

Project Narrative

Hope Springs Preliminary Plat

Introduction

The 43.42 acre site is located at the northeast corner of 32nd Street and 29th Avenue and is bounded by various commercial and institutional uses to the north; a large retail store (Walmart) to the east; vacant ground to the south across 32nd Street; and a commercial subdivision (Plaza Commercial Park) and vacant ground to the west. A Preliminary Subdivision Plat is being proposed for Tracts A-E, Kirk-Watson Subdivision. The site currently consists of vacant farm ground with three different types of zoning (C-L, C-H and R-H). An application to establish a PUD on the property has been submitted and will be processed concurrently with this Preliminary Plat application. The goals of this development are to promote affordable housing with a high level of community value.

Proposed Development

Proposed with this Preliminary Subdivision Plat are 152 lots for future duplexes (76 total duplexes) and 22 lots for future single-family homes. Additionally, a 12.48 acre lot is being platted to accommodate future multi-family development and a 1.04 acre lot is being platted for future commercial development. Three outlots (Outlots A, B, and C) will be platted for stormwater drainage and access purposes. A 0.92 acre outlot (Outlot F) is being platted for a future recreational area. Two outlots (Outlots E and G) are being platted for open space/stormwater detention. A sanitary sewer lift station will be situated on Outlot D. All outlots, except Outlot D, will be owned and maintained by the single-family/duplex Homeowners Association. Outlot D will be owned and maintained by the City of Greeley. Public rights-of-way are being dedicated for all of the proposed streets and alleys within the subdivision. Easements are being dedicated to allow for public utilities and stormwater drainage conveyance elements located outside of the public right-of-way. The property is currently owned by Richmark Real Estate Partners, LLC. Habitat for Humanity is a partner in this project, as they plan to build affordable housing on the proposed single-family and duplex lots.

Site Access/Parking/Traffic/Circulation

The site will provide four vehicular access points: 27th Avenue to the north, 30th Street to the west, and two accesses off 32nd Street to the south. Existing 27th Avenue will be extended south with this project to 32nd Street. Existing 30th Street will be extended east with this project into the site. Proposed 25th Avenue, 26th Avenue, 29th Street Road, and 31st Street will be constructed with this project to serve the proposed multi-family, single-family and duplex units. The majority of the duplex units will have parking in the rear with alley access which gives a stronger community feel providing street facing front porches. All public streets (not alleys) will allow for on-street parking. The future multi-family development will have access from 32nd Street and 27th Avenue. A traffic impact study has been provided with this application that addresses the traffic impacts associated with the proposed development.

Landscaping

Perimeter landscaping will be installed along the north side of 32nd Street in accordance with the Hope Springs PUD. With development of the future multi-family lot, perimeter landscaping will be installed along the north and east boundaries of said lot in accordance with the Hope Springs PUD. Street trees will be installed along all interior roadways in accordance with City of Greeley Development Code standards. All disturbed areas will be planted with native seed upon the completion of grading activities.

Stormwater and Utilities

Stormwater runoff will generally follow the historical drainage pattern from north to south towards 32nd Street. Stormwater detention and water quality capture volume will be provided for the 100-year storm. Stormwater from the detention pond will be released into the existing stormwater system in 32nd Street.

The proposed onsite detention is composed of two detention areas that will be hydraulically connected by a pipe under 26th Avenue. The primary detention area will be the east pond (Outlot E). This pond will be able to detain most of the small rain events. During larger events, stormwater will backup into the west pond (Outlot G). The west pond has been graded so that the stormwater ponding only occurs in the southern third of Outlot G. The majority of the time, the entire Outlot G will be usable open space.

City of Greeley Lift Station #15 will be relocated with this project to the southeast corner of the site. Existing sanitary sewer flows that currently go to Lift Station #15, as well as all sanitary sewer flows from this site, will gravity flow to the new Lift Station #15. A force main from the lift station will convey sanitary sewer flows offsite to an existing 8" sewer main in a private road to the east. Ultimately, the sanitary sewer flows are conveyed to 23rd Avenue, then north in the City of Greeley sanitary sewer system. The lift station has also been sized to accept flows from the undeveloped property to the west.

Three potable water main connections are proposed with this project. A connection will be made to an existing 12" water main in 27th Avenue to the north; an existing 8" water main in 30th Street to the west; and an existing 8" water main in the southeast corner of the property.

A future non-potable water connection will be made in the southwest quarter of the subdivision. A public non-potable water main will convey non-potable water from a future non-potable source on the undeveloped property to the west across the northern boundary of Outlot G. This non-potable water main will provide irrigation water to Lot 175 and Outlots E, F, and G. In the interim, until the off-site non-potable source is constructed, the non-potable water main will be connected to the potable water system.