Zoning Summary:

Existing Zoning	Proposed Zoning	Area	Total %
Industrial Low Intensity (I-L)	MU-H (Mixed Use High Intensity)	339,736 S.F. 7.80 AC.	100%

ZONING SUITABILITY MAP

Sheet 3 of 6

PREPARATION DATE

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2022-10-26	Revision
2022-12-02	Revision

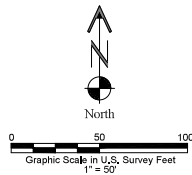
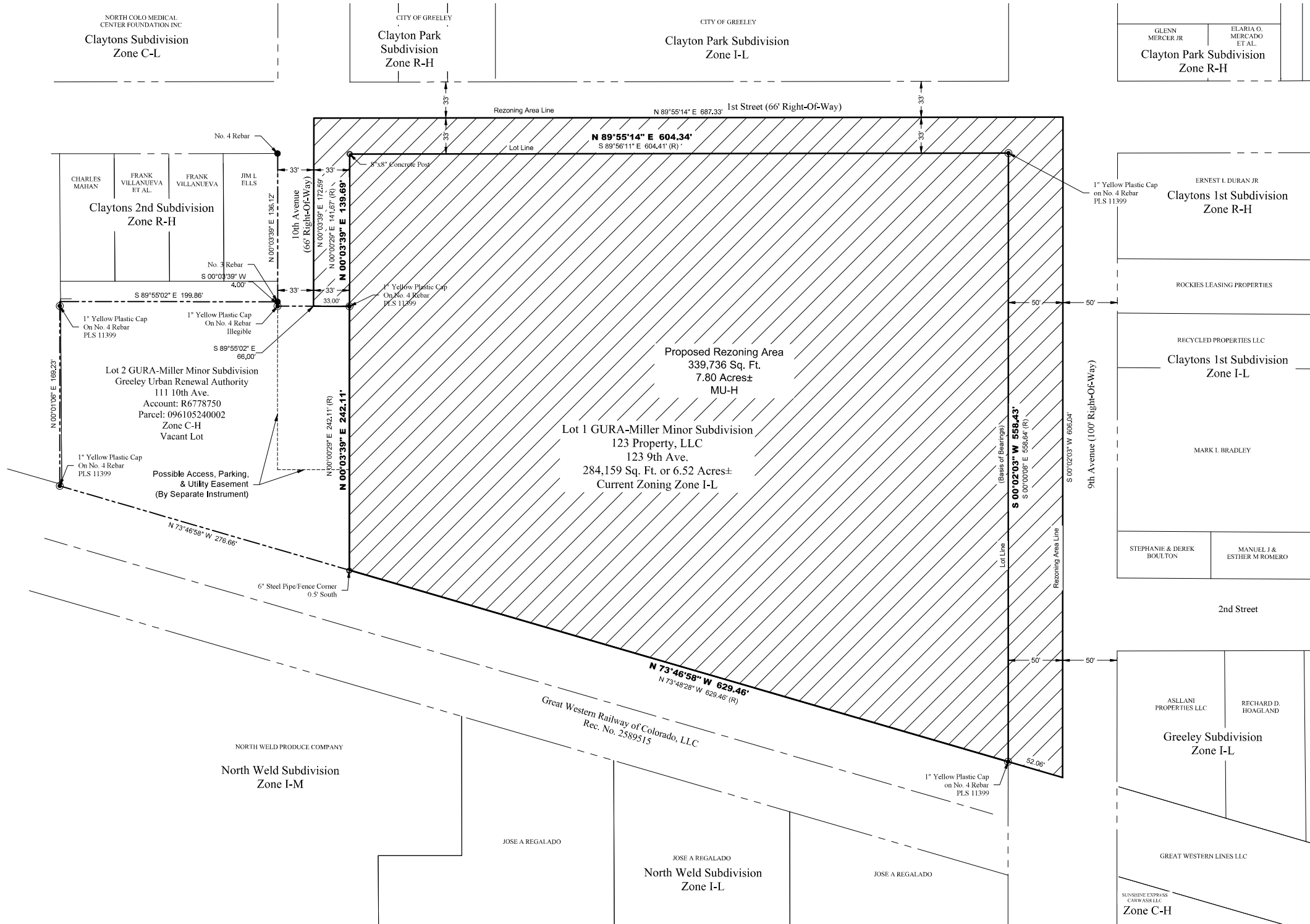
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PROJECT BOUNDARY MAP

Sheet 4 of 6

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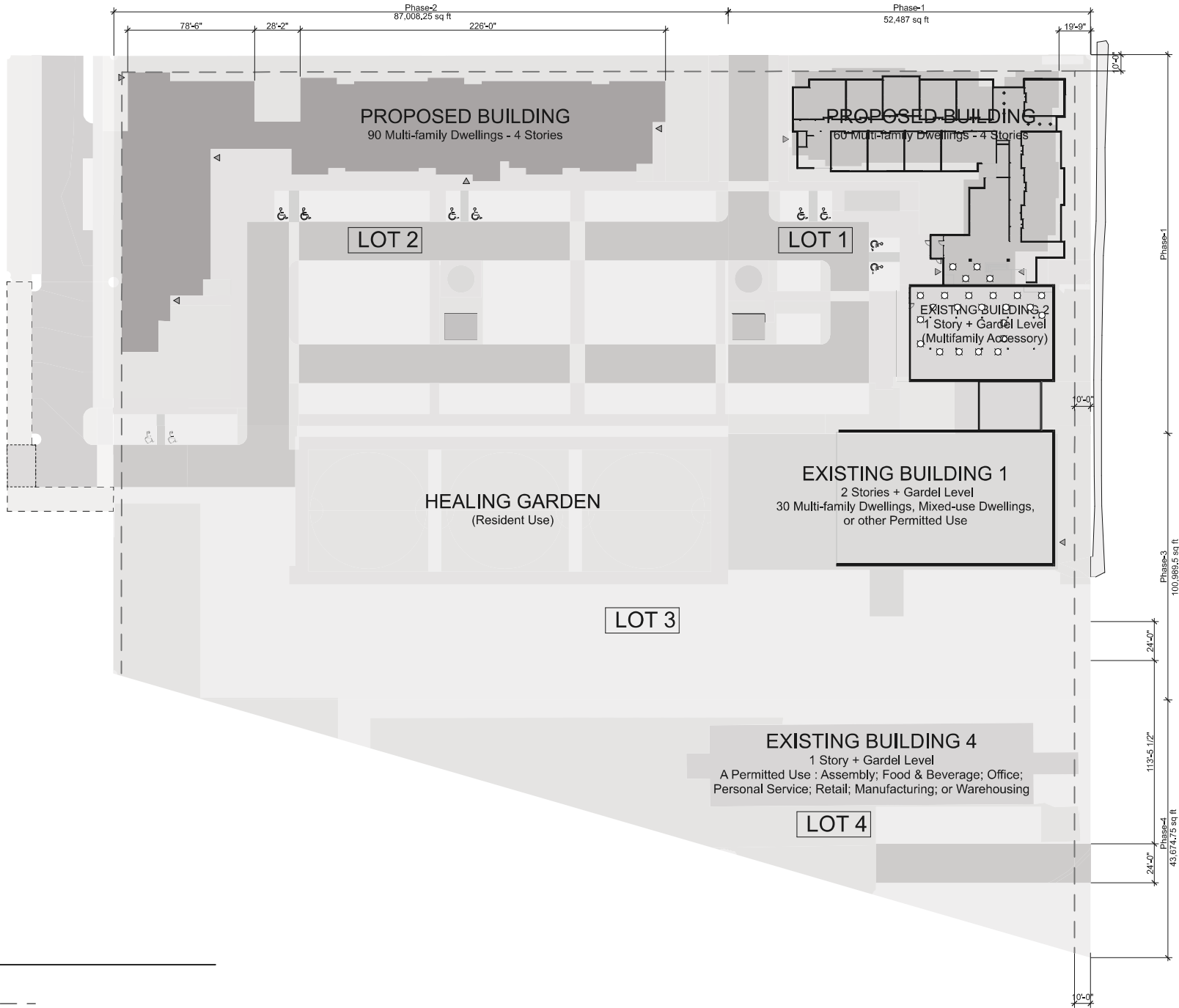
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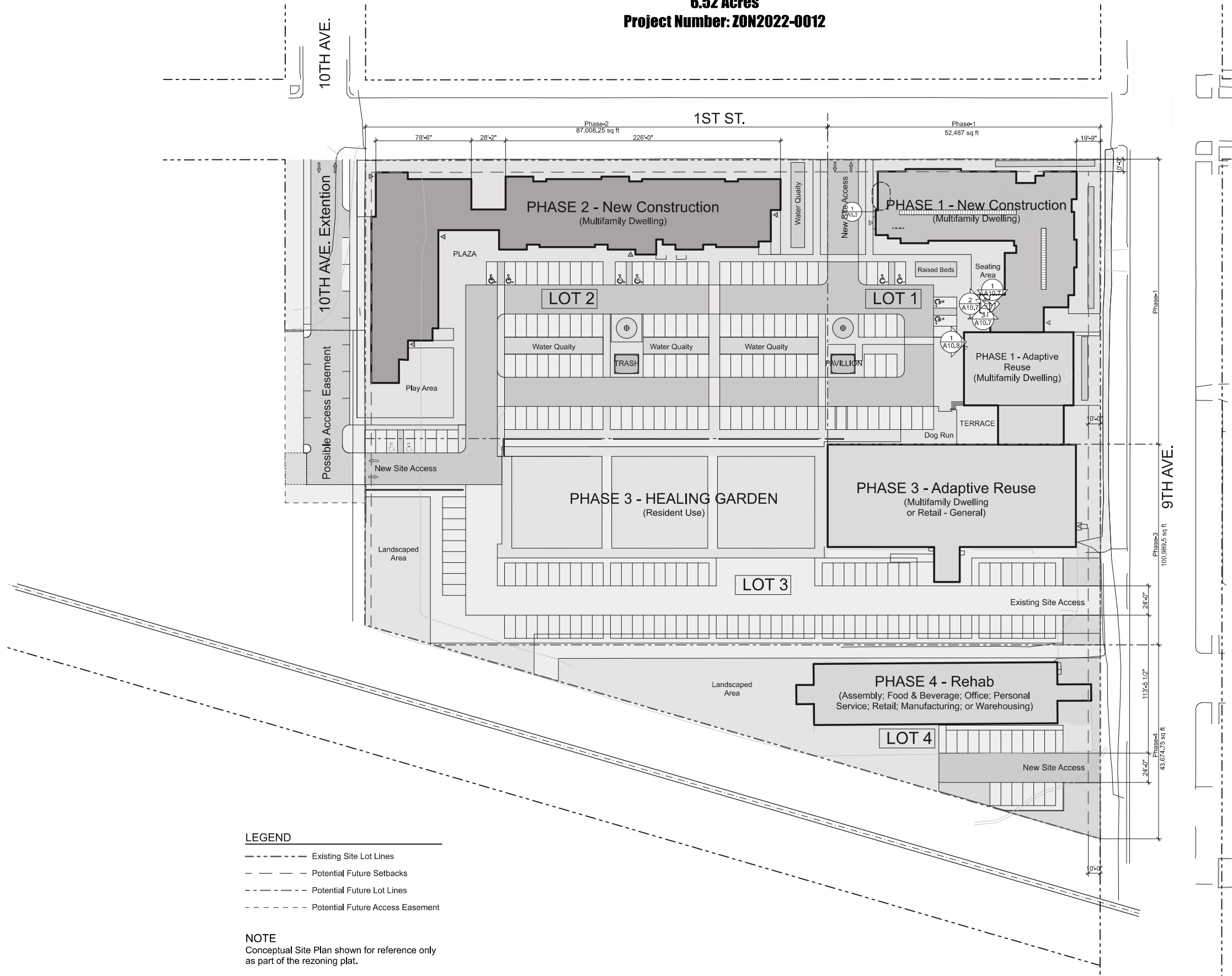


PROPOSED UNITS		
Use Area (Proposed Lot 1)	Multi-family Dwellings	60
Use Area (Proposed Lot 2)	Multi-family Dwellings	90
Use Area (Proposed Lot 3)	TBD: <ul style="list-style-type: none">- Multi-family Dwellings- Mixed-use Dwellings- Office - General (<20K GLA)- Personal Service - General (5K+ GLA; 1.0+ acre)- Retail - limited (<3K GLA)- Retail - general (3K - 20K GLA)	30
Use Area (Proposed Lot 4)	TBD: <ul style="list-style-type: none">- Assembly - Limited up to 499 occupancy- Food & Beverage - Brewery / Winery; Bar General- Food & Beverage - Restaurant Limited (<5K GLS; <100 seats)- Office - General (<20K GLA)- Personal Service - General (5K+ GLA; 1.0+ acre) Manufacturing - Limited / Artisan (<5K GLA)- Manufacturing - Food & Beverage Minor (up to 3 acres)	0
TOTAL		180

NOTE
Conceptual Site Plan shown for reference only
as part of the rezoning plat.

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Use Area (Proposed Lot 4)	TBD: <ul style="list-style-type: none">Assembly - Limited up to 499 occupancyFood & Beverage - Brewery / Winery; Bar GeneralFood & Beverage - Restaurant Limited (<5K GLS; <100 seats)Office - General (<20K GLA)Personal Service - General (5K+ GLA; 1.0+ acre) Manufacturing - Limited / Artisan (<5K GLA)Manufacturing - Food & Beverage Minor (up to 3 acres)	0
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PHASING CONCEPT

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ZON2022-0012