

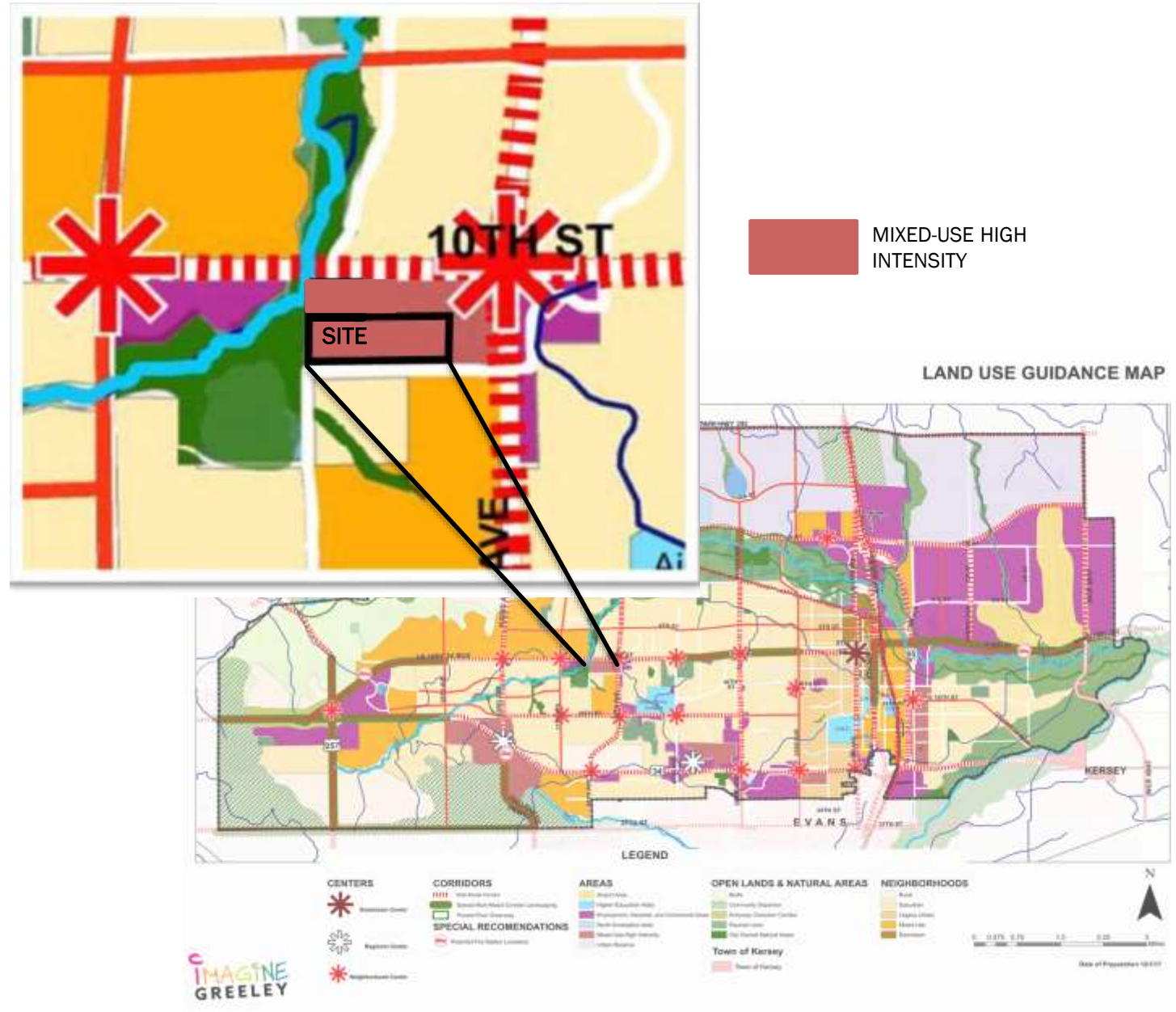
13TH STREET APARTMENTS REZONE

CITY COUNCIL

JANUARY 17TH , 2022

WHY DO WE NEED TO REZONE?

- Allows future development to better accomplish objectives of the Imagine Greeley Comprehensive Plan (2018).

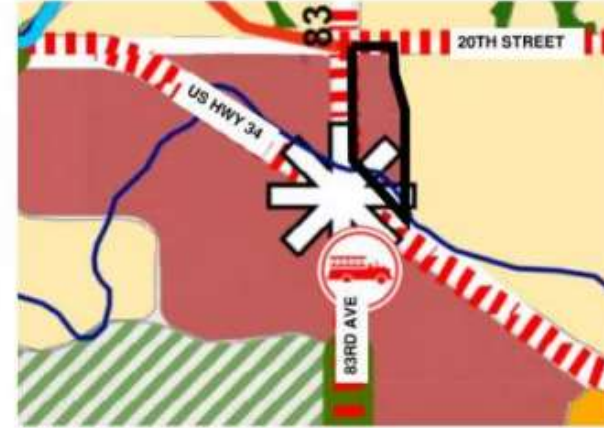


REZONE REQUEST FOLLOWS A TYPICAL PATH

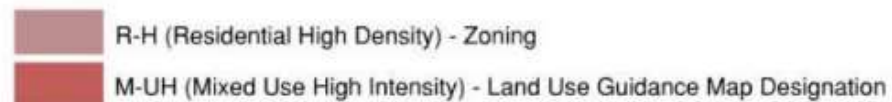
- Examples shown are of other existing R-H zoning within the M-UH Districts.



Example A.



Example B.



MIXED-USE HIGH INTENSITY

Outlined in the ‘Special Considerations’ for the Mixed-use High Intensity Area:

“Existing development within mixed-use high intensity areas are likely to contain a single use or a narrow range of uses (such as a mall or strip commercial center). As such, redevelopment of these areas should be encouraged to include a wider range of uses, particularly when these areas are located along existing transit lines. **Introducing residential uses in such areas should be a particular focus, either as stand-alone uses, or as part of a mixed-use building (e.g., ground-floor retail uses with apartments above).** “

R-H ALLOWED USES

■ Residential Uses

- Single-family Dwelling
- Two-family dwellings
- Row House dwellings
- Multi-family Dwellings
- Mixed-use dwelling
- Accessory Dwelling Units
- Boarding Houses
- Residential Care

■ Public & Civic Uses

- Assembly
- Golf Course & Country Clubs (no lights)
- Libraries, Museums, Public or Quasi-public
- Police, Fire Stations, Ambulance Dispatch & Storage
- Parks, Open Spaces & Common Areas
- Schools
- Public Transportation
- Utilities

■ Commercial Uses

- Childcare
- Short-term rental
- Bed & Breakfast

BENEFITS OF A REZONE

- Rezoning will allow a use that can support the construction of a connection of 65th Avenue to 10th Street and improvements to 13th Street.
- Provides a transition and buffer between single-family homes located to the south and C-H uses along 10th Street.



MARKET ANALYSIS – MULTIFAMILY RESIDENTIAL

The 2022 Apartment Appraisers & Consultants, Inc Report provides:

“During the last 5 years, vacancy has averaged only 4.3%, well below a stabilized 5% to 6% and indicating chronic pent-up demand”.

“The Greeley market is not expected to experience oversupply during the next 3 years, and the anticipated new supply is not expected to impact existing apartment properties in the market area”.

REZONING REVIEW CRITERIA:

Staff has found this proposal satisfies all nine (9) criteria set forth in Greeley Development Code Section 24-204:

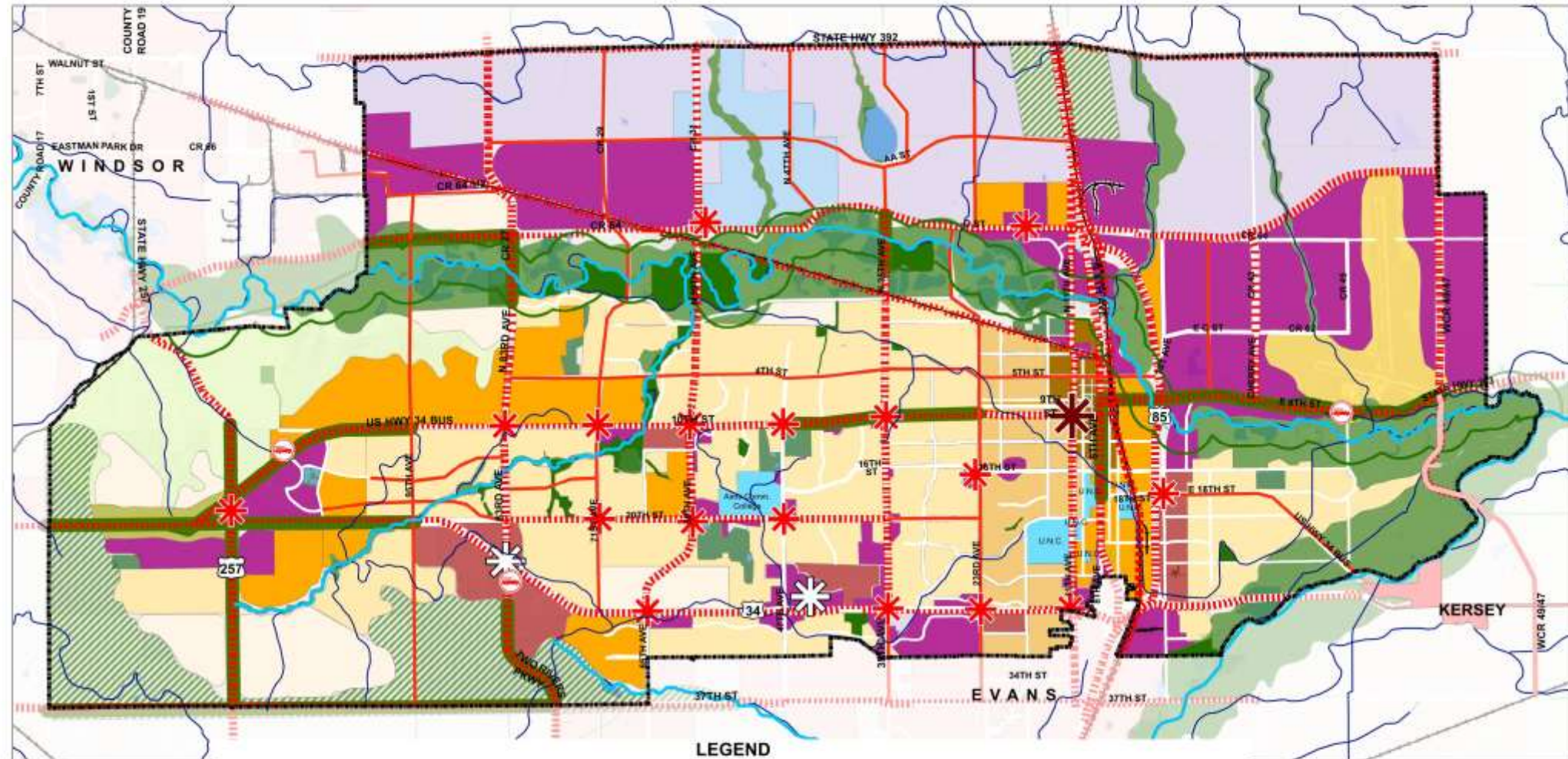
1. The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.
2. The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.
3. The area has changed, or is 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.
4. 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.
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.
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.
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.
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.
9. The recommendations of professional staff or advisory review bodies.

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CITY COUNCIL

JANUARY 17TH , 2022

LAND USE GUIDANCE MAP



LEGEND

CENTERS

-  Downtown Center
-  Regional Center
-  Neighborhood Center

CORRIDORS

-  Multi-Modal Corridor
-  Special Multi-Modal Corridor Landscaping
-  Foudre River Greenway






SPECIAL RECOMMENDATIONS

-  Potential Fire Station Locations

AREAS

-  Airport Area
-  Higher Education Hub
-  Employment, Industrial, and Commercial Areas
-  North Annexation Area
-  Mixed Use High Intensity
-  Urban Reserve

OPEN LANDS & NATURAL AREAS

-  Skuffs
-  Community Separator
-  Entryway Character Corridor
-  Riparian Land
-  City Owned Natural Areas

Town of Kersey

-  Town of Kersey

NEIGHBORHOODS

-  Rural
-  Suburban
-  Legacy Urban
-  Mixed Use
-  Downtown

N



Date of Preparation 12/1/17

R-H DISTRICT

(RESIDENTIAL HIGH DENSITY)

R-H – Residential High Density.

“The R-H district provides multi-family residential living in a moderate-density pattern in suburban neighborhoods or higher-density, and larger-scale projects in strategic locations for walkable and urban neighborhoods. It is located in areas that have transitions between lower-density neighborhoods or more intense non-residential uses and where a high level of accessibility, public amenity and support services are immediately available”

Relationship to Comprehensive Plan

- General application the Mixed-use, Legacy Urban, and Downtown Neighborhoods; Multi-modal Corridors; and Mixed-use High-intensity Areas

13TH STREET APARTMENTS REZONE MAP

MULTIPLE TRACTS OF LAND LOCATED IN THE NORTH HALF
OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH,
RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY,
COUNTY OF WELD, STATE OF COLORADO
(6450 WEST 10TH STREET)

SURVEYING CERTIFICATE

I, Anne M. Lamb, a State of Colorado Professional Land Surveyor, do hereby certify that this PROPERTY BOUNDARY MAP was prepared under the personal supervision of the undersigned, and that it is true and correct to the best of my knowledge and belief.

DRAFT
10-27-2021
PRELIMINARY - NOT FOR CONSTRUCTION,
MARKING, OR REZONING PURPOSES OR IMPLEMENTATION

RECEIVED
COUNTY OF WELD
PLANNING & ZONING DEPARTMENT
RECEIVED: 10/27/2021

VICINITY MAP
1" = 3000'

PROPERTY DESCRIPTION

Multiple parcels of land for rezoning purposes all located within the North Half of the Northeast Quarter (N1/2NE1/4) of Section Nine (9), Township Five North (T.5N), Range Sixty-six West (R.66W), of the Sixth Principal Meridian (6th P.M.), City of Greeley, County of Weld, State of Colorado, more particularly described as follows:

REZONING is the North Quarter Corner of Section 9 and assuming the North line of Northeast Quarter of said Section 9 to have South 89°23'34" East a distance of 2495.31 feet with all other bearings contained herein relative thereto.

REFERENCE South 89°24'44" East along the North line of the Northeast Quarter of said Section 9 a distance of 380.03 feet to the Northern end of the East line of the Westerly 380.00 feet of the North Half of the North Half of the Northeast Quarter (N1/2NE1/4) of said Section 9.

REFERENCE South 89°47'27" East along said Easterly line of the Westerly 380.00 feet of the N1/2NE1/4 of Section 9 a distance of 559.90 feet to the South line of the North Half of the Northeast Quarter (N1/2NE1/4) of Section 9.

REFERENCE South 89°24'44" East along said South line of the N1/2NE1/4 of Section 9 a distance of 266.02 feet to the Easterly line of the West 380.00 feet of the North Half of the Northeast Quarter (N1/2NE1/4) of said Section 9.

REFERENCE South 89°47'27" East along the West 380.00 feet of the N1/2NE1/4 of Section 9 a distance of 4.58 feet to the Northeast corner of Tract A, Bear Back Subdivision recorded September 18, 2009 as Reception No. 4028068 of the Records of Weld County.

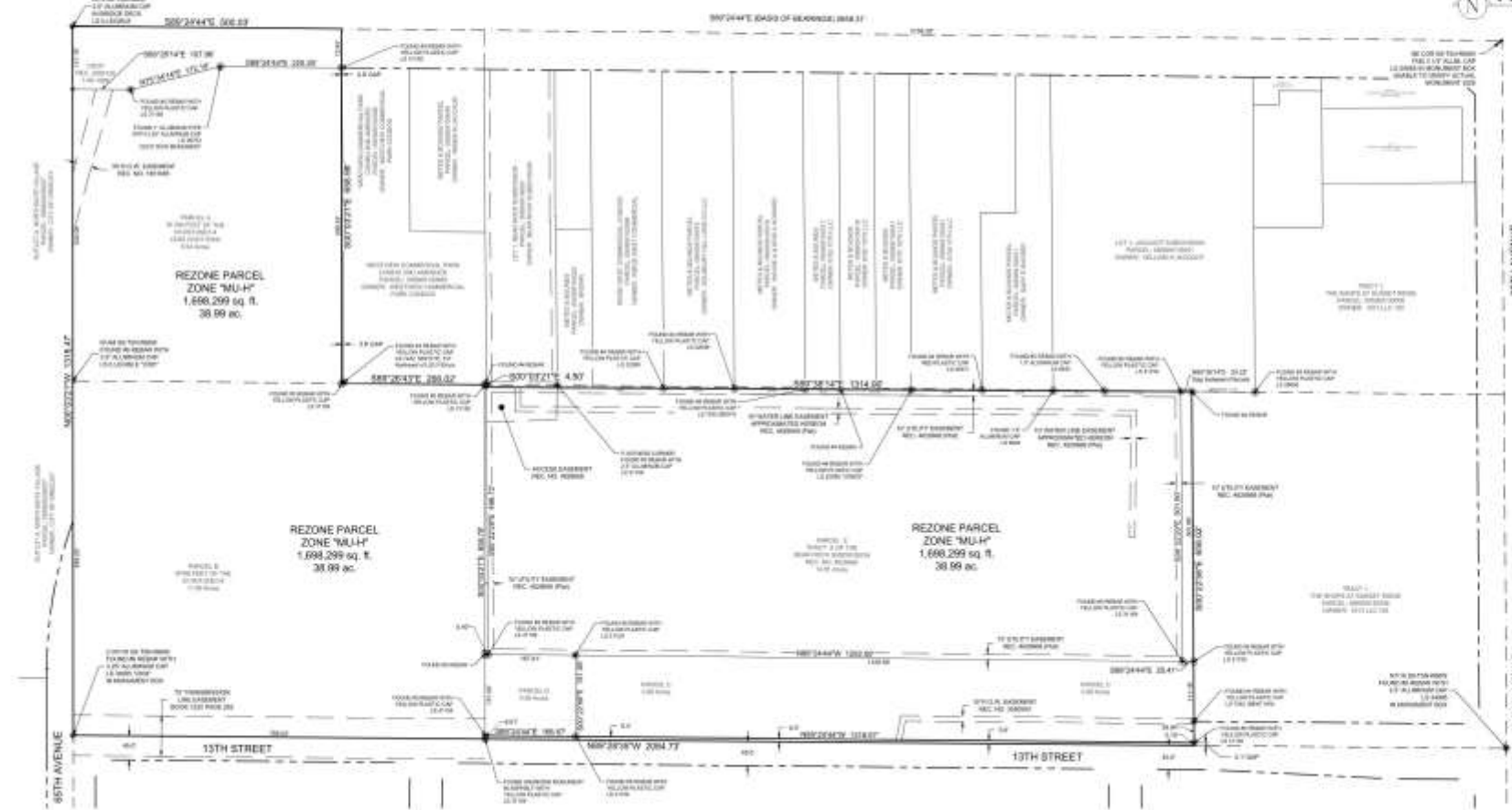
REFERENCE South 89°18'14" East along the Northern line of said Tract A, Bear Back Subdivision a distance of 1314.98 feet to the Westerly line of Tract C, Steps at Sunset Ridge Subdivision recorded August 13, 2007 as Reception No. 5486847 of the Records of Weld County.

REFERENCE South 89°22'54" East along the Westerly line of said Tract A, a distance of 690.02 feet to the South line of the North Half of the Northeast Quarter (N1/2NE1/4) of said Section 9.

REFERENCE North 89°28'29" West along said South line of the N1/2NE1/4 of Section 9 a distance of 2884.73 feet to the Corner North Street and C.M. 1500 corner of said Section 9.

REFERENCE South 89°14'49" West along the West line of the North Half of the Northeast Quarter of said Section 9 a distance of 1116.47 feet to the North Quarter Corner of Section 9 and to the POINT OF BEGINNING.

Said described parcels of land contain 34.99 acres, more or less.



NOTES:
1) The base line of measurements for this survey is U.S. Survey Feet.

2) The Dates of Bearings in the North Half of the Northeast Quarter of Section 9 is bearing South 89°24'44" East, and measured as shown on drawing.

3) The intent of this map is to rezone several parcels of land to Zone 'MU-H' (Mixed Use High Density).

4) Horizontal Datum: Coordinate system is a Northern Engineering local coordinate system based on NAD 83 '8113.27' (4000000.000000). Known internally as 'pinkey local'.

SYMBOL LEGEND
 * FOUND PROPERTY MONUMENT
 * NOT FOUND MONUMENT
 * CALCULATED MONUMENT

LINE LEGEND
 --- EXISTING LINE
 --- RIGHT OF WAY LINE
 --- ADJACENT PROPERTY LINE
 --- PROPERTY LINE
 --- EXISTING LINE

SOURCE:
Northern Engineering has prepared this map under contract for high precision based on the best available information. It is not a warranty or guarantee of accuracy. It is not a representation of the actual condition of the land. It is not a representation of the actual condition of the land. It is not a representation of the actual condition of the land.

DATE:
10/27/2021
10/27/2021
10/27/2021

NORTHERN ENGINEERING
 NORTHERN ENGINEERING
 NORTHERN ENGINEERING

PROJECT:
13TH STREET APARTMENTS REZONE MAP
13TH STREET APARTMENTS REZONE MAP
13TH STREET APARTMENTS REZONE MAP

13TH STREET APARTMENTS REZONE MAP
 MULTIPLE PARCELS OF LAND
 GREELEY, COLORADO

Sheet
1
Of 1 Sheets



13TH STREET APARTMENTS

REZONE SUBMITTAL

CREATED BY:
PREPARED BY:



LAND PLANNER

WILEY DESIGN INC.
San Diego
414 Canyon Blvd, Suite 200
San Diego, CA 92101
p. 619.594.8888

APPLICANT

LOVE DEVELOPMENT
AMC, L.P.A.
San Diego, CA 92101

ENGINEER

NORTHWEST ENGINEERING
San Diego, CA
3714 Avenue Blvd, Suite 100
San Diego, CA 92101
p. 619.594.8888



| NO. | DESCRIPTION | DATE |
|-----|------------------|------------|
| 01 | REZONE SUBMITTAL | 10.24.2021 |
| 02 | REZONE SUBMITTAL | 11.01.2021 |
| 03 | REZONE SUBMITTAL | 11.01.2021 |
| 04 | REZONE SUBMITTAL | 11.01.2021 |
| 05 | REZONE SUBMITTAL | 11.01.2021 |
| 06 | REZONE SUBMITTAL | 11.01.2021 |
| 07 | REZONE SUBMITTAL | 11.01.2021 |
| 08 | REZONE SUBMITTAL | 11.01.2021 |
| 09 | REZONE SUBMITTAL | 11.01.2021 |
| 10 | REZONE SUBMITTAL | 11.01.2021 |
| 11 | REZONE SUBMITTAL | 11.01.2021 |
| 12 | REZONE SUBMITTAL | 11.01.2021 |
| 13 | REZONE SUBMITTAL | 11.01.2021 |
| 14 | REZONE SUBMITTAL | 11.01.2021 |
| 15 | REZONE SUBMITTAL | 11.01.2021 |
| 16 | REZONE SUBMITTAL | 11.01.2021 |
| 17 | REZONE SUBMITTAL | 11.01.2021 |
| 18 | REZONE SUBMITTAL | 11.01.2021 |
| 19 | REZONE SUBMITTAL | 11.01.2021 |
| 20 | REZONE SUBMITTAL | 11.01.2021 |

REZONE SUITABILITY MAP

SCALE



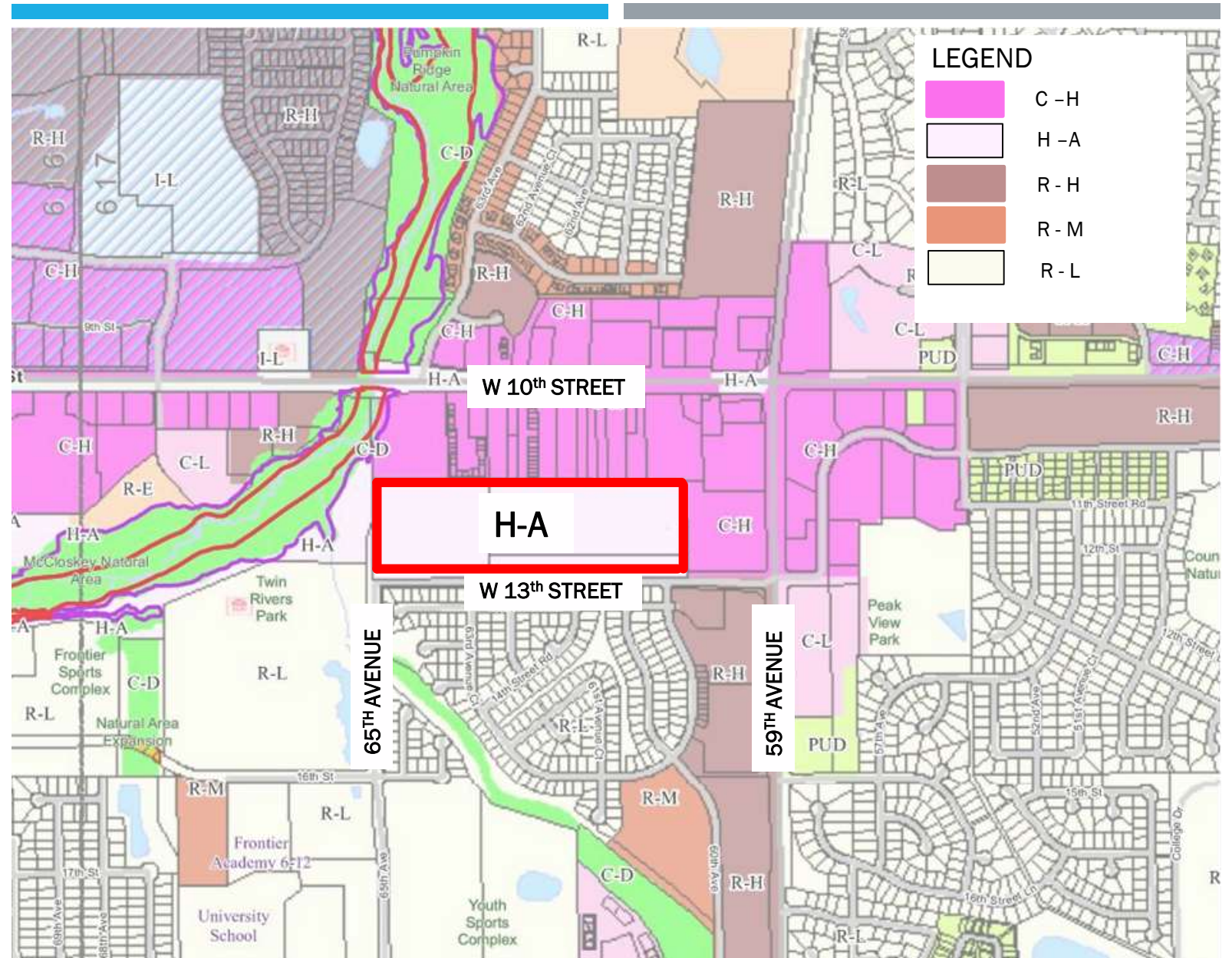
PROJECT NO.: 13TH ST
DRAWING NO.: 13TH ST
REVISION NO.: 13TH ST
DRAWING NUMBER:

SITE LOCATION



EXISTING ZONING

- Current zoning is H-A (*Holdings Agriculture*)
- Surrounding zoning:
 - C-H (*Commercial High Intensity*)
 - R-H (*Residential High Density*)
 - R-M (*Residential Medium Density*)
 - R-L (*Residential Low Density*)



PROPOSED ZONING

