

PLANNING COMMISSION SUMMARY

ITEMS: Rezoning

FILE NUMBER: ZON2022-0012

PROJECT: 123 9th Avenue Rezoning

LOCATION: Southwest corner of 1st Street and 9th Avenue

APPLICANT: Jodi Hartmann of High Plains Housing Development Corp.

CASE PLANNER: Caleb Jackson, AICP | Planner III

PLANNING COMMISSION HEARING DATE: January 10, 2023

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 recommendation to the City Council regarding the application in the form of a finding based on the review criteria in Section 24-204(b) of the Development Code.

EXECUTIVE SUMMARY

High Plains Housing Development Corp. petitions to rezone 7.8 acres of land located at 123 9th Avenue (southwest corner of 1st Street and 9th Avenue) from I-L (Industrial Low Intensity) to MU-H (Mixed-Use High Intensity) zone district.

A. REQUEST

The applicant requests approval of a rezone from I-L to the MU-H zone district.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning:

North: R-H (Residential High Intensity) and I-L (Industrial Low Intensity)
South: I-L (Industrial Low Intensity) and I-M (Industrial Medium Intensity)
East: R-H (Residential High Density) and I-L (Industrial Low Intensity)
West: C-H (Commercial High Intensity) and R-H (Residential High Intensity)

Surrounding Land Uses:

North: Community Center and Neighborhood Park
South: Railroad and Industrial Users
East: Residential and Vacant
West: Residential and Commercial

Site Characteristics:

The site consists of four primary building structures of approximately 120,000 square feet and include a combination of original brick building structures and steel add-ons built in the last fifty years. Various industrial users have occupied the property and structures over the years. Parallel Products currently occupies one of the structures and will remain in place until a later phase of development for the overall site, as outlined in the applicant's narrative. Parallel Products provides recycling options for unsaleable beverage products.

D. BACKGROUND

The subject site was initially developed in the 1930's and has experienced building expansions throughout the 1970's and 1980's. The property has remained in industrial operations throughout this timeframe. In 2020, the applicant, as a member of 123 Property, LLC, were gifted the property from Dennis Hoshiko and North Weld Produce Company with the intent of providing permanent low-income housing opportunities for the community.

E. APPROVAL CRITERIA

Development Code Section 24-204 Rezoning Procedures

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

- 1. The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.**

The Imagine Greeley Comprehensive Plan's Land Use Guidance Map designates the subject property and surrounding area as both Downtown and Employment, Industrial, and Commercial Areas. Supported uses include a mix of residential product types and employment uses including but not limited to research and development, office parks, industrial, manufacturing, and commercial. A mix of uses, either vertical or across multiple sites, are encouraged.

Goal 4 – Prioritize Infill and Redevelopment

Objective GC-4.2 Reinvestment/Adaptive Reuse - Encourage reinvestment in established areas of Greeley to maximize the use of existing public infrastructure. Support the use of creative strategies to revitalize vacant, blighted, or otherwise underutilized structures and buildings through adaptive reuse.

Objective GC-4.3 Infill Compatibility - Promote the use of site design and building architecture that is sympathetic to the surrounding area and enhances the desirable character and form of the neighborhood or area.

Staff Comment: This proposal is in accordance with Goal 4, Prioritize Infill and

Redevelopment, of the Imagine Greeley Comprehensive Land Use Plan. The rezoning request for this site would encourage reinvestment in a part of the community with existing public infrastructure.

The proposal complies with this criterion.

Additionally, the following specific goals and objectives of the Imagine Greeley Comprehensive Plan support the proposed rezone:

Growth and City Form:

- GC-1.2 Form of Growth: Encourage compact urban form over sprawl development.
- CG-2.2 Jobs/Housing Balance: Support zoning and development patterns that expand opportunities for people who live in Greeley to also work in Greeley (and vice-versa).
- GC-2.3 Pedestrian and Bicycle-Oriented Development: Encourage development patterns that encourage walking and bicycling whenever possible – by locating employment, shopping, and other services within a quarter mile of residential areas.

Economic Health and Human Services:

- EH-2.4 Land Use: Promote land use decisions that support walkability and improve access to basic needs.
- EH-2.6 Built Environment: Encourage construction of built environments that support health and active living, such as mixed-use centers and neighborhoods, that support walkability and provide safe options for active transportation.

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

Staff Comment: The proposed rezone would allow for more development options, which fulfills the intent of the proposed zoning district of MU-H and could compliment other uses in the surrounding area. The mixed-use district encourages a mix of uses in a walkable setting that complements higher density areas. The surrounding area currently consists of a park, community center, residential, commercial, and industrial uses. The applicant is proposing a development that includes a mix of housing types, services, and a mix of uses for residents in the area.

The proposal complies with this criterion.

3. Whether the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area

Staff Comment: This project could serve as a catalyst for redevelopment and reinvestment into this part of the city, located a few blocks north of the downtown area. The proposed MU-H zone district would allow for more flexibility in

development options, including a variety of residential, service, and employment uses. Planning staff concludes that it is in the public's interest to rezone the subject site to allow for more options.

The proposal complies with this criterion.

4. Whether the existing zoning been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity.

Staff Comment: The existing zoning and use of the property has been in place since the 1930's. The existing zoning is not necessarily inappropriate; however, the uses proposed by the applicant and nature of the concept proposal align with the rezoning request to MU-H. Rezoning the site provides more development opportunities for the site to redevelop.

The proposal complies with this criterion.

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

Staff Comment: The proposed rezoning would provide additional options and opportunities to redevelop the site with residential and supporting uses that compliment nearby commercial and industrial employment uses and provide additional housing options within this area of the community.

The proposal complies with this criterion.

6. The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.

Staff Comment: The subject site is served by the City of Greeley. Any proposed development or redevelopment of the subject site would be reviewed for compliance with city standards and improvements to existing infrastructure may be required at that time.

The proposal complies with this criterion.

7. The change will serve a community need, provide an amenity or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.

Staff Comment: The proposed rezoning would allow more development options if the site were rezoned to MU-H, allowing for more potential services for the community, making the rezone more appropriate than the current zoning district.

The proposal complies with this criterion

8. Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.

Staff Comment: Any reasonably anticipated negative impacts on this area resulting from this rezoning would be mitigated as part of the development review process by the consistent enforcement of Municipal Code and Development Code requirements regarding landscaping buffers, architectural features, setbacks, and other relevant codes and policies. Conceptual engineering studies were provided with this application, and the final studies will need to be further evaluated at the time of platting or site planning, as necessary.

The proposal complies with this criterion.

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

Staff Comment: City staff recommends approval of this rezoning request.

F. SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The property was replatted in 2010 as part of the 2010 GURA-Miller Minor Subdivision, and was previously platted in 1907 as part of Clayton's First Subdivision.

2. HAZARDS

As part of the formal development proposal, the applicant will be required to assess the site and building conditions to identify and mitigate any hazards. Due to the nature of the historical use of the site and proximity to the railroad, there may be hazards that need to be mitigated by the applicant prior to redevelopment of the site.

3. WILDLIFE

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

4. FLOODPLAIN

The site is located within the AE Flood Zone, which is within the 100-year floodplain and requires all structures to be at least one foot above the Base Flood Elevation, according to the adopted Federal Emergency Management Administration (FEMA) flood data.

5. DRAINAGE AND EROSION

Any proposed development of the site would require the documentation and review by City staff of all drainage, detention, water quality, and erosion mitigation as a condition of the development of the site.

6. TRANSPORTATION

Any proposed development of the site would require the applicant to submit a Traffic Impact Study for review by City staff. This will occur during the platting or site plan processes, as appropriate.

G. SERVICES

1. WATER

Current water services will be evaluated in greater detail as part of the formal development application for a subdivision plat and/or the site development plan, as appropriate. The applicant will be required to make necessary improvements to serve the property.

2. SANITATION SEWER

Current sewer services will be evaluated in greater detail as part of the formal development application for a subdivision plat and/or the site development plan, as appropriate. The applicant will be required to make necessary improvements to serve the property.

3. EMERGENCY SERVICES

Emergency services are available and can adequately serve the subject property.

4. PARKS/OPEN SPACES

No public parks or public open space areas are proposed with this request and the request would not create any private parks.

5. SCHOOLS

No schools are proposed or located within the site.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

No visual impacts are anticipated with the rezone request. Any development plan application for the property would be reviewed for compliance with the City's Development Code requirements regarding visual impacts. The development of multi-story buildings, as shown in the applicant's narrative, will change the visual characteristics of the area while the redevelopment of the site will improve the overall visual aesthetics of the area.

2. NOISE

No noise impacts are anticipated with the rezone request. Any potential noise created by future development will be regulated by the Municipal Code.

I. PUBLIC NOTICE AND COMMENT

Public notices were completed as follows:

- Notice was placed on the City of Greeley's website on December 16, 2022.
- Signs were posted on the property on December 17, 2022.
- Notice was mailed to 98 property owners on December 20, 2022.

J. MINERAL ESTATE OWNER NOTIFICATION

Mineral notice is not required for a rezone request.

K. PLANNING COMMISSION RECOMMENDED MOTION

Approval -

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from I-L (Industrial Low Intensity) Zone District to the MU-H (Mixed-Use High Intensity) Zone District meets the Development Code criteria, Sections 24-204 and therefore, recommends approval of the rezone to the City Council.

Denial-

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from I-L (Industrial Low Intensity) Zone District to the MU-H (Mixed-Use High Intensity) Zone District meets the Development Code criteria, Sections 24-204 and therefore, recommends denial of the rezone to the City Council.

ATTACHMENTS

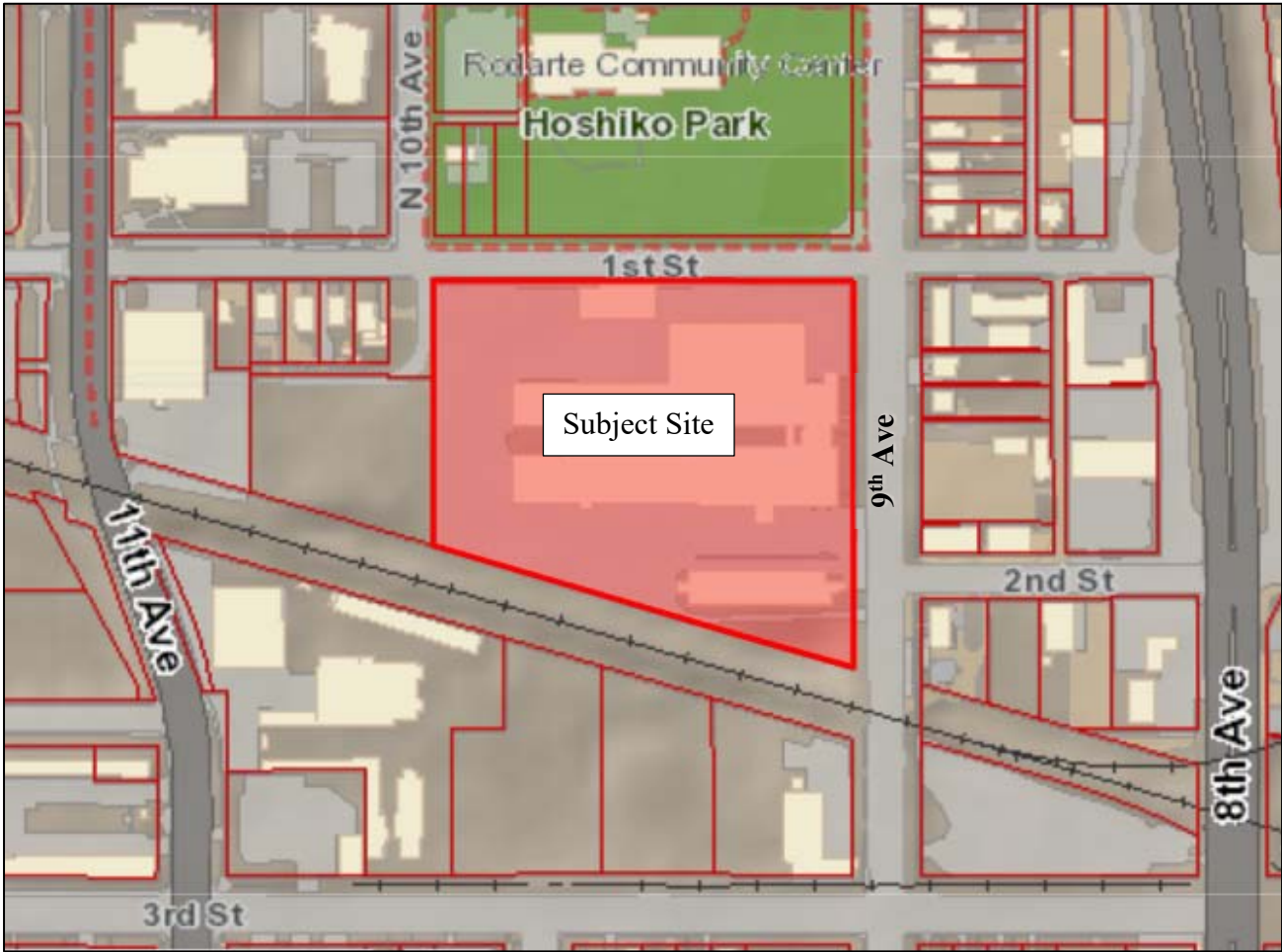
Attachment A – Vicinity Map

Attachment B – Project Narrative

Attachment C – Rezoning Plan Set

Attachment D – Neighborhood Notification Boundary Map

VICINITY MAP



ZON2022-0012

NORTH WELD VILLAGE

SUBMITTED TO

City of Greeley

ISSUED BY

WORKSHOP8 INC

Joseph Vigil, Architect

HIGH PLAINS HOUSING DEVELOPMENT CORPORATION

High Plains Housing Development Corp. (High Plains) was established in 1994 by community leaders from the City of Greeley, Weld County, and United Way of Weld County, to prevent community deterioration in low income areas, and to assist low-to-moderate income individuals and families through affordable housing development strategies. The organization is a 501(c)(3) nonprofit corporation and is governed by a nine member volunteer board of directors with representation from low income households or neighborhoods, the business community, and affordable housing advocates. High Plains is a designated Community Housing Development Organization (CHDO) by the Colorado Department of Local Affairs, Division of Housing.

In its early years under the umbrella of the Greeley/Weld Housing Authority (GWHA), High Plains developed three tax credit properties with 64 total housing units serving very low income seniors and families. These properties continue to provide stable housing more than 20 years later, and are managed by the GWHA. As a mission-driven, local, nonprofit developer that intends to develop locally-owned permanent affordable housing projects, the niche that High Plains is strategically best aligned to address are those projects/populations/needs that larger for-profit affordable housing developers are not meeting: small-scale Permanent Supportive Housing projects and workforce housing designed to target extremely low income households (30%-50%) and vulnerable, chronically-homeless individuals.

REQUEST FOR EXPEDITED REZONING REVIEW

This project represents the culmination of several years of community needs assessment and planning as High Plains and a number of community partners have worked to identify a property suitable for the development of affordable housing for Greeley's most vulnerable populations. We believe this property will ultimately fulfill important community goals and rezoning is a crucial step.

The Development Team is working on applications to the Colorado Division of Housing, the Greeley Urban Development Authority, the Weld Trust, and the Colorado Housing Finance Authority (CHFA) for Low Income Tax Credits (LIHTC) — all vital financing for the Project. Having Rezoning in place is critical to receive LIHTC funding. Our goal is to apply for LIHTC during CHFA's once-per-year application deadline on February 1, 2023. If we fail to meet this application date, we will need to wait a full year to re-apply; thereby postponing this project by another year. CHFA has a number of requirements that we must meet in order to submit a competitive application; having local approval of zoning completed is one of those requirements.

There is an urgency in fulfilling a community-wide goal to develop housing for our chronically homeless population. As the City identified in its Strategic Housing Plan for developing affordable housing (Strategy 2, Page 11), priority processing is identified as a strategy to encourage and minimize the cost of affordable housing development. We respectfully request that this Project be given priority processing in order to help us meet our complex funding timelines.



THE PROPERTY

The 6.5-acre industrial property owned by 123 Property, LLC — in which High Plains Housing Development Corporation is a single member — is located at 123 9th Avenue in Greeley. High Plains became owners of this property in 2020 through a generous donation of the 6.5 acre site from Dennis Hoshiko and North Weld Produce Co. High Plains seeks to fulfill the philanthropic desire of Dennis Hoshiko to redevelop the North Weld Produce Company site to provide a permanent housing solution for very low-income households in our community. The property provides a tremendous opportunity to create a mixed-use, mixed-income, multi-building development providing job opportunities; attainable housing for essential workers; and a safe, supportive community for formerly homeless individuals and families.

The property, located in the Gura-Miller Minor Subdivision and Mercado-District, consists of four buildings as shown in **FIGURE 1**, asphalt paving, a make-shift fence of wood pallets, and “native” vegetation.

The site is bounded by 1st Street, the Rodarte Park (aka Hoskiko Park), and Rodarte Community Center to the north; 9th Avenue to the east; railroad tracks to the south; and on the west side of the property is a single family home. A little farther to west is the Monfort Children’s Clinic and the Greeley Evans Transit Center and Greyhound Bus Station on 11th Avenue.

High Plains Housing Development Corporation
123 N. 9TH AVE, GREELEY COLORADO



Existing Conditions

	119,189 SF TOTAL	CONSTRUCTION	BUILT
BUILDING 3	4,992 SF	METAL	1978
BUILDING 2 : SECTION A, B, C	19,600 SF	METAL	1970
BUILDING 2 : SECTION D	5,520 SF	BRICK	1934
BUILDING 2 : SECTION E	6,900 SF	METAL	1970
BUILDING 2 : SECTION F	9,540 SF	BRICK	1934
BUILDING 2 : SECTION G	7,680 SF	METAL	1978
BUILDING 1 : SECTION A	34,333 SF	BRICK – 3 STORIES	1908
BUILDING 1 : SECTION B	11,440 SF	METAL	1981
BUILDING 1 : SECTION C	9,184 SF	METAL	1982
BUILDING 4	10,000 SF	BRICK	1949
ACREAGE	6.54 AC		

Terracon 7/17/19

- ▶ The property includes four buildings (approx. 120,000 SF) that are a combination of original brick structures (built in the early 20th Century) and steel warehouse add-ons (built in the 1970s/1980s).
- ▶ The property has some historic value, having been built as one of the original employers in the area as the Kuner-Epson Cannery.
- ▶ North Weld Produce purchased the property from Kuner in the early 1960s and operated and expanded the buildings for its large onion storage operations for more than 50 years.



NORTH WELD VILLAGE CAMPUS VISION

We are planning to construct two 4-story apartment buildings along the western and northern portion of the property. Phase 1 will be a PSH project incorporating Building 2 for use as community space for residents. Phase 2 will be a 4-story apartment for income-qualified families. We intend to retain Building 1 for future development into multifamily housing or possibly retail as Phase 3. Building 4 will be used as workforce training in Phase 4 of the redevelopment.

High Plains' vision for the property is to build supportive housing and mixed-income affordable units utilizing the original brick canning buildings. The remaining steel storage buildings will be demolished and recycled in order to utilize the land for the construction of new housing units as shown in **FIGURE 2**. The project will be branded during the design effort with each phase of the project having a unique name.

We estimate the property has the capacity to support 180 units of housing – 60 units of supportive housing (Phase 1), 90 units of mixed, family-oriented, low-income affordable units (Phase 2), as well as an additional 30 units of market-rate or affordable housing as part of Building-1 adaptive reuse development (Phase 3). The final phase (Phase 4) will bring commercial and job training opportunities to the campus.

High Plains intends to demolish existing buildings, as shown in **FIGURE 3**, while keeping the two existing brick buildings, known as Building 1 and Building 2. They also intend to remove existing make-shift fencing in the area of construction as well as existing asphalt and concrete.

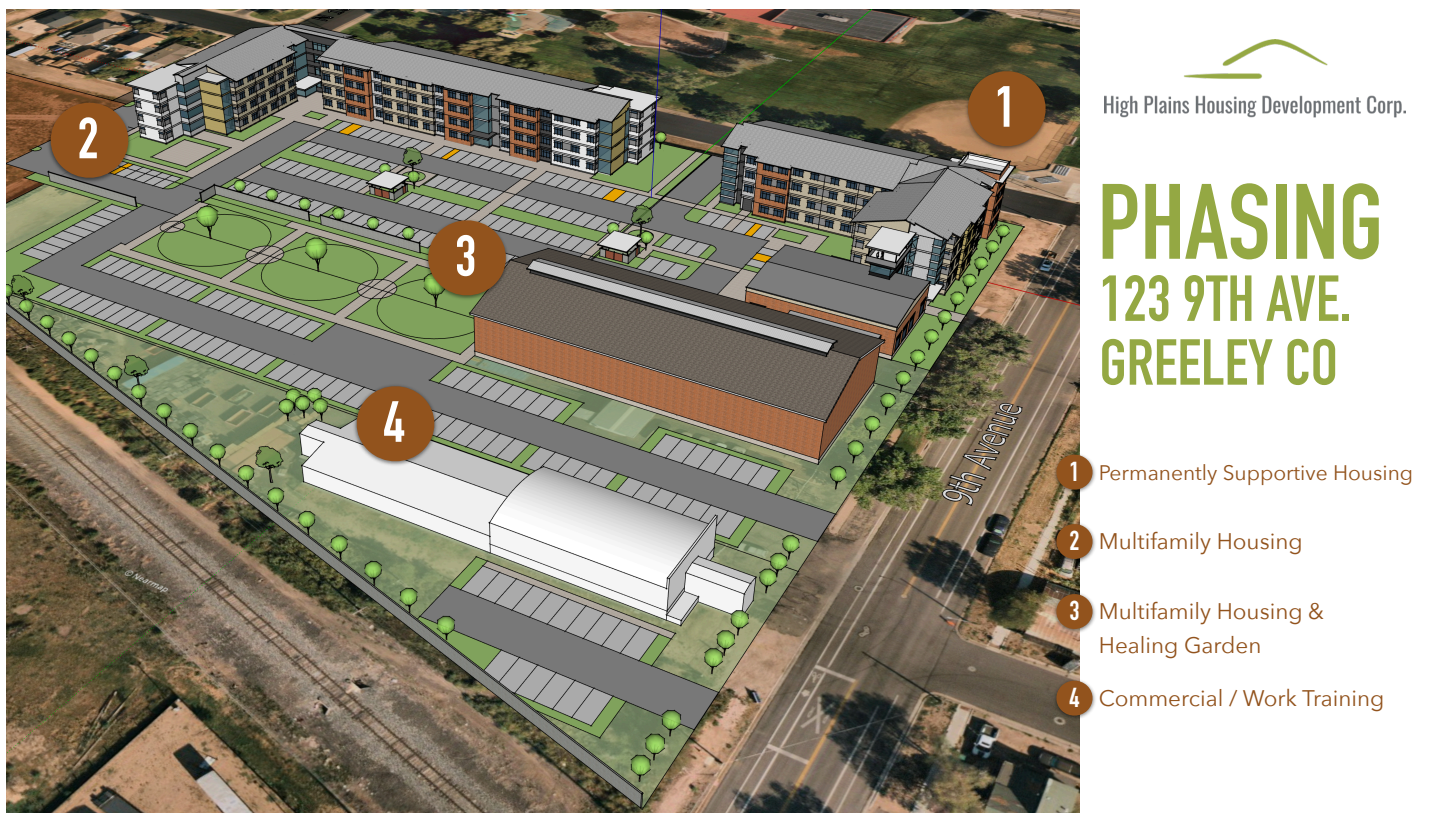


FIGURE 2



EXISTING USE, DEMOLITION & NEW USE BY PHASE

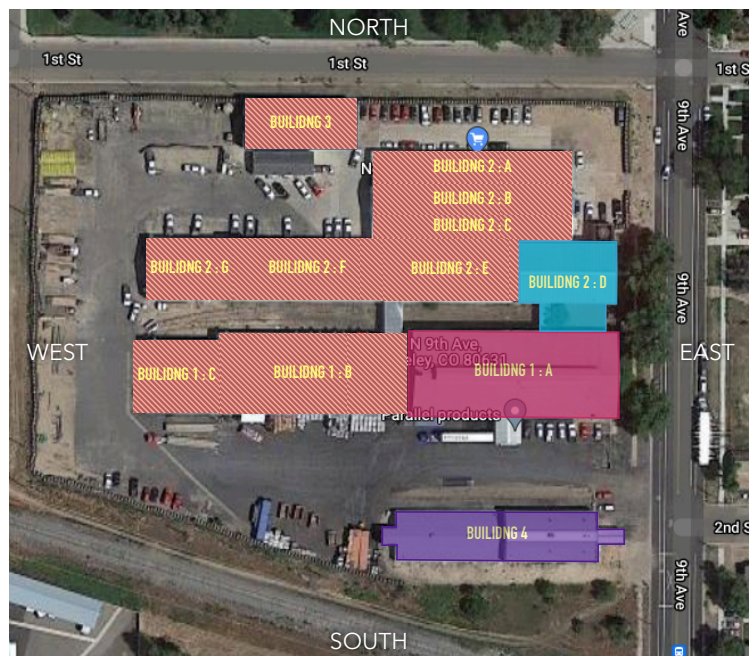


FIGURE 3

		BUILT	SQUARE FEET	CONSTRUCTION	EXISTING USE	PROPOSED USE
Phase 1 : 2023 - 2025						
MAINTAIN	BUILDING 2 : SECTION D	1934	7,020 SF	BRICK + CMU : 1 STORY	WAREHOUSE	MULTI-FAMILY
DEMOLISH	BUILDING 2 : SECTION A, B, C	1970	19,600 SF	METAL : 1 STORY	WAREHOUSE	
DEMOLISH	BUILDING 2 : SECTION E	1970	6,900 SF	METAL : 1 STORY	WAREHOUSE	
DEMOLISH	BUILDING 2 : SECTION F	1934	9,540 SF	BRICK : 1 STORY	WAREHOUSE	
DEMOLISH	BUILDING 2 : SECTION G	1978	7,680 SF	METAL : 1 STORY	WAREHOUSE	
Phase 2 : 2025 - 2027						
DEMOLISH	BUILDING 3	1970	4,992 SF	METAL : 1 STORY	WAREHOUSE	
Phase 3 : 2027 - 2029						
MAINTAIN	BUILDING 1 : SECTION A	1908	51,640 SF	BRICK : 2 STORIES + BASEMENT	WASTE MANAGEMENT	TBD
DEMOLISH	BUILDING 1 : SECTION B	1981	11,440 SF	METAL : 1 STORY	WAREHOUSE	
DEMOLISH	BUILDING 1 : SECTION C	1982	9,184 SF	METAL : 1 STORY	WAREHOUSE	
Phase 4 : TBD						
MAINTAIN	BUILDING 4	1949	10,574 SF	BRICK : 1 STORY	WAREHOUSE	COMMERCIAL
			138,590			

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REZONING FROM I-L TO MU-H

The Property is currently zoned as I-L (Industrial Low Intensity). We propose to rezone the entire site to MU-H (Mixed Use High Intensity) to allow for the construction of two, new, 4-story multi-family projects.

MU-H — MIXED USE HIGH INTENSITY

The MU-H district provides a mix of retail, services, employment, entertainment and civic uses in a walkable setting the complements hight-density neighborhoods or serves as the center of a more intense, multi-modal community or regional destination.

The MU-H is the appropriate zoning as the Permitted uses include the following. These uses offer a great deal of flexibility to High Plains as the exact uses of Phase 3 and Phase 4 are finalized:

- Multi-family Dwellings
- Mixed-use Dwellings
- Residential Care - Group Home
- Assembly - Limited up to 499 occupancy
- Food & Beverage - Brewery / Winery; Bar General
- Food & Beverage - Restaurant Limited (<5K GLS; <100 seats)
- Medial - Limited (<5K GLA; no emergency service)
- Office - General (<20K GLA)
- Personal Service - General (5K+ GLA; 1.0+ acre)
- Retail - limited (<3K GLA)
- Retail - general (3K - 20K GLA)
- Manufacturing - Limited / Artisan (<5K GLA)
- Manufacturing - Food & Beverage Minor (up to 3 acres)
- Waste Management - Recycling Collection Small

ZONING INFORMATION - GREELEY CO

PARCEL - 096105240001	EXISTING	PROPOSED
ZONING	I-L (Industrial Low Intensity)	MU-H (Mixed Used High Intensity)
PROJECT NAME	123 Property	North Weld Village
SITE AREA	6.52 ACRES	284,159 SF
FLOOR AREA RATIO	0.49 FAR	0.73 FAR
NUMBER OF DWELLING UNITS	0	180 TBD
DENSITY (DWELLING UNITS / ACRE)	0 / ACRE	27.6 / ACRE
BUILDING SQUARE FOOTAGE	138,590 SF	207,636 SF



EXISTING TENANT – PARALLEL PRODUCTS LOCATED IN BUILDING 1

The intent of the Applicant's Rezoning application is to rezone the entire 6.5-acre lot from I-L to MU-H.

Parallel Products is the tenant of Building 1. Parallel Products offers recycling options for unsaleable alcoholic and non-alcoholic beverage products. From their facility located in Building 1, packaging materials are dropped off, stored and recycled to their base commodity form before they are provided to end-users and producers of recycled-content packaging another products. Recovered liquid materials are utilized to create energy via anaerobic digestion / biogas conversion.

The longterm goal is to redevelop Building 1 to meet the Permitted Uses of MU-H. As MU-H allows for *Waste Management - Recycling Collection Small*, we request that the current beverage waste recycling tenant — Parallel Products — be allowed to continue uninterrupted operation until the Applicant is ready to redevelop Building 1. High Plains relies on the income this generated by Parallel Products.

However, if Staff believes that Parallel Products operations are a non-conforming use, then we request Staff approve the non-conforming use until such time the Applicant is prepared to redevelop Building 1.

2021

NORTH WELD PRODUCE COMPANY



123 N. 9th Ave. Greeley Colorado
Light-Industrial (L-1)

WORKSHOP8

FIGURE 4



PROPOSED REDEVELOPMENT / PRELIMINARY PHASING

THE PROJECT WILL BE DEVELOPED IN FOUR PHASES (FIGURE 5)

Phase 1 : Permanently Supportive Housing

Permitted Use in MU-H (Table 24-4-2) : Multi-family Dwelling

new construction, 60-units, 4-story, 49,000 SF with 5,000 SF of resident services located in existing Building 2

Compatibility with the City of Greeley Comprehensive Plan:

- IMP HO-1.1 - Affordable Housing

- IMP TM-3.3 - TOD - less than 1/4 mile from Greeley Evans Transit center

- IMP HC-1.3 - Adaptive Reuse (Building 2)

Phase 2 : Affordable Family Housing

Permitted Use in MU-H (Table 24-4-2) : Multi-family Dwelling

new construction, 90-units (mix of 1, 2 and 3 bedroom rental units), 4-story, 90,000 SF

Compatibility with the City of Greeley Comprehensive Plan:

- IMP HO-1.1 - Affordable Housing

- IMP TM-3.3 - TOD - less than 1/4 mile from Greeley Evans Transit center

Phase 3 : TBD

Permitted Use in MU-H (Table 24-4-2) : Multi-family Dwelling / Mixed-use Dwelling / Food & Beverage / Office / Personal Service / Retail

adaptive reuse, 0 to 30-units, 2-story, 34,000 SF

Compatibility with the City of Greeley Comprehensive Plan:

- IMP HO-2.1 - Housing Diversity and affordability

- IMP TM-3.3 - TOD - less than 1/4 mile from Greeley Evans Transit center

- IMP HC-1.3 - Adaptive Reuse (Building 1)

Phase 4 : TBD

Permitted Use in MU-H (Table 24-4-2) : Assembly / Food & Beverage / Office / Personal Service / Retail / Manufacturing / Warehousing

adaptive reuse, 1-story, 10,000 SF

Compatibility with the City of Greeley Comprehensive Plan:

- IMP ED-1.6 - Enterprise Zone, Urban Renewal, Economic Development

- IMP ED-3.3 - Emerging Employment Needs

- IMP TM-3.3 - TOD - less than 1/4 mile from Greeley Evans Transit center

- IMP HC-1.3 - Adaptive Reuse (Building 4)



NORTHWELD VILLAGE, GREELEY COLORADO – PROPOSED PHASING



FIGURE 5

Please see the Exhibit titled, 123N_Concept Implementation for additional illustrative information on Phase 1 and Phase 2.



INTENT OF ZONING AND COMPREHENSIVE PLAN GOALS

As listed above in the Proposed Development Phases, we believe the site will meet the Comp. Plan's Action goals in terms of:

IMP ED-1.6 Identify areas where the use of Enterprise Zones, Urban Renewal Areas, and other similar tools to encourage business use and development in established areas. Pursue the use or adoption of these tools as needed.

IMP ED-3.3 Develop and maintain an inventory of emerging employment needs and skills necessary to successfully perform such jobs in order to cultivate education and training programs for students and/or workers.

IMP HC-1.3 Catalogue and promote places in the community which have special significance to the development of the area, such as the Cache la Poudre River, the Union Pacific Railroad, irrigation ditches and improvements, and similar features which provide an important context of community identity. Seek grants and other resources to provide markers, plaques and other identification, as appropriate.

IMP HO-1.1 Conduct and maintain an inventory of public, deed-restricted, subsidized, Section 8 or other types of designated affordable housing units in Greeley. Include if the units are rental or ownership units, the size (including number of bedrooms and bathrooms), and the population/income range to which the unit is affordable. Monitor to understand how the supply of affordable housing in the city is changing over time.

IMP HO-2.1 Monitor the local housing market in order to evaluate trends, identify gaps in types of housing or price-points, adjust housing-related programs and policies, and understand the effectiveness and impact of the City's housing strategy, once determined. Trends to be monitored should include:

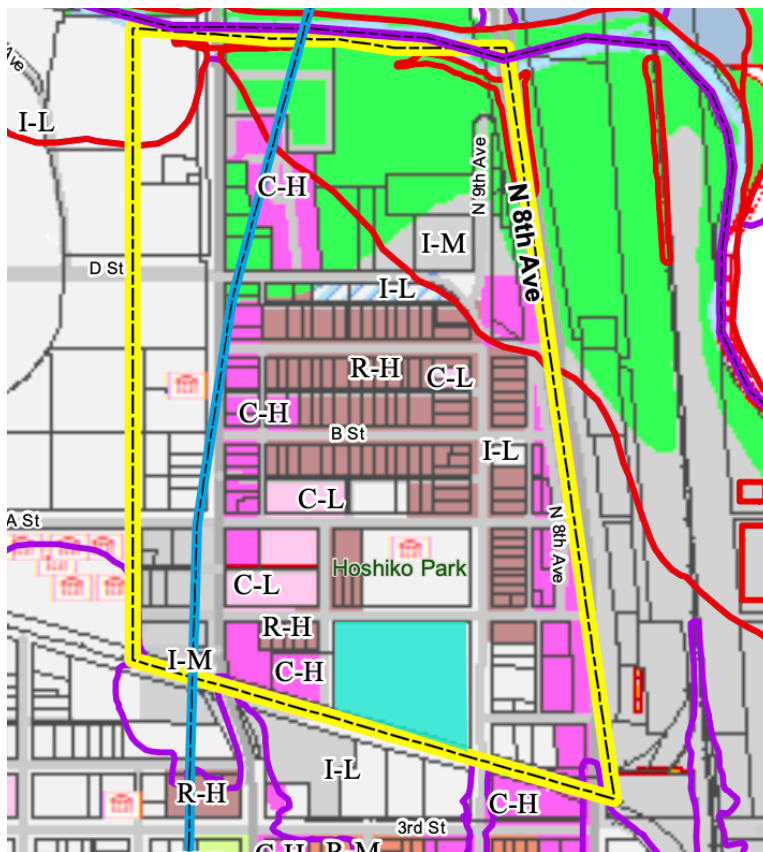
- The types of housing units built in the city each (including tenure and housing type);
- Number of public, subsidized, or deed restricted (for purposes of affordable housing) housing units;
- The composition (by tenure and housing type) of the city's housing stock;
- The cost of housing, home sales prices and rents;
- Vacancy rates; and
- Area median income and the housing affordable to varying AMI levels (e.g., 80% AMI, 60% AMI, etc.).

IMP TM-3.3 Identify TOD corridors in City maps and through the Development Code to alert developers and landowners to the desired intensity of development in these areas.

- We believe we meet the intent of the zoning district (specifically Table 24-5-3, Category III) in that the major surrounding Zoning (R-H) allows for a similar use as we are proposing (as per 24-4-1 they have almost the same descriptions).
- We would anticipate housing growth in the adjacent Downtown Corridor and it would follow that much of the housing in this area could become more dense in the future.
- The current Industrial Use has become incompatible as more and more multi-family residential is developed in the area. This indicates the existing zoning is inappropriate given development trends in the vicinity.
- The proposed zoning will enable development in character with existing or anticipated development (Residential-High Density) in the area considering the design of streets, civic spaces and other open space.
- We believe there is a huge need within the City for affordable, workforce housing and an even greater need for Permanently Supportive Housing which will greatly aid the City's efforts in dealing with the homeless population. We believe this will make the entire City safer and allow business to flourish.
- We believe that once the site is redeveloped any flooding issues will be alleviated because up to this point no engineering has been performed. Once implemented this should make the surrounding area safer.
- Over the last year or so we have had many discussions with Planning, flood and Economic Development staff and feel that they have generally supported the redevelopment of the site.




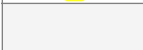
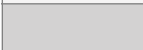
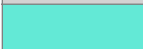



CONSISTENCY WITH THE SURROUNDING ZONING



This property is currently an island in terms of zoning as it is zoned Industrial Low Intensity (I-L) while to the west is Residential High Density (R-H) and Commercial Low Intensity (C-L). To the north is a small pocket of R-H and Hoshiko Park, and to the east is R-H and I-L. To the south there is a barrier created by the spur-line train tracks, but beyond that is I-L and a small bit of I-M.

The proposed rezoning request to Mixed Use High Intensity (MU-H) is compatible with R-H, C-H, and C-L. Our feeling is that the the R-H that surrounds Hoshiko Park will be complimented by the proposed MU-H we are proposing for the site and allow for future development of the south portion of the site to have a commercial use (retail, restaurant, brewery, job training, etc.).

2021 ZONING MAP - GREELEY CO

	Northeast Greeley Mercado District	Character Overlay District
	Industrial Low Intensity (I-L)	Current Zoning
	Industrial Medium Intensity (I-M)	Adjacent Zoning
	Mixed Use High Intensity (MU-H)	Proposed Zoning
	Commercial High Intensity (C-H)	Adjacent Zoning
	Residential High Density (R-H)	Adjacent Zoning
	Commercial Low Intensity (C-L)	Adjacent Zoning



FIRE PROTECTION PLAN

We anticipate Fire Department Access using either 1st Street and/or 9th Avenue. The new construction, multi-family buildings will be equipped with automatic sprinkler systems. The Fire Riser Rooms will be located as required by the Fire Department and the knox boxes will be located in the same vicinity as the fire riser rooms.

FIRE CODE AND FIRE HYDRANTS

The current fire code is International Fire Code (IFC) 2018, and there are no amendments. As of January 1, 2023 the IFC 2021 will become effective.

Ladder access is typically from the street, when required.

Existing fire hydrants are located in right of way of adjacent 1st Street and 9th Avenue. There is one (1) fire hydrant internal to the campus, which will be relocated onsite.

For the proposed redevelopment, it is anticipated that one (1) fire hydrant will be added in right of way at 1st Street at the intersection of 10th Avenue. It is also anticipated that two (2) fire hydrants will be added in 9th Avenue; one (1) at the northeast side of Phase 1 building and one (1) at the southeast side of the Phase 4 building.

An internal water main loop may be required, with up to four (4) fire hydrants (including the relocated onsite hydrant), depending upon final configuration of the campus. Review by the Fire Department will be required to determine final placement and number of fire hydrants.

The maximum FH spacing is 500-ft. Hose pull length is 150 feet from the engine (drivable surface) to any point on a building.

ENVIRONMENTAL ASSESSMENT

A Phase-I Environmental Site Assessment and Phase-II Limited Site Investigation by Terracon Engineering have been completed and no adverse environmental conditions exist on the site. Terracon also completed two studies to assess the structural integrity and viability of the existing brick structures (Buildings 1 and 2). The buildings are in "fair to good condition" with no major structural problems.

TRAFFIC CONSIDERATIONS

A Traffic Memo has been prepared by Galloway.

SURVEY AND CIVIL ENGINEERING

Survey and Civil Engineering requirements have been prepared by Topographic.

WATER CREDITS

City staff have indicated there are 19+ acre feet of water credits available to the site, which the City staff indicated is estimated to be enough for about 180 units of multi-family housing. At this time, a total of 180 multi-family housing units are anticipated, and a 10,000 SF commercial building is also planned.



POTABLE WATER DESIGN CRITERIA

Water and sanitary sewer service sizes have been estimated utilizing City of Greeley Design Criteria and Construction Specifications, Potable Water Distribution, Sanitary Sewer Collection, and Non-Potable Irrigation Systems, Volume III dated June 2008, here after referred to as Greeley WS 2008 DCCS Manual.

These criteria are expected to be updated in the near future and the new criteria will be utilized when they become effective.

POTABLE WATER MAIN SYSTEM AND EASEMENTS

Existing potable water mains are located in the adjacent streets. An 8" water main runs in the 1st Street ROW on the north side of the site, and an 8" water main runs in the 9th Avenue ROW, on the east of the site. It is anticipated that a new 8" water main will be required during a later phase when needed for fire protection, to be routed through the site within the proposed campus drives. Easements will be provided as needed for any new onsite water mains and onsite fire hydrants. See the Concept Utility Report for a further discussion of the potable water system.

POTABLE WATER SERVICES AND SPRINKLER LINES – PROPOSED BUILDINGS

Proposed apartment buildings Phase 1 and Phase 2 will require new water taps. The new domestic and fire water services will connect to the proposed internal water main loop.

Domestic water service line sizes have been estimated in accordance with Table 3-4 in Section 3.17. See the Concept Utility Report for anticipated average day and peak domestic water demand calculations and tap sizing for each building.

Both buildings will be sprinklered for fire protection, and the fire services will be connected to the proposed 8" main internal to the campus.

POTABLE WATER SERVICES AND SPRINKLER LINES – EXISTING BUILDINGS

Existing Buildings Building 1 (Phase 3) and Building 4 (Phase 4) are scheduled to remain. They currently have domestic water services that are connected to the existing 8" public water main in 9th Ave.

- Building 1 (Phase 3) has a 3" water tap, reducing to 1" at the meter vault.
- Building 4 (Phase 4) has an existing ¾" water tap. Neither existing building is currently sprinklered.
- The existing water services are adequate to serve the current uses of these buildings. No changes are proposed for the sanitary sewer services for these buildings until a change in use occurs.

Existing Buildings Adaptive Reuse (Future): Building 1 (Phase 3) and Building 4 (Phase 4) will be adapted for reuse at some time in the future. New domestic and fire supply water service lines will be connected to the existing 8" water main in 9th Avenue.

See the Concept Utility Report for anticipated average day and peak domestic water demand calculations and tap sizing for each building.



SANITARY SEWER DESIGN CRITERIA

SANITARY SEWER DEMAND – PROPOSED BUILDINGS

Proposed apartment buildings Phase 1 and Phase 2 require new sewer taps that are proposed to connect to the existing sanitary sewer main in adjacent 1st Street. Sanitary sewer service design flows have been estimated in accordance with Table 4-1 in Section 4.03. Per Table 401, the average day wastewater flow per capita is 100 gpcd. It is believed that the new standards will be adopted prior to the submittal of development plans for these building. Therefore, analysis in the Concept Utility Report utilizes the average day wastewater flow per capita of 60 gpcd from the proposed City Standards.

- Phase 1 building demand will have 60 units and a total of 68 residents. Using 60 gpcd, the wastewater demand will be 4,080 gpd (68 residents x 60 gpcd). The anticipated service outfall will be a 6" PVC outfall connected to the existing sewer manhole located midway between 10th Ave and 9th Ave, with 16" RCP main flowing to the east.
- Phase 2 building will have 90 units. The anticipated service outfall will be a 6" PVC outfall connected to the existing sewer manhole in 9th Ave with 16" steel main flowing to the east.
- The sanitary sewer service lines will need to cross an existing 36" steel sanitary sewer trunk line in 1st Ave. in order to connect to the manholes on the existing 16" sewer main.

SANITARY SEWER SERVICES – EXISTING BUILDINGS

Existing Building 1 (Phase 3) and Building 4 (Phase 4) are scheduled to remain for several years. They currently have sanitary sewer services that are connected to the existing public sanitary sewer main in 2nd Street. The existing sanitary sewer services are adequate to serve the current uses of these buildings. However, the exact size and configuration of those sanitary sewer services are not known. No changes are proposed for the sanitary sewer services for these buildings until a change in use occurs.

Existing Buildings Adaptive Reuse (Future): Building 1 (Phase 3) and Building 4 (Phase 4) will be adapted for reuse at some time in the future. When the uses for Phase 3 and Phase 4 are changed, it is anticipated that a public 8" sanitary sewer main extension may be required to be constructed in 9th Avenue. The new main will connect to the existing 16" sewer main manhole in 1st Street. Two (2) additional manholes may be required.

See the Concept Utility Report for anticipated average day and peak sewer flow generation calculations for each building.

NORTHWELD VILLAGE - PHASES 1 & 2 : CONCEPT IMPLEMENTATION



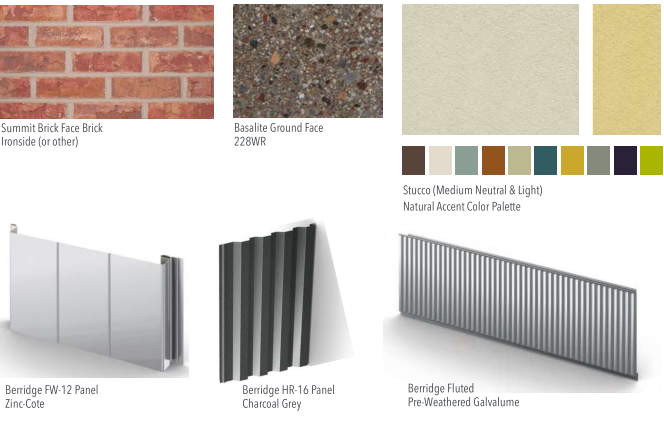
CONCEPTUAL MASTER SITE PLAN



REZONING FROM I-L TO MU-H



CONCEPTUAL LOT LINES / MINOR SUBDIVISION

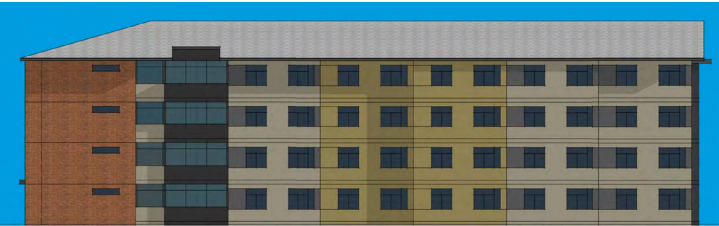


PROPOSED MATERIALS - PHASES 1 & 2

CONCEPTUAL DESIGN — PERMANENTLY SUPPORTIVE HOUSING : PHASE-1



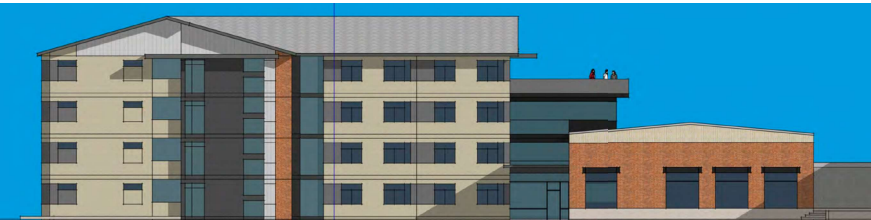
EAST VIEW - 9TH STREET FACE / FRONT ENTRY



NORTH VIEW - 1ST STREET FACE



SITE PLAN - PHASE 1



WEST VIEW - INTERIOR FACE / RESIDENT ENTRY



SOUTH VIEW - INTERIOR FACE



AERIAL VIEW - PHASE 1



CORNER VIEW - PHASE 1

CONCEPTUAL DESIGN — AFFORDABLE FAMILY HOUSING : PHASE-2



NORTH VIEW - 1ST STREET FACE



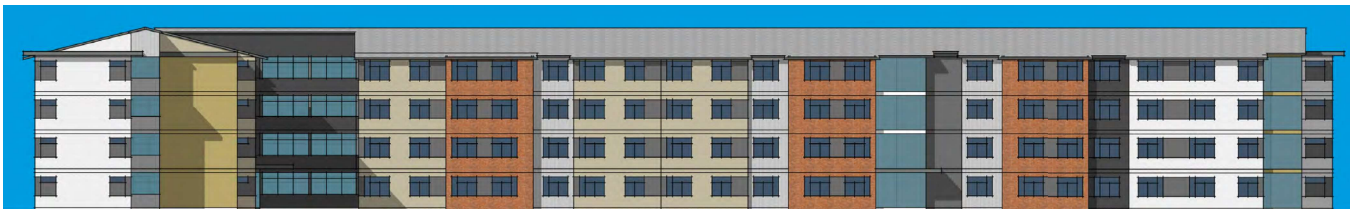
WEST VIEW - INTERIOR FACE / FRONT ENTRY



SITE PLAN - PHASE 2



EAST VIEW - INTERIOR FACE / RESIDENT ENTRY



SOUTH VIEW - INTERIOR FACE



CORNER VIEW - PHASE 2

123 9th Avenue Rezoning

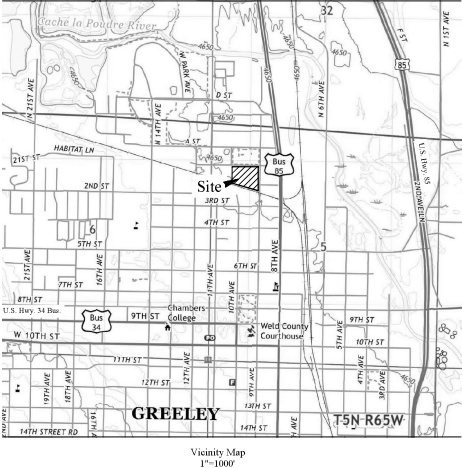
Lot 1 GURA-Miller Minor Subdivision in the Northwest 1/4 of Section 5, Township 5 North, Range 65 West of the 6th Principal Meridian

City of Greeley, County of Weld, State of Colorado

6.52 Acres

Project Number: ZON2022-0012

VICINITY MAP



INDEX

SHEET 1	COVER
SHEET 2	EXISTING CONDITIONS MAP
SHEET 3	ZONING SUITABILITY MAP
SHEET 4	PROJECT BOUNDARY MAP
SHEET 5	GENERAL CONCEPT LAYOUT
SHEET 6	PHASING CONCEPT

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

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.

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

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

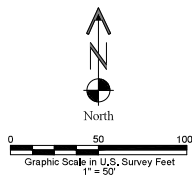
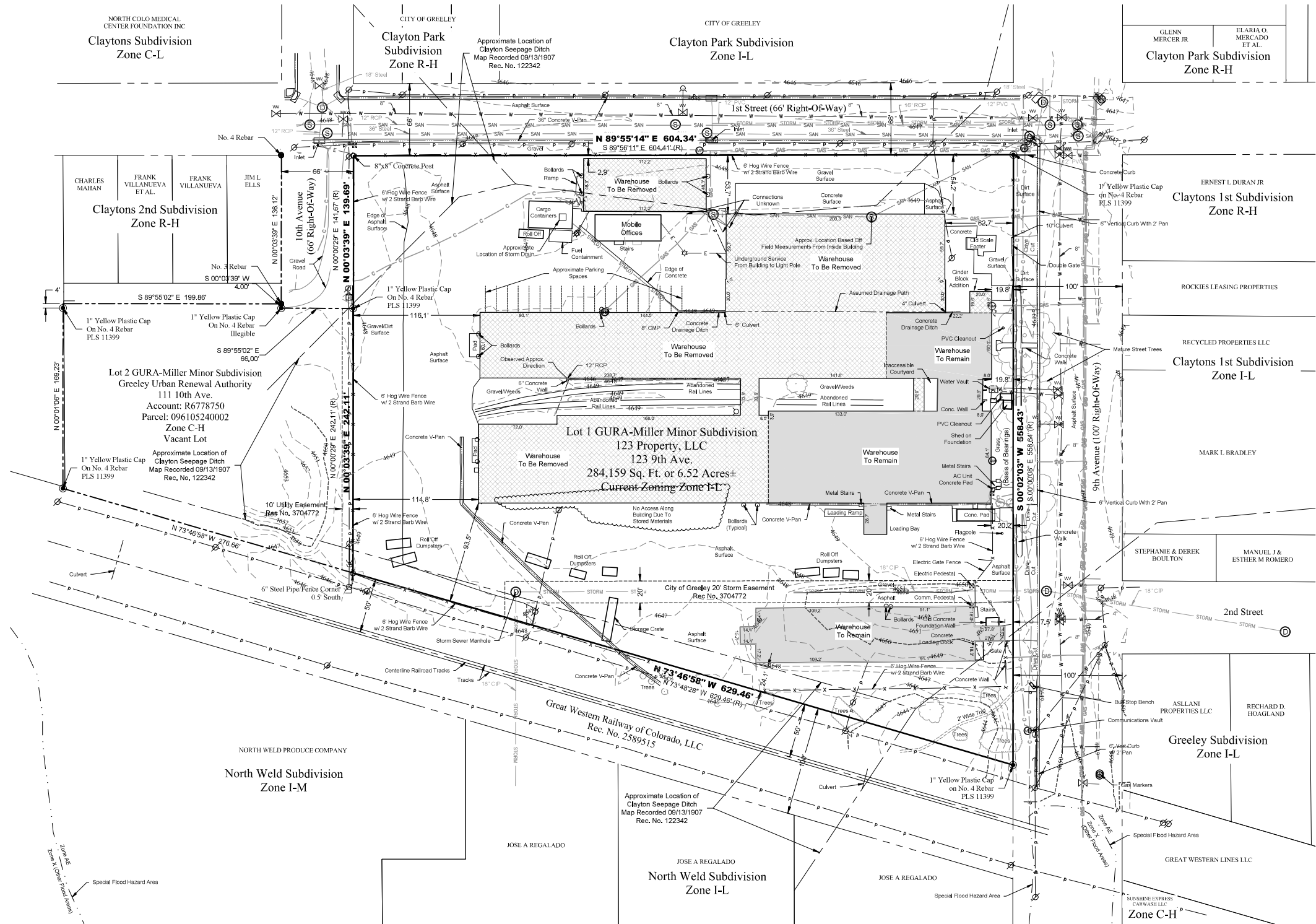
Survey Notes:

- Topographic, Co. relied on Westcoast 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
2022-10-26	Revision
2022-12-02	Revision

ZON2022-0012

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

Rezone Parcel Description:

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

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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:

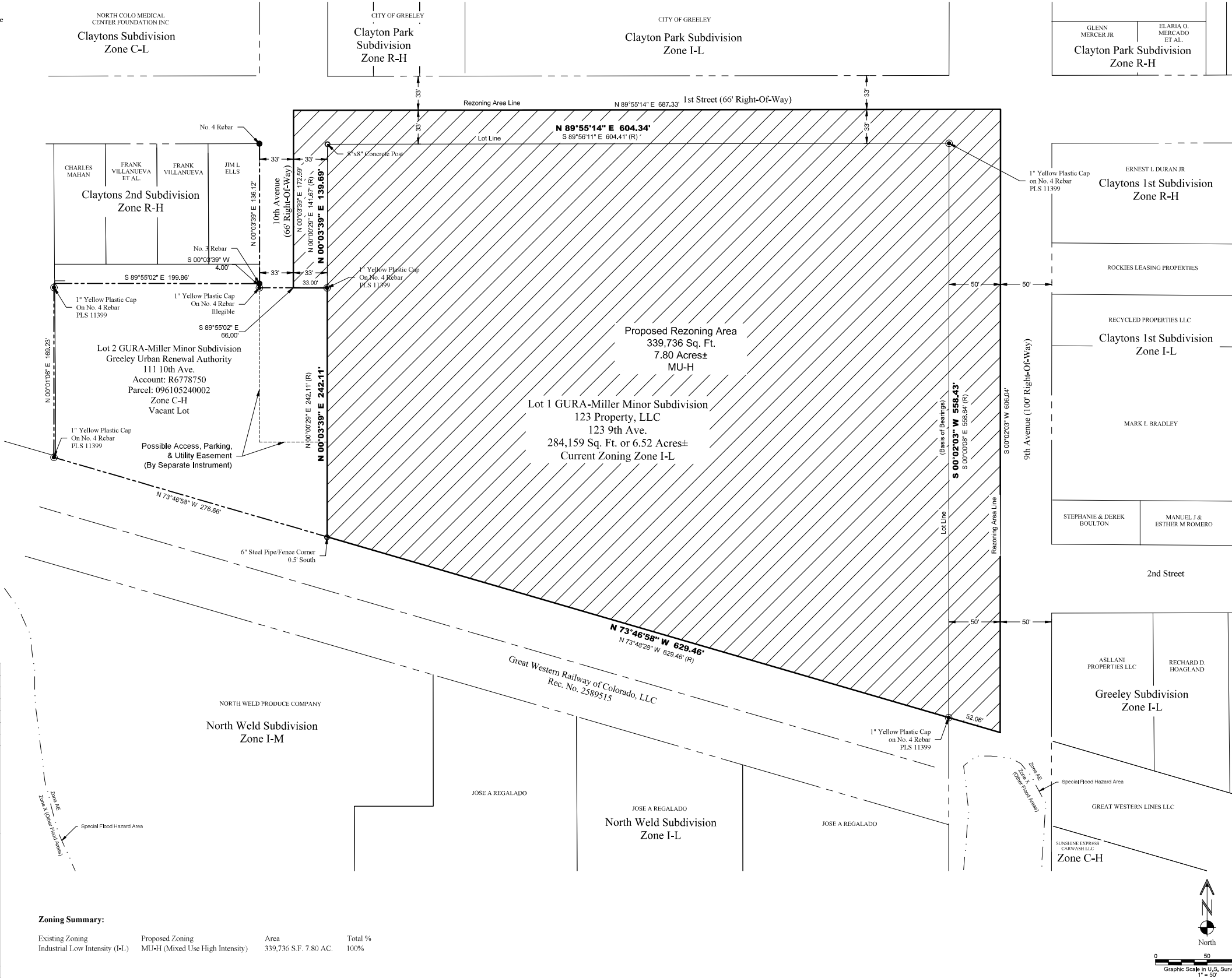
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- Much of the perimeter of this parcel is lined with pallet like containers presumed to function as screening. Due to the movable nature of said containers, they at not shown hereon.

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: - 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)	100,990 SF	2.32 Acres	29.7%
Use Area (Proposed Lot 4)	TBD: - 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)	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 SUITABILITY MAP

Sheet 3 of 6

PREPARATION DATE

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

Rezoning
Revision
Revision

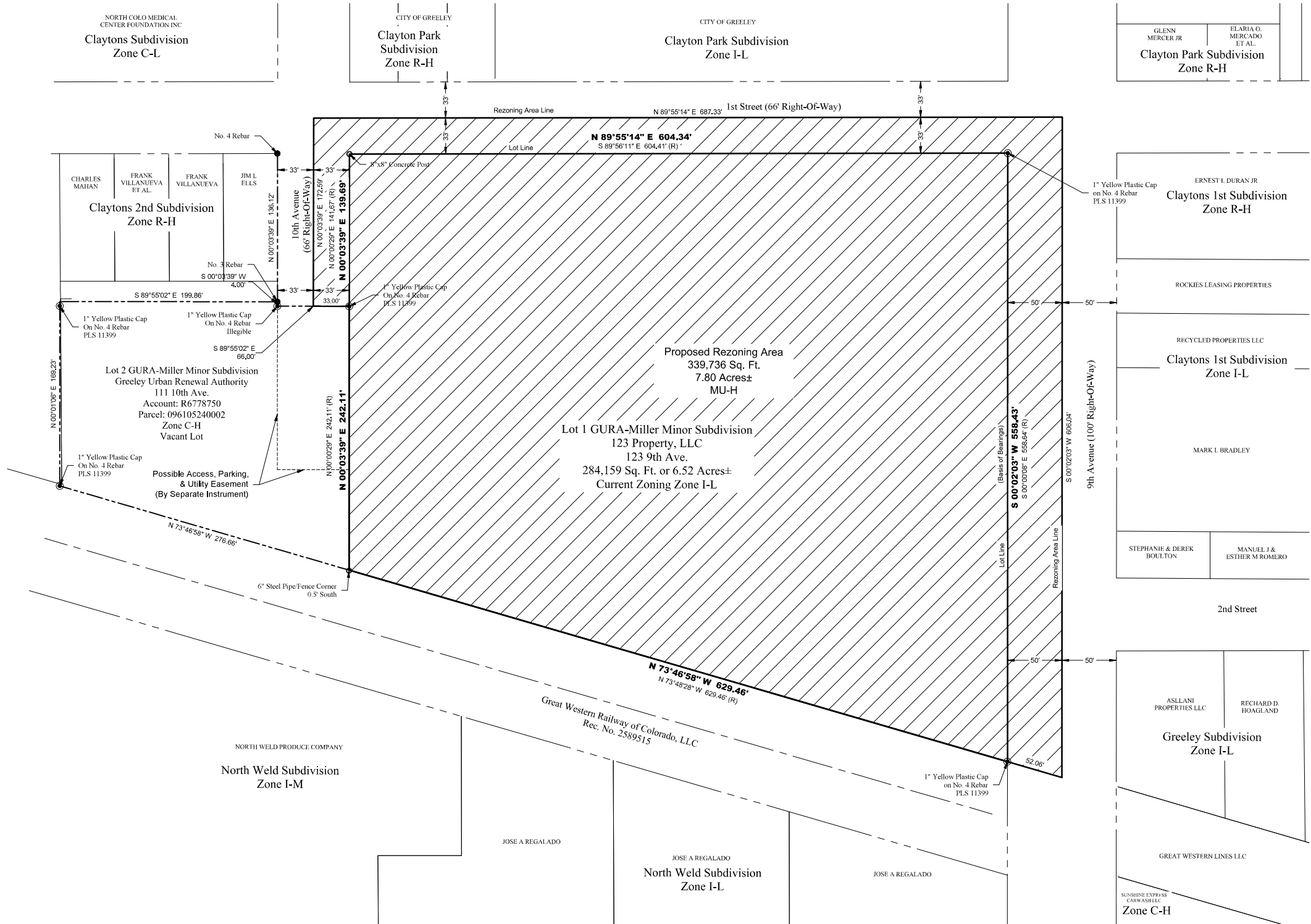
ZON2022-0012

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

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PROJECT BOUNDARY MAP

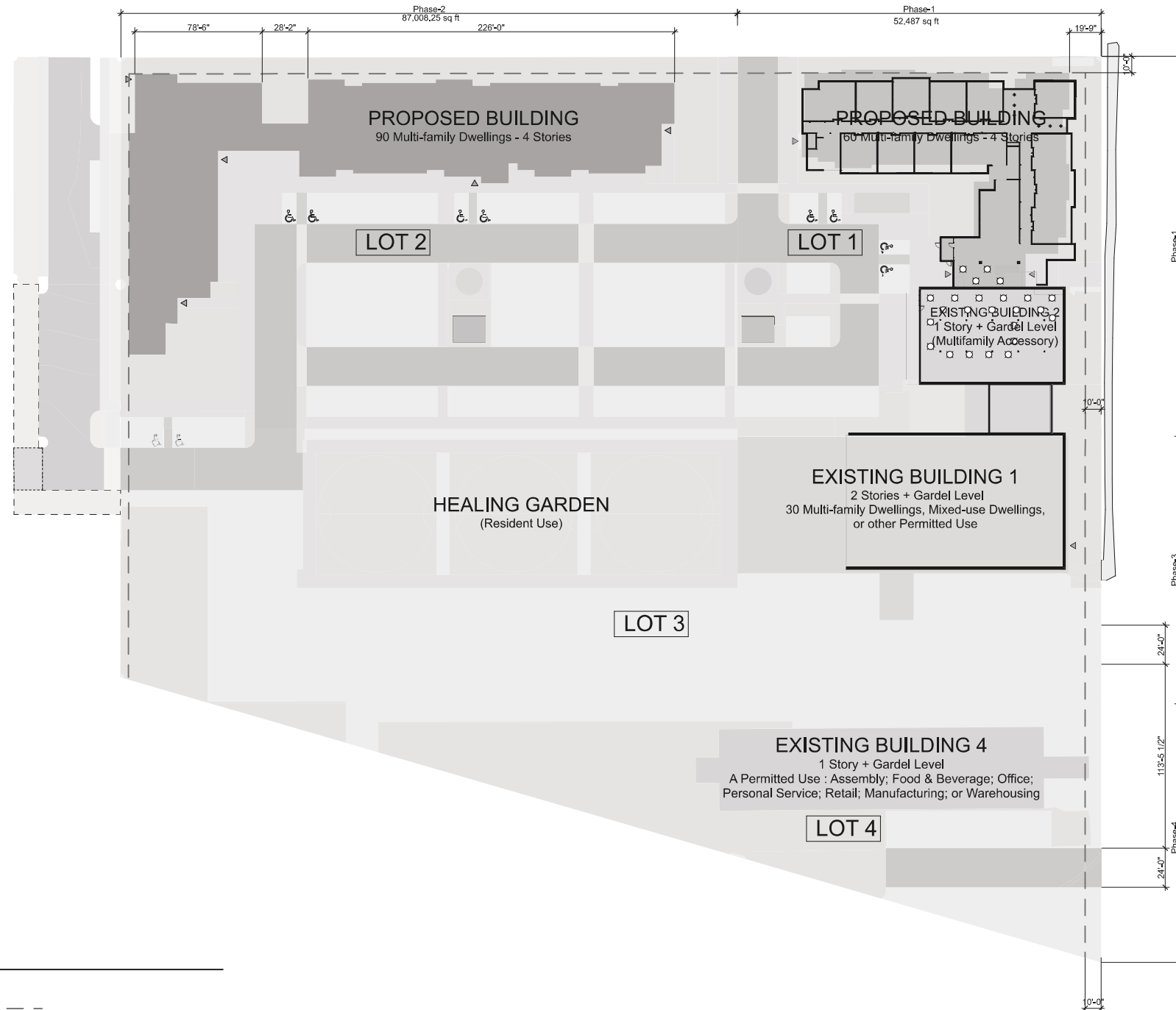
Sheet 4 of 6

PREPARATION DATE

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

ZON2022-0012

**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**



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

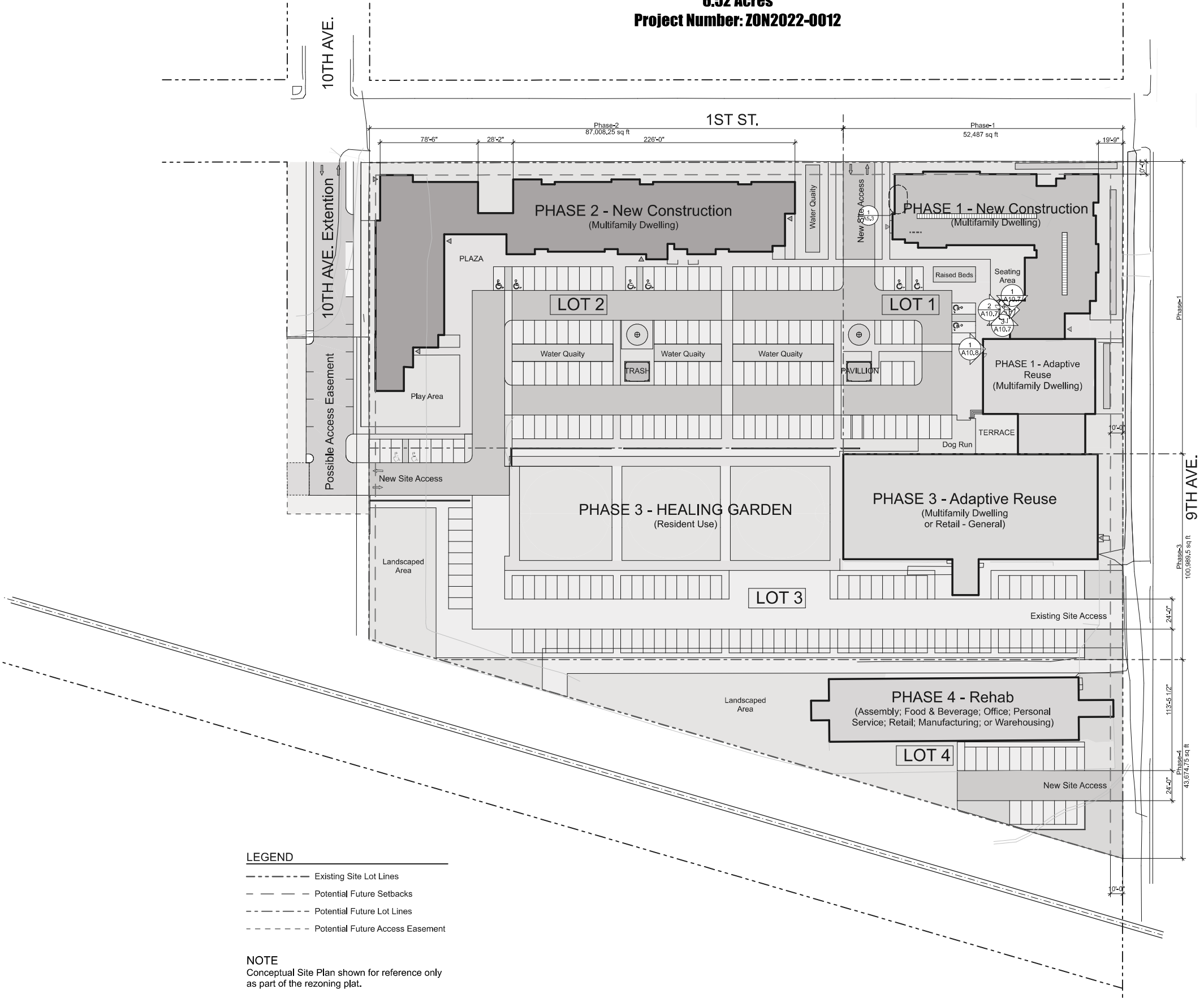
 **1 GENERAL CONCEPT LAYOUT PLAN**
SCALE: 1" = 40'

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

ZON2022-0012

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



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

LEGEND

- Existing Site Lot Lines
- Potential Future Setbacks
- Potential Future Lot Lines
- Potential Future Access Easement

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

PHASING CONCEPT

Sheet 6 of 6

PREPARATION DATE

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

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