

## PLANNING COMMISSION SUMMARY

**ITEMS:** Rezone property from R-H (Residential High Density) to MU-H (Mixed-Use High Intensity)

**FILE NUMBER:** ZON2022-0008

**PROJECT:** 1603, 1611, 1613, and 1619 7th Avenue Rezone

**LOCATION:** 1603, 1611, 1613, and 1619 7th Avenue

**APPLICANTS:** Jeff and Kelly Cook

**CASE PLANNER:** Darrell Gesick, Planner III

**PLANNING COMMISSION HEARING DATE:** December 13, 2022

### 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 of the Development Code.

### EXECUTIVE SUMMARY

The City of Greeley is considering a request from Jeff and Kelly Cook to rezone 1.722 acres of land located at 1603, 1611, 1613, and 1619 7th Avenue from R-H (Residential High Density) to MU-H (Mixed-Use High Intensity) zone district (see Attachments A, C, and D).

#### A. REQUEST

The applicants are requesting approval of a rezone (see Attachment C).

#### B. STAFF RECOMMENDATION

Approval

#### C. LOCATION

##### Abutting Zoning:

North: C-H (Commercial High Intensity)

South: R-H (Residential High Density)

East: R-H (Residential High Density)

West: C-H (Commercial High Intensity)

##### Surrounding Land Uses:

North: 16<sup>th</sup> Street/Coffee Shop/Residential

South: Residential

East: 7<sup>th</sup> Avenue/Residential

West: Commercial/Residential

**Site Characteristics:**

The site consists of a former church use, residential lot, and two lots that are undeveloped dirt area that was used for parking by the former church user. The property is relatively flat land and has a large, landscaped parkway area with some street trees along both 7<sup>th</sup> Avenue and 16<sup>th</sup> Street.

**D. BACKGROUND**

The subject site was developed in the 1920's. From the 1920's until recently the subject site was used as a church, with one single-family dwelling on a lot to the south. Recently, the applicants purchased the property from the church and intends to develop the site with a variety of uses that would serve the surrounding neighborhood.

**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 as a Mixed-Use area. Supported uses include residential, commercial, office, retail, personal service, and institutional. 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 of an existing structure that is using 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-2.5 Walkability and “Bikability”: Plan and design neighborhoods so employment, schools, shopping, parks, transit, and other facilities are within a 10-minute safe walk of housing.
- 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 is consistent with 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 residential, coffee shop, and restaurants. The applicant is proposing a multi-tenant use building that could range from personal service, such as, therapeutic massage, counseling, and hair salon. With more development options, there is more potential to provide services to the surrounding 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: The majority of this area has been developed out for many years, which includes commercial and residential to the north, residential to the east and south, and commercial and residential to the west. Recently, a multi-family project developed to the northwest of the subject site.

Under the current zoning, which limits uses to high density residential uses, would limit redevelopment opportunities for the sites. Typically, only single-family, two-family, and multi-family uses, with a few very low intensities commercial uses, would be allowed in the R-H zone district. The proposed MU-H zone district would allow for more flexibility in development options, including a variety of uses, such as, residential, assembly, food and beverage, lodging, personal services, and retail. 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 has been in place since the 1920's, with the church being built in 1920. The existing zoning is not necessarily inappropriate; however, most of the uses the applicant has proposed for the site tend to be allowed in the C-L zone. Instead of rezoning to a traditional commercial zoning district, where some uses could be impactful to the surrounding residential uses, it would be more appropriate to rezone to the proposed MU-H zone, where service type uses could be provided. Rezoning the site would provide more development opportunities.

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 complementary development options to the surrounding zoning and existing uses by creating a reasonable transition between residential and higher intensity commercial uses to the west.

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 improvement to infrastructure

may be required at that time. Additional information regarding City services can be found in this report in Sections F, G, and H.

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. A conceptual traffic study and drainage report were provided with this application, and the final drainage and traffic needs would be further evaluated at the time of site plan or plat, 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 is currently platted as part of the Arlington Heights Subdivision, which was done in 1887. The applicant has indicated that they would combine all the lots into one large lot in the near future through a minor subdivision process. Minor subdivisions are reviewed and approved administratively by City staff.

### **2. HAZARDS**

Staff is unaware of any potential hazards that presently exist on the subject 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 proposed rezone is not located within the 100-year floodplain or floodway, according to the adopted Federal Emergency Management Administration (FEMA) flood data.

**5. DRAINAGE AND EROSION**

This rezone will not affect the existing drainage for the site. 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**

The City's Transportation Planner and Engineering Development Review staff have reviewed the traffic impact analysis with the proposed concept plan and found that additional traffic would not create a significant impact on existing roadway systems.

No additional improvements were warranted based on projected traffic. Further analysis would be conducted at time of site plan review once exact layouts and densities are confirmed.

**G. SERVICES**

**1. WATER**

Current water services adequately serve the subject property with additional capacity available if needed.

**2. SANITATION SEWER**

Current sewer services adequately serve the subject property with additional capacity available if needed.

**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 or open space. The proposed rezone should have little to no impact on parks or open space in the community.

**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.

### **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**

Neighborhood notices for this meeting were mailed to surrounding property owners on November 14, 2022, per Development Code requirements. A sign was also posted on the site on November 14, 2022. The public hearing notice was placed on the City of Greeley's website on November 14, 2022.

## **J. MINERAL ESTATE OWNER NOTIFICATION**

Mineral notice is not required for a rezone request.

## **K. PLANNING COMMISSION RECOMMENDED MOTION**

### **Approval (Staff recommendation) -**

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from R-H (Residential High Density) 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 R-H (Residential High Density) Zone District to the MU-H (Mixed-Use High Intensity) Zone District **does not** meet the Development Code criteria, Sections 24-204 and therefore, recommends denial of the rezone to the City Council.

## **ATTACHMENTS**

Attachment A – Zoning & Vicinity Map

Attachment B – Photo Aerial Map

Attachment C – Project Narrative

Attachment D – Rezone Boundary Map

Attachment E – Site Analysis Map

Attachment F – Zoning Suitability Map

Attachment G – Neighborhood Notification Boundary Map







Photo Aerial Map  
1603, 1611, 1613,  
and 1619 7th Avenue Rezone



ZON2022-0008

**Legend**

— Road Centerline

**FEATURE\_SUBTYPE**

Water Body

Weld Parcels

Origin Cache Mask

0 50 100  
Feet



Rezoning Request for the Ambry Building  
Lots 1,2,3,4,5,6,7,8,9,10  
1603, 1611, 1613, 1619 7th Avenue 716 16th Street 80631  
Arlington Heights subdivision  
City of Greeley, County of Weld, State of Colorado  
1.09 Acres  
Project Number ZON2022-xxxx

July 11, 2022

Submitted by Jeff Cook and Kelly Langley Cook  
Surveying by King Surveyors  
Civil Engineering by Permits & Engineering Co.

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2	Request abstract
3	Existing Conditions and Site Analysis Map
4	Zoning Suitability Map
5	Project Boundary Map
6	Full legal description of project boundary (in word document)
7	General Layout <ul style="list-style-type: none"><li>- Arrangement and Character of streets and open spaces</li><li>- Anticipated scale, intensity, and character of the proposal</li><li>- Public and community facilities</li></ul>
8	Phasing or Implementation Plan - Not Applicable At This Time
9	Detail Plans - Not Applicable At This Time
10	Project Narrative
	Additional documentation - Available if Requested

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ZON2022-XXXX

Request Abstract

We are requesting a rezoning of the property bloc 1603, 1611, 1613, 1619 7th Avenue 716 16th Street from residential to mixed use. The following documentation will explain the plan for use, phasing, environmental upgrade, neighborhood improvement plans, and the benefit to the city and community of the rezoning this property to mixed use.

Jeff and Kelly Cook

Residing at: 1215 18th Street, Greeley, Colorado 80631  
DBA: Bad Plan LLC.

970-232-5898

970-576-6050

Jeff: [whatisatlas@gmail.com](mailto:whatisatlas@gmail.com)

Kelly: [kelly.langleycCook@unco.edu](mailto:kelly.langleycCook@unco.edu)

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See Attached Plan Set for Existing Conditions and Site Analysis Map



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See Attached Plan Set for Zoning Suitability Map

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See Attached Plan Set for Project Boundary Map

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PROPERTY DESCRIPTION

A parcel of land, being inclusive of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 2 of Arlington Heights, recorded July 15, 1887 in Book 2 at Page 19 as Reception No. 25765 of the Records of Weld County, and a portion of 16th Street Right of Way, 7th Avenue Right of Way and 20' Alley Right of Way, located in the Southwest Quarter of Section 8, Township Five North (T.5N.), Range Sixty-five West (R.65W.) of the Sixth Principal Meridian (6th P.M.), City of Greeley, County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 10 of Block 2, Arlington Heights and assuming the East line of said Block 2 of Arlington Heights as bearing South 00°02'24" East being a Grid Bearing East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, with all other bearings contained herein relative thereto; THENCE South 89°57'36" West along the South line of said Lot 10 a distance of 200.00 feet to the West along the South line of said Lot 10 a distance of 200.00 feet to the centerline of said 20' Alley Right of Way; THENCE North 00°02'24" West along said centerline a distance of 300.00 feet to the centerline of West along said centerline a distance of 300.00 feet to the centerline of said 16th Street, 100' Right of Way; THENCE North 89°57'36" East along said centerline a distance of 250.00 feet to the centerline of East along said centerline a distance of 250.00 feet to the centerline of said 7th Avenue, 100' Right of Way; THENCE South 00°02'24" East along said centerline a distance of 300.00 feet to the extended line of East along said centerline a distance of 300.00 feet to the extended line of the South line of said Lot 10; THENCE South 89°57'36" West along said line a distance of 50.00 feet to the POINT OF BEGINNING. West along said line a distance of 50.00 feet to the POINT OF BEGINNING.

Said described parcel of land contains 75,000 Square Feet or 1.722 Acres, more or less (±) and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

See Attached FULL LEGAL DESCRIPTION OF PROJECT BOUNDARIES (Word doc)

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See Attached Plan Set for General Layout Plan

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PHASING IMPLEMENTATION PLAN  
NOT APPLICABLE AT THIS TIME



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DETAIL PLANS  
NOT APPLICABLE AT THIS TIME

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## **THE AMBRY**

### **Narrative Prospectus:**

Jeff: In 1994 I set off for college. Everything I owned was sandwiched in a small blue Hyundai and as I entered town the first place I stopped was Margie's Java Joint. This was my first experience of Greeley, Colorado.

Since that moment, most of the last 30 years of my life has revolved around the rhythms on 16<sup>th</sup> Street. From doing schoolwork at the coffee shop and throwing performances on Central campus, to graduating and renovating the Beetle (now the "Taste of Philly"), to starting the Block Party, seeing it grow and move downtown, to teaching philosophy for 15 years at UNC. Kelly and I first met and were married in our neighborhood, and in Cranford we bought a house that we built into a home with our two kids.

Kelly: When Jeff was in graduate school it seemed like we drove to Greeley every weekend. Denver was a big adventure, but Greeley was home. We moved back as quickly as we could. In 2003, I started teaching at Frontier Academy. We joined a tiny church, we bought our first home, our kids were born at NCMC, we bought a second home closer to downtown so we could walk the campus and Glenmere Park. Now our coffee dates are at Margie's and the Blue Mug (and John Galt, of course!), and our nights out at the Rio. We take all of our friends to Patrick's when they come to town. We spend anniversaries going to the Greeley Phil. Birthdays in our house mean a special trip to the Nerd Store and Blush Boutique. We don't just want to reside in Greeley, we want to be a part of Greeley. When we bought the Atlas building it began our life-long love of restoring what was broken and abandoned and making it into the type of Greeley we had seen and known all along. Fifteen years later you can enter the Atlas at any time and you will find it packed with friends catching up over coffee, students studying late in to the night, a quinceñera and someone on a zoom meeting... all at the same time!

Jeff: Our neighborhood has been the hub of my closest relationships. The community grounded in the Atlas Theater has been a source of life for me and for our area. We have always had as our central calling an investment in (what we affectionately call) "16<sup>th</sup> Street Culture". In 2008, we took an old mechanic's garage that had been cast off by a Denver based investor and we made it one of the more beautiful spaces in our city.

In the Theater, we have watched friends envision and launch businesses like Luna's, John Galt Coffee Company, the Maddie and the Moxi. In our spaces we have celebrated weddings, high holy days, first birthdays, 40<sup>th</sup> anniversaries and the funerals of those we have lost. We have housed a church that for many years has been a stabilizing point on the east side of 8<sup>th</sup>, and in the Theater we continue to create a hub for our city's amazing artists. From gallery shows to regular jazz music to

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local theater productions, ours is a space of artists and we would like the life seen in the Atlas Theater to begin to spread to the rest of the corridor we love.

Kelly: Among the many community events at the Atlas, we've hosted town hall meetings, "coffee with a cop," fundraisers for schools, the District 6 gallery hop, first Friday art openings, fundraisers for Alzheimer's research, UNC concerts of every variety and fourteen Indie Arts Winter Markets. Thousands of folks have found and built lasting community through the Atlas theater. We even hung in there through COVID and the yearlong renovation of our street with no awards of public monies despite the fact our business is getting lots of people packed in the same room to hug and celebrate life. Since the reopening of our state, our primary question has been: "How do we contribute to the vibrant, growing, artist-driven improvements to the town that we love?" When the owner of the church on 7<sup>th</sup> Ave and 16th asked if we were interested in purchasing the property we jumped.

Jeff and Kelly:

We have changed the name of the space to **The Ambry**, and we believe it will be one of the most desirable spaces for housing a small business in our city.

Three years ago Charlotte and Dell Stolte, stewards of the church on 7<sup>th</sup>, died and much of the life they brought to their space passed with them. Last year, the remaining church leadership found they could no longer afford the space, had in fact allowed the space to fall into neglect and disrepair, and offered the property to us. We purchased it with great hope in its possibilities. We believe The Ambry is one of the most beautiful buildings in our city. Built in 1920, it has housed and loved the people of East Greeley, fed thousands and stands as the first impression of many driving into Greeley on 16<sup>th</sup> toward Downtown and the University.

But The Ambry has not been loved in return for many years. For those who live nearby, the space is known for being either empty and in ill-repair, a lot for cars and garbage, or an unsafe place of unsavory activities. We will change this. The Cook family is energized and ready to make major investments in this property that will not only support our work across the street, but The Ambry will be a true gateway for the wonderful homes to the south and all the future potential we see commercially to the north on 7<sup>th</sup> Avenue.

### **Proposed usage and vision**

The Ambry building will maintain its original aesthetic and exterior features, but we will transform the interior into a home for small local businesses and a co-working spaces, housing upward of 12 independent designers, artists, and contractors. The goal is for the Ambry to become a multi-use, symbiotic space with positive impact on the surrounding businesses and residential neighbors. It will provide overlapping services such as therapeutic massage, counseling and hair styling as well as quiet tailored workspaces for Greeley's arts workforce.

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All the historic elements of the Ambry building will be kept intact. Much needed updates will be done within (upgrades to electric, plumbing, solar and HVAC) as well as accessibility (ramp for wheel chair access) and necessary upgrades to fire safety. But we also see the large lot to the south as a canvas. We will fill it with trees and vines and showcase how the rest of Greeley can accommodate cars while at the same time making their parking spaces beautiful.

### **Market for the proposed project**

The market for the Ambry is two-fold. The Ambry will house small offices in the main Cathedral space and basement and small businesses in the annex and former parsonage. We have pre-rental agreements with EK salon (hair), The Lavender Archive (tattoo), Earth Roots Massage Therapy, Mirasol Collective (natural healing arts), Around the Circle Coaching (counseling) and the Serpentine Lines Design Company (furniture restoration). We envision the businesses we add not only having similar hearts but working in over lapping ways. In short, we want to create the types of spaces where we would want to go to work and the types of businesses we would want to enjoy next to our coffee shop.

This building will be a dynamic space, built to modify over the years. The plan for the coworking space is being developed with input from current contractors in Greeley who do website design and computer programming. Using their needs as a guide (quiet single workspace, places to hold small meetings, a sound proof booth for Zoom meetings, and yet a shared community) we are creating spaces within The Ambry. As different business owners work with us, we will “retool” overtime to meet their needs and adapt to the future of our economy.

Thanks to the variety of businesses, we anticipate The Ambry will draw a large and diverse cross-section of folks from across Northern Colorado. We anticipate that patrons of all ages, genders, socio-economic and cultural backgrounds will access the retail and service spaces. For the Co-working space we feel this demographic is exactly the same as the folks the Maddie projects are hoping to attract: Professionals and entrepreneurs ages 25-50.

Our projected numbers for the project have our rents at below market value in order to attract and support business upstarts, but we have a significant cushion in order to ensure we can pay the mortgage, utilities, and upkeep costs. Renting multiple spaces to multiple types of business owners allows us to have variety and flexibility, as well as steady income to achieve all our goals.

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**Narrative on Greeley Development Code (October 1, 2021 by goudlevans)**

We have reviewed the Greeley Development Code (GDC) and our plans for The Ambry (1603, 1611, 1613, 1619 7th Avenue and 716 16<sup>th</sup> Street - here after referred to as “The Ambry”) meet or exceed compliance in all areas for development of our project. Along with the plans created by P & E we would like to submit the following highlights to our commitment to that plan and the further development of Greeley under the vision of city planners:

Further development of The Ambry (meets all rules of construction (GCD 24-102 a. 1-10). Furthermore we believe the businesses within The Ambry will solve issues of public health, safety, and welfare (GCD 24-102 b.) as the previous owners’ care and keep of the building and adjoining lots created several problems for the city and surrounding community as detailed below.

The Ambry is currently non-conforming but we will bring it up to date on several civil codes such as handicap accessibility, fire safety, water retention and drainage on the property. Under the “Rules of construction” (GCD 24-105 g.1.) we request to update the building under the *benign nonconformity* usage clause. The plans demonstrate that not only will the updates to The Ambry have no “negative effect on the long-term development within the district,” they are indeed “compatible with the intent and design objective for future development in the immediate surroundings.” Two examples of this are the need for better parking for the entire neighborhood which will be done at our expense using environmentally sound parking lot materials (GCD 24-207 b.3.b) as well as creating safer pedestrians walkways by clearly marking and lighting entrance and exits to the redesigned parking structure (GCD 24-207 b.2.a, GCD 24-207 b.2.b).

For the Minor Subdivision change The Ambry plans meet all review criteria (GCD 24-202 b. 1-7). In addition, The Ambry will enhance the neighborhood, community, and city in the following ways:

**Minor Subdivision (GCD 24-202)**

In accordance with GCD 24-202 b. 5. the current state of the Ambry does not conform to compatibility requirements to maintain the peace and autonomy of nearby property owners (GCD 24-202 b. 6). The previous owners let the parking lot fall into a state of deep disrepair which we believe harms the safety and value of surrounding homes. By improving the parking lot, landscaping, entrances and exits of this space, as well as a plan to build single family homes on the existing lots that match the current building standards and aesthetics of existing properties, The Ambry improvement plan will enhance the neighborhood and property values for surrounding owners or (GCD 24-501 a. 1-6\*<sup>1</sup>).

**\* *Our comments on the code are in bold.***

Review Criteria:

---

<sup>1</sup> Subpoint 7 is not applicable for this plan



Rezoning Request for the Ambry Building  
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1. No new streets or other public land dedication is needed. If additional right-of-way for existing streets is included with a minor subdivision, acceptance of the dedication by City Council is required. **\* Correct**
2. No significant increase in service requirements (utilities, schools, traffic control, streets, etc.) or impact on the ability to maintain existing service levels will result. **\* Correct, in fact, we believe the new plan will actually help with traffic and parking congestion in the downtown area as well as create visibility and safer pedestrian and biking spaces. Furthermore, we are taking a residential building designed to host up to 700 people with a gravel parking lot and dropping both the occupancy of the building and improving the look and performance of the lot.**
3. The application does not alter the interpretation of any zoning district boundaries due to adjustments to any lots. **\*No, we are requesting a change to zoning as well**
4. All resulting lots meet the legal standards of the subdivision regulations and applicable zoning districts. **\* Correct**
5. The lot patterns meet all eligibility requirements for minor subdivisions, and are otherwise compatible with the surrounding area and any previously approved preliminary or final plat for the subject property. In determining compatibility, the size and dimension of lots, the layout and design of existing subdivisions and rights-of-way, the degree of change to the character and pattern of buildings, and potential impact on surrounding property shall be considered. **\* Correct in addition, the changes and impact to surrounding property will be positive in so much as the changes to The Ambry will create safer and more aesthetically pleasing living and working spaces for all surrounding neighbors both commercial and residential. Additionally, the businesses and activity in The Ambry building will further the vision set by the DDA, Greeley Arts District and Downtown Greeley Business District. By shifting from what has been a near abandoned and heavily neglected building over the past decade into a vibrant space for small business created by underrepresented communities as well as workspaces for designers and artisans, The Ambry is in perfect alignment with the goals of downtown development.**
6. No other significant issues exist with potential development enabled by the plat that could impact planning policies in the area or adjacent property owners. **\*Correct, see above. All anticipated changes are positive for property owners and folks who utilize neighborhood spaces and services of all kinds.**

***One should think of our commercial work having a symbiotic relationship with the neighborhood we love east of 8<sup>th</sup> and the Maddie Buildings. One might think of it in the same light as a commercial space in the Stapleton***

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*neighborhood in Denver or St Michael's out west. The Ambry will likewise enhance everything we presently do at the Atlas Theater.*

## Rezoning (GCD 24-204)

The present zoning seems a strange clerical error. The Ambry is not a residence. It is a 13,000 square foot building with 80 parking spots, squarely housed downtown. To the North across 16<sup>th</sup> Street all zoning is high commercial and across the alley *on the same block* to the west is high commercial zoning along 8th. The Ambry sits on one of few commercial arteries running through the center of Greeley. When changed, the Ambry will not be a strange outlier in the middle of residential housing; it will elevate the commercial space presently there and make it better.

The rezoning we propose is not only in line with neighborhood standards and precedent, we believe it will improve the lives and spaces of all surrounding business owners and residents.

## Review Criteria

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. **\* Correct**
- 2 The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas. **\* Correct, as stated above, the surrounding area is commercial, and the building (established in 1920) is designed to host hundreds of people at a time. The proposed usage of the Ambry as a co-working space along with small retail stores and services (massage therapy, hair salon, etc.) strikes a fine balance for everyone involved. The owners of the Ambry are able to invest in business owners who need small, affordable spaces to do work vital to the community, the other business owners on the surrounding blocks (Romas, the Maddie, Daruma, Sammie's Chicken, John Galt Coffee, etc.) will see more draw to their businesses as patrons take advantage of what the region has to offer. New patrons will be drawn to East Greeley and the downtown corridor through this opening as they come to patronize their favorite businesses. Folks in the new apartment buildings built by the Maddie, as well as homeowners and other renters in the area will not only enjoy new work spaces but will also see an enhancement in safety as an occupied, well-lit and well maintained building and parking lot will make walking and living safer. Lastly, because the occupancy is minimal (small office spaces, single owner retail shops) the traffic and congestion will be minimal, and we do not anticipate homeowners will see a marked increase in traffic.**

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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 **\* Correct. Before the remodel and opening of the Atlas, Roma was the only regional business on our side of the 16<sup>th</sup> street and 8<sup>th</sup> avenue intersection that was able to sustain a meaningful presence for the past two decades. Because of the work of the City paired with the Atlas improvements, investors like the Maddie (and soon, Sammie's Chicken) have seen more potential on this street. We are helping to build a safer, lovelier, more enjoyable space that matches the needs of our growing city and encouraging communal life to the East.**
- 4 Whether the existing zoning has been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity. **\* Correct. Once again it is our contention that the zoning is inaccurate for the usage of a space like ours and the precedent set by surrounding businesses for some time.**
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. **\* Correct, see above**
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. **\* Correct.**
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. **\* Correct we have already been very compliant with city needs (even at the expense of our lawn and landscaping as the city is currently installing fiber and the trucks that drive up on the grass have ruined the lawn and broken parts of the newly install sprinkler system). From the slowdown/ shutdown of our other business for weeks at a time as the utilities and streets were being improved for the Maddie to this current inconvenience we have demonstrated a self-sacrificial posture and have not failed to work with the city to serve the greater good.**
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. **\* Correct, indeed, the property in it's current state (as left by previous owners) is a blight on our neighborhood. We are taking the**

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***time and personal expense to assure that not only is The Ambry a benefit, but one of the most desirable spaces to do business in Northern Colorado.***

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

***\* Correct***

**Site plan (GCD 24-207)**

With the reemergence of Romas, the fantastic success of the Atlas Theater and the addition of the Maddie, as well as all the other empty spaces coming to life along 8th, the corner of 7<sup>th</sup> and 16<sup>th</sup> is a space of immense importance. It is a gateway to arguably the most undervalued commercial spaces in Greeley along 7<sup>th</sup> Ave to the North, and the beautiful homes that line 7<sup>th</sup> Ave to the south. Changing this one intersection with life will have major effects in both directions bringing economic value and potential to an underutilized artery.

**Review Criteria:**

1. The alternative shall not alter any use standard, and deviation from any dimension or quantity standard shall be limited to 10%, except where specific sections authorize greater deviations. The Redevelopment Area established in Section 24-1007, shall not be limited in the extent of alternative compliance that may be considered.

***\*Correct***

2. The alternative shall be based on specific conditions of the site that make the applicable standard impractical, or where compliance with the standard would not clearly advance the intent and design objective of the standard. ***\*Correct. As stated before, the current state of The Ambry and surrounding properties does not meet the standards or potential of the existing neighborhood. It has been an undesirable eyesore. The changes proposed will enhance the intent and design objective of this standard by creating better living, working, and traveling spaces as well as an aesthetic upgrade which will further open East Greeley and folks arriving into Greeley via HWY 85 into through this corollary.***

**Review Criteria.**

In general, any site plan in compliance with all applicable standards of this code shall be approved. In making a determination of compliance with the standards applied to particular site, or exercising any discretion under the standards, a site plan shall be reviewed according to the following criteria:

1. ***Generally.***

(a) The plan meets all applicable standards or the criteria for any discretionary approvals. ***\* Correct***

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(b) The plan does not substantially undermine any goals or objectives of the Comprehensive Plan that are applicable to the area or to the specific project. **\* Correct. This plan will enhance the goals and objectives of the comprehensive plan and the development plans being made by the City of Greeley to create better pedestrian access and over-all safety to the downtown area. We hope our project is an extra infusion of energy for the great work already started.**

(c) The plan does not present any other apparent risks to the public health, safety or welfare of the community. **\* Correct. Again, the building in it's present condition as left by previous owners allows for risks to public health and safety. Our plans will help to mitigate those risks.**

**2. Site Design and Engineering.**

(a) The plan provides safe access and internal circulation considering the site, the block and other surrounding connections, and appropriately balances vehicle, bicycle and pedestrian needs for the context. **\* Correct**

(b) The plan provides or has existing capacity for utilities and other required improvements to serve the proposed development. **\* Correct**

(c) The plan provides adequate management of storm water runoff. **\* Correct**

(d) The plan provides proper grading considering prevailing grades and the relationship to adjacent sites. **\* Correct**

**3. Landscape and Open Space Design.**

(a) The plan creates an attractive aesthetic environment and improves relationships to the streetscape or other nearby public, civic or common spaces. **\* Correct. We are working with local legend Jerry Nelson to design sustainable and Colorado specific landscapes that will enhance 16<sup>th</sup> street and the entire neighborhood. As said above, our parking lot is one of the few blank canvases in our area. If you have seen what Jeff has done with the back of the Atlas Theater, do not be surprised when we make this parking space the bar by which future developments ought to be judged both for beauty and environmental regard.**

(b) The plan enhances the environmental and ecological functions of un-built portions of the site, and makes effective use and conservation of water resources. **\* Correct, The Ambry parking lot design allows water to drain back through the ground. Eliminating**



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*the use of asphalt when ever possible and reducing summertime temperatures is a highlight of our process! We will plant no less than 20 trees on our lot, and mark parking spaces with vegetation, grape vines and rocks instead of spray paint.*

(c) The plan reduces the exposure and adverse impact of more intense activities or components of the site or building on the streetscape and on adjacent properties. **\* Correct. Upon execution our plan will create safer physical spaces on site and in the surrounding area.**

In addition to the required review criteria, we have created our plan to enhance the community in the following ways:

Residential Development Standards (GCD 24-501), Non Residential Development standards (GCD 24-601) such as frontage design, landscaping, parking, exterior lighting, and (GCD) Access and Parking Standards.

The Ambry Plan demonstrates full compliance with each of these sections. In addition, here are some highlights from each of these sections in which the Ambry plan will enhance living standards for the neighborhood:

## **GCD 24-5 – Residential Development Standards**

### **Intent and Applicability**

In so much as The Ambry property is situated within a mix usage space we want to honor all residential needs as if we lived next door! Therefore our plan is designed to “improve the appearance and livability of the neighborhood using good civic design and reinforce the distinct character of the existing neighborhood” (GCD 24-501 a.1.) Additionally, we will design and maintain a more walkable streetscape and sidewalk area along with the regular maintenance of shade-producing trees (note we have been caring for these trees by having trimmed and sprayed for over a year at our expense even before we owned the building because we know that health trees are a public good) (GCD 24-501 a.3.). Lastly, we will “promote lasting and sustained investment in neighborhoods with quality design” by improving on the property in high quality and sustainable ways (GCD 24-501 a.7).

The Frontage Design will enhance the neighborhood image, coordinate with the streetscape and current investment in lighting and improvement by the city (GCD 24-503 1. a., GCD 24-504 1.b.) As well as “provide livable outdoor spaces that activate the streetscape (and)... reinforce neighborhood character... (GCD 24-503 1.f., GCD 24-503 1.g.).

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The plan specifically the front of building landscaping will implement natural features with “aesthetic and ecological value” and serve a civic space for informal public outdoor seating and gathering (GCD 24-504 a.1, GCD 24-504 a.2, GCD 24-504 a.7.)

## GCD 24-6 – Nonresidential Development Standards

### Intent and Applicability

The Nonresidential Development Standards have the following intent:

1. Promote good civic design and improve the appearance and vibrancy of commercial districts, employment centers, civic spaces, and other public places. ***\* Correct. At present The Ambry building has the potential to create and enhance a vibrant commercial district that marries well with the surrounding businesses and residential area. Our proposed plan will move this from potential to reality.***
2. Design and locate open spaces as an extension of the public realm, and emphasize the different contexts of places throughout the City. ***\* Correct. Because the space will serve the Wedding and Events of the Atlas Theater, we will spend heavily on exterior improvements, making the building and parking area an backdrop for photographs. This will not only serve our guests, but elevate our entire area East of 7<sup>th</sup> with beauty.***
3. Improve the accessibility of centers and districts throughout the City by arranging development within multi-modal networks, and coordinating site access and internal circulation systems with these networks. ***\* Correct. Currently this end of the city is at best dead and at worst, dangerous. We are a perfect path to businesses on 16<sup>th</sup> street and 8<sup>th</sup> avenue for folks traveling by car, bike, or on foot. Furthermore, the folks the Ambry will draw to the space to work or find services will find themselves more connected to the other amenities downtown Greeley has to offer.***
4. Use buildings to shape streetscapes and public spaces, and design building facades and lot frontages to relate to these spaces. ***\* Correct. See notes above on landscaping and other improvements.***
5. Refine the design, scale, and details of buildings based on the relationship to the public realm and make distinctions in design based on the context of development. ***\* Correct.***
6. Improve the value of places, strengthen the economic potential of commercial districts and employment centers, and promote lasting and sustained investment in nonresidential development through good design. ***\* Correct. We bring calm and economic stability to an area that has been unsafe. Having a multi-use building with committed small companies and independent***

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*contractors utilizing the space is an ideal use of this beautiful building and will be a boon to the community.*

## **GCD 24-6 Access and Parking**

Although there is currently a flat dirt lot that has been used for parking, to call this area a parking lot is a bit of a stretch. It is not marked, not finished, and poorly lit. By creating clear entry and exit points, well marked and well lit parking spaces, and safe access to surrounding businesses, our parking plan we will take a “junk lot” and instead create additional parking spaces for the use of our businesses and open to public parking (GDC 24-701 b. 2.) resurface the area using environmentally friendly technologies that also meet the space and access requirements (GDC 24 701 b.4).

We will also provide bicycle parking and handicap ramp access to a space that has previously lacked these accommodations (GDC 24-703. d., GDC 24 703 e.). Lastly, our plan utilizes all parking landscaping guidelines in order to ensure environmental sustainability and regulations (GDC 24 704 a.).

## **GC 24-801 Landscape Standards**

A goal both personal and corporate for all businesses and properties owned by the Cook family is that of sustainability and commitment to local vegetation. In the Atlas building we use exclusively wind power for electricity. The Amby will be developed along the same ethic and standards.

### **Intent & Applicability**

a. Intent. The intent of the landscape standards is to:

1. Protect natural landscapes, Greeley’s agriculture traditions, and “Tree City USA” designation to strengthen the City’s identity as growth occurs. *\* Correct we will design and maintain a more walkable streetscape and sidewalk area along with the regular maintenance of shade-producing trees (note we have been caring for these trees by having trimmed and sprayed for over a year at our expense even before we owned the building because we know that health trees are a public good) (GCD 24-501 a.3.). Lastly, we will “promote lasting and sustained investment in neighborhoods with quality design” by improving on the property in high quality and sustainable ways (GCD 24-501 a.7).*
2. Improve City’s image and build value with a well-designed public realm, coordinating landscape design for streetscapes, open spaces, civic places. *\* Correct, please see plan above.*

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3. Promote quality private investment that corresponds with investments in the public realm, and emphasize distinct areas throughout the City with natural landscape materials. ***\* Correct, please see plan above.***
4. Coordinate landscape and design amenities across multiple sites with special attention to the relationship of public and private frontages. ***\* Correct, please see plan above.***
5. Encourage site and landscape design that allows spaces to serve multiple aesthetic, screening, environmental, recreational, or social functions. ***\* Correct, please see plan above.***
6. Provide comfort, spatial definition, and visual interest to active spaces including streetscapes, walkways, civic spaces, parks, trails, or other similar outdoor gathering places. ***\* Correct, the overall development of the neighborhood and community is paramount to our plan, and much of this will be met in how we honor the exterior spaces.***
7. Conserve energy and limited resources through landscape design, and protect and integrate established natural amenities rather than plant or design new ones. ***\* Correct, please see plan above particularly as it pertains to tree maintenance and parking lot.***
8. Screen and mitigate the visual, noise, or other impacts of high-intensity areas of sites and buildings, or where the scale and pattern of development changes. ***\* Correct, we anticipate no visual, audio, or other neighborhood impacts of any kind.***
9. Implement the City's Landscape Policy Plan for Water Efficiency, conserve water, and shift to water-conscious landscape design that is regionally appropriate and specific to the arid Front Range climate. ***\* Correct, please see plan above particularly as it pertains to tree maintenance and parking lot.***

## Project Timeline

### Development Review and Opportunities to improve designs and/or coordinate with public and private investments.

This document is a large part of our review process, and we will use the notes and meetings created with this process to follow all city and state guidelines as well as take into consideration any requests by the DDA or city of Greeley that will better allow us to maintain and bolster the over-all vision for Greeley development. We have carefully studied the Greeley Comprehensive Plan and made significant changes to The Ambry project based on that document. We feel we meet or exceed every requirement and we hope to make our city and the neighborhood we have loved for three decades proud.

We welcome any suggestions for changes or collaboration from others, both public and private, making improvements to this community and we will continue to have an open door for further development and ideas in the future.

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At this time, we do not anticipate any community reviews or special public information necessary, but we are happy to add that to our process if the committee deems it necessary.

## **Conclusion**

The Ambry project is a continuation of our love for this community and our desire to watch it grow in meaningful, connected, sustainable ways. Although the assignment of approval for shifting usage and zoning is a technical one, our hearts are too deeply invested to have this document merely reflect code requirements. The development of the code was certainly part of a desire that everyone who loves this community holds dear to be good stewards of this beautiful city. We hope that our plans reflect that intent, and we welcome your comments and feedback as we work through this process together.

Thank you for your time and consideration,

Jeff and Kelly Cook

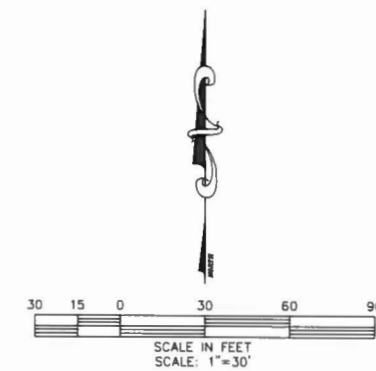
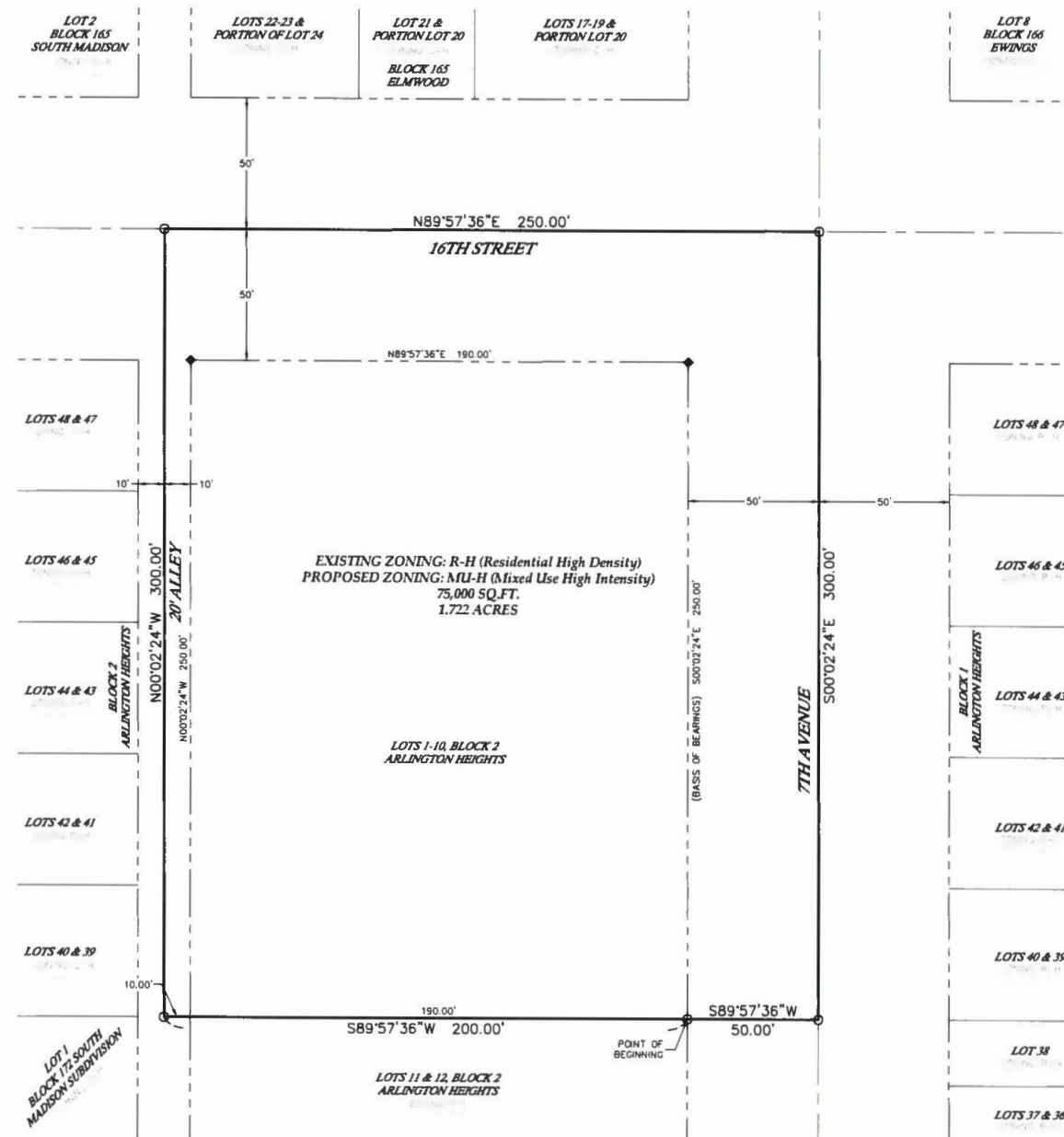
## ***1603,1611,1613 & 1619 REZONING***

Of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 2, Arlington Heights,  
and a portion of 16th Street Right of Way, 7th Avenue Right of Way and 20' Alley Right of Way,  
Situate in the Southwest Quarter of Section 8, Township 5 North, Range 65 West of the 6th P.M.,  
City of Greeley, County of Weld, State of Colorado

1.722 Acres

Project Number: ZON2022-0008

## PROJECT BOUNDARY MAP



### LEGEND

- — — — — CENTERLINE  
— · — · — · — RIGHT OF WAY LINE  
————— BOUNDARY LINE  
○ CALCULATED POSITION

***PRELIMINARY***

Paul B. Groves - On Behalf Of King Surveyors  
Colorado Licensed Professional  
Land Surveyor #38209

DATE:	7/5/2022
FILE NAME:	20220183-RZN
SCALE:	1"=30'
DRAWN BY:	CSK
CHECKED BY:	PG

**KING SURVEYORS**  
650 E. Garden Drive | Windsor, Colorado 80550  
phone: (970) 686-5011 | email: [contact@KingSurveyors.com](mailto:contact@KingSurveyors.com)



<b>REVISIONS:</b>	<b>DATE:</b>

1603,1611,1613 & 1619 REZONING  
FOR  
JEFF COOK  
716 16TH STREET  
GREELEY, CO 80631

PROJECT #:  
20220183

4

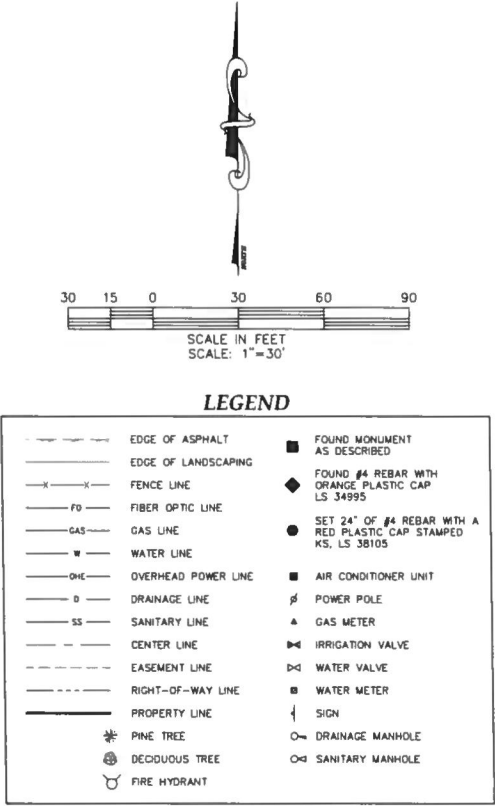
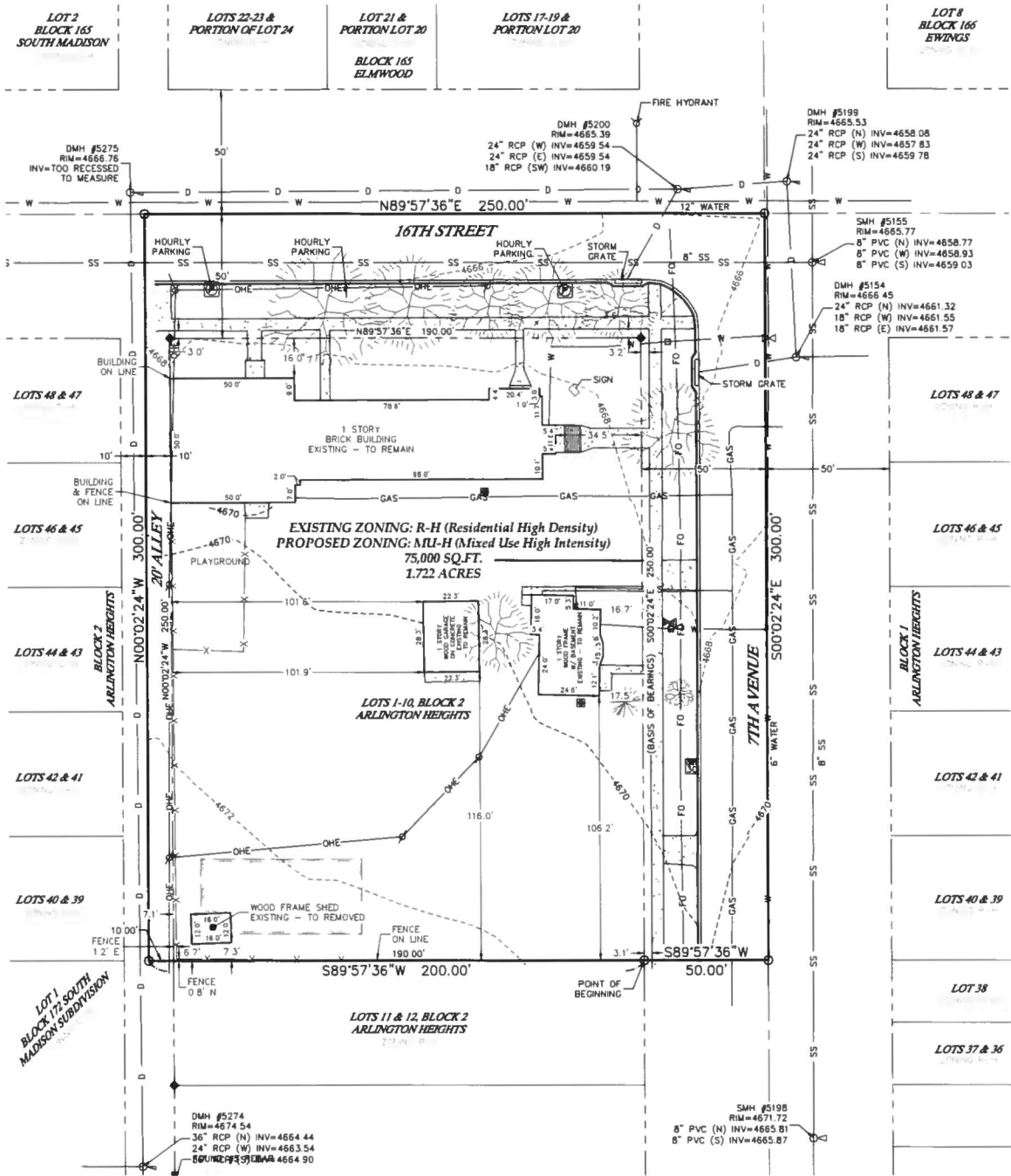
SHEET 4 OF 5

1603,1611,1613 & 1619 REZONING

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EXISTING CONDITIONS MAP



FLOOD PLAIN NOTE  
The subject property is in flood zone "X", "areas determined to be outside the 0.2% annual chance of floodplain" per FEMA flood map 08123C1537E revised January 20, 2016.

PRELIMINARY

Paul B. Groves - On Behalf Of King Surveyors  
Colorado Licensed Professional  
Land Surveyor #38209

DATE:	7/5/2022
FILE NAME:	20220183-RZN
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DRAWN BY:	CSK
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KING SURVEYORS  
650 E. Garden Drive | Windsor, Colorado 80550  
phone: (970) 686-5011 | email: contact@Kingsurveyors.com



DATE:	
REVISIONS:	

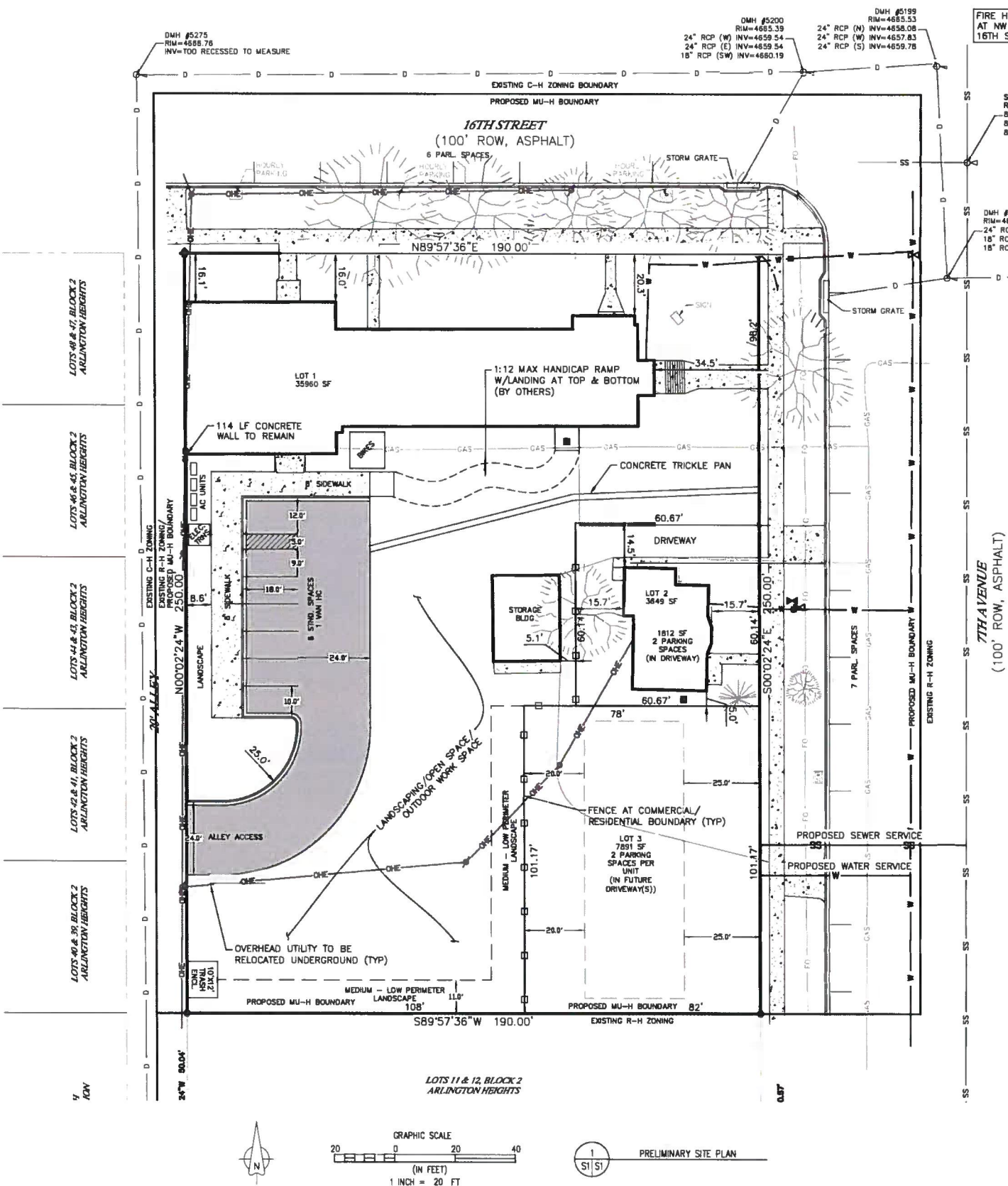
1603,1611,1613 & 1619 REZONING  
FOR  
JEFF COOK  
718 16TH STREET  
GREELEY, CO 80631

PROJECT #:  
20220183

2



SITE PLAN REVIEW



FIRE HYDRANT LOCATED AT NW CORNER OF 16TH ST AND 7TH AVE

SMH #5155  
RM=4685.77  
8" PVC (N) INV=4658.77  
8" PVC (W) INV=4658.93  
8" PVC (S) INV=4659.03

DMH #5154  
RM=4686.45  
24" RCP (N) INV=4681.32  
18" RCP (W) INV=4681.55  
18" RCP (E) INV=4681.57

- LOT DETAILS:
- 1. LOT 1:
    - 1.1. COMMERCIAL LOT
  - 2. LOT 2:
    - 2.1. DETACHED HOUSE - SMALL LOT
    - 2.2. OPEN SPACE REQUIRED - 20%
    - 2.3. OPEN SPACE PROVIDED - 49%
  - 3. LOT 3:
    - 3.1. MULTI-UNIT HOUSE - STANDARD LOT
    - 3.2. ALLOWS FOR 2 TO 4 PRIMARY UNITS
    - 3.3. 25% OPEN SPACE REQUIRED

PARKING SUMMARY:  
LOT 1 REQUIRED PARKING: 24 SPACES  
PARKING REDUCTION AVAILABLE:  
• ADJACENT PARKING: 13 SPACES X 0.75 FACTOR = 10 ADJACENT SPACES  
• PARKING WITHIN 300': 87 SPACES X 0.25 FACTOR = 22 SPACES WITHIN 300'  
• TOTAL PARKING AVAILABLE TO REDUCE ONSITE PARKING = 32 SPACES  
PARKING PROPOSED ON SITE = 7 SPACES

- PHASING PLAN:
- 1. PHASE 1: OCCUPY LOT 1 COMMERCIAL BUILDING UTILIZING ADJACENT PARKING SPACES.
  - 2. PHASE 2: CONSTRUCT ON SITE PARKING LOT AND LANDSCAPING IMPROVEMENTS WITHIN 3 YEARS OF SITE PLAN APPROVAL.

LEGEND

- |          |                        |   |   |
|----------|------------------------|---|---|
| —        | EDGE OF ASPHALT        | ■ | FOUND MONUMENT AS DESCRIBED                                     |
| -x-x-    | FENCE LINE             | ◆ | FOUND #4 REBAR WITH ORANGE PLASTIC CAP LS 34095                 |
| -FO-     | FIBER OPTIC LINE       | ● | SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED K3, LS 38105 |
| -GAS-    | GAS LINE               | ■ | AIR CONDITIONER UNIT  |
| -W-      | WATER LINE             | ⚡ | POWER POLE  |
| -OPE-    | OVERHEAD POWER LINE    | ⌘ | GAS METER   |
| -D-      | DRAINAGE LINE          | ⌘ | IRRIGATION VALVE  |
| -SS-     | SANITARY LINE          | ⌘ | WATER VALVE   |
| -EASE-   | EASEMENT LINE          | ⌘ | WATER METER   |
| -R/W-    | RIGHT-OF-WAY LINE      | ⌘ | SIGN  |
| -P.B.-   | PROPERTY BOUNDARY      | ⌘ | DRAINAGE MANHOLE  |
| -I.P.L.- | INTERIOR PROPERTY LINE | ⌘ | SANITARY MANHOLE  |
| ✱        | PINE TREE              |   |   |
| ⊙        | DECIDUOUS TREE         |   |   |

PARKING LOT PAVING  
CONCRETE SIDEWALK

PERMITS & ENGINEERING  
P&E Co.

PH (970) 918-1627

WWW.PERMITSANDENGINEERING.COM

JEFF AND KELLY COOK

THE AMBREY  
716 16TH STREET  
PRELIMINARY SITE PLAN

DATE

REVISION DESCRIPTION

SEAL AREA

PRELIMINARY

SURVEY INFO 8/13/2022

DRAWING NAME

CIVIL

DRAWING SIZE 22" X 34"

SHEET 5 OF 5

S1



