

Hope Springs PUD

Rezoning and PUD Plan

ZON2022-0007

PUD2021-0012

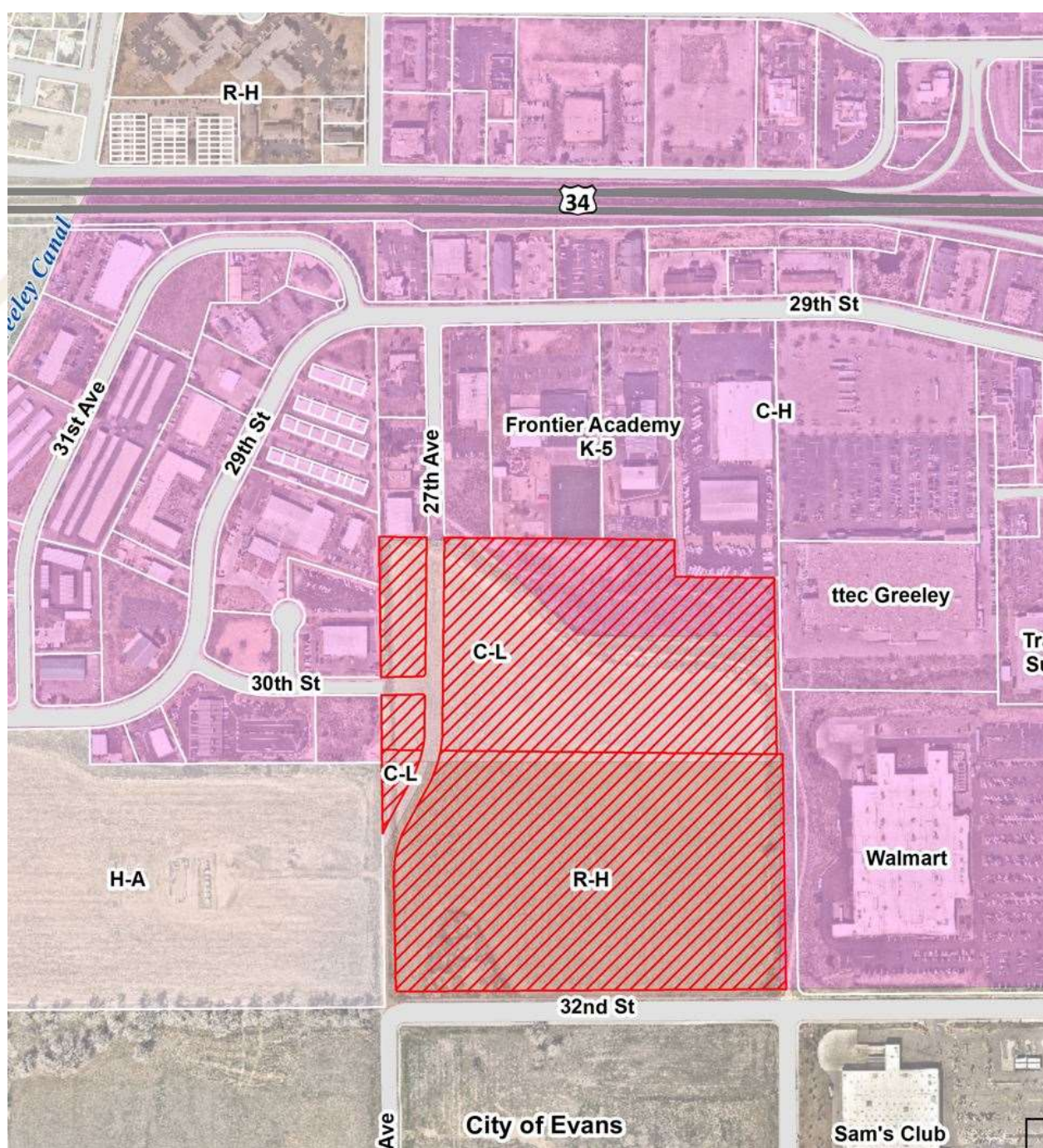
City Council

August 2, 2022

Michael Garrott, Planning Manager



Proposed rezone from C-L, C-H and R-H to PUD



↑
NORTH



Request & Site Background

- 1. Rezone 43.42 acres from R-H (Residential High Density), C-L (Commercial Low Intensity) and C-H (Commercial High Intensity) to PUD (Planned Unit Development –Hope Springs)**
- 2. Hope Springs PUD Plan**
 - **Proposed mixed-use development to include single family, duplex, multi-family, commercial and open space**
- 3. The Planning Commission approved the preliminary subdivision plat (known as the Kirk-Watson Subdivision, First Replat, pending City Council’s decision on the rezone request.**
- 4. The existing zoning has been in place since 1987**
 - **Property has remained undeveloped**



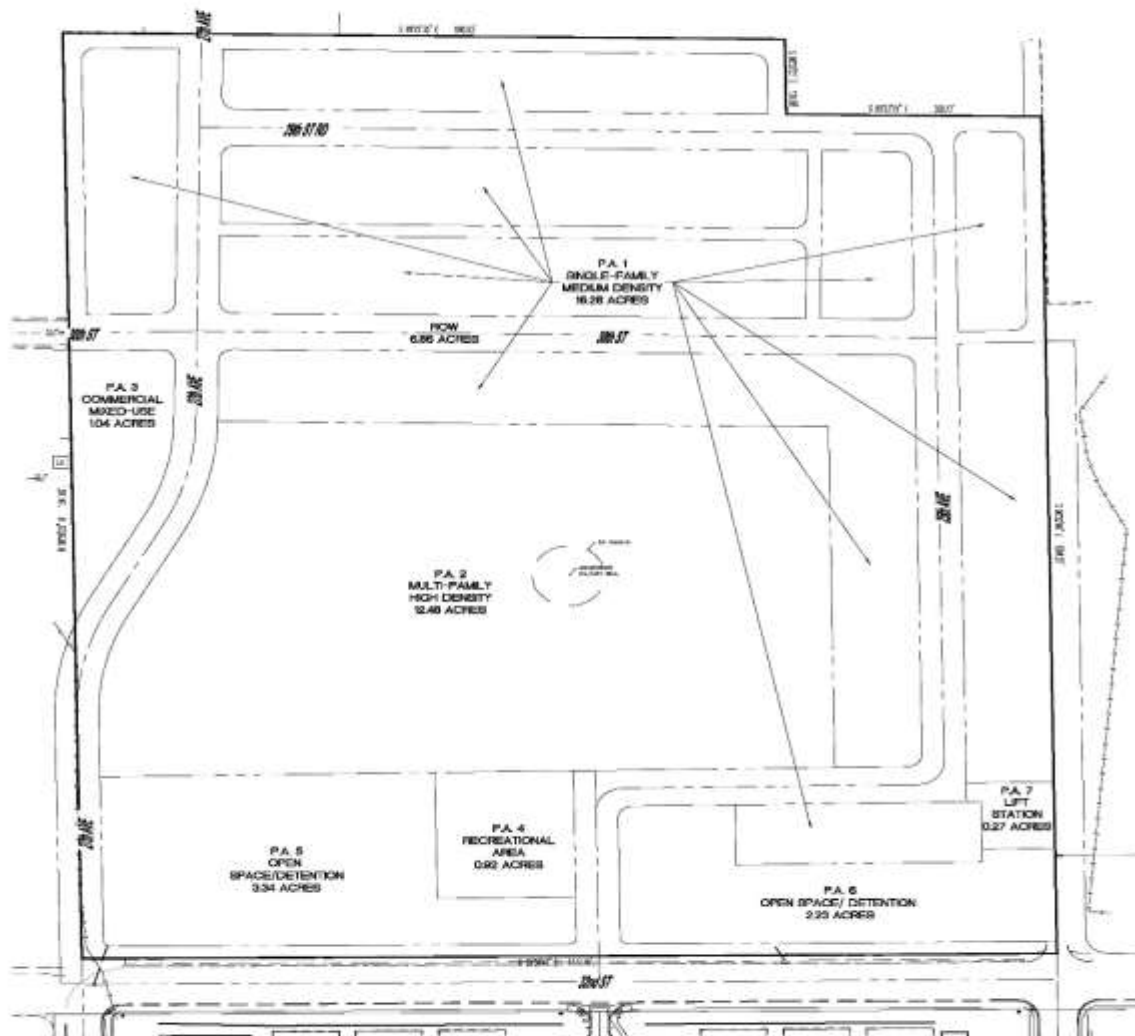
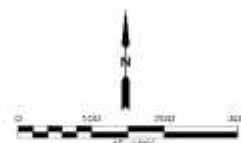
Rezone and PUD Plan Request

- **43.42-acre site**
- **16.28-acres of single-family medium density (attached and detached)**
 - **Smaller lot sizes anticipated for low-income housing opportunity**
- **12.48-acres of multi-family**
- **Up to a total of 557 residential dwelling units**
- **1.04-acres of commercial**
- **6.49-acres of open space / stormwater detention and recreational areas**



HOPE SPRINGS PUD

KIRK WATSON SUBDIVISION – FIRST REPLAT
 BEING A PORTION OF THE WEST HALF OF NORTHEAST QUARTER,
 SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
 CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
 43.42 ACRES
 PROJECT NUMBER: PUD2021-0012



Site Summary					
Area	Use	Area (Acres)	Density Range (DUs per Acre)	Dealing Units (DUs)	% of Site
P.A. 1	Single-Family Medium Density	16.28	2-14	302	37.49%
	Subtotal Single-Family	16.28		302	37.49%
P.A. 2	Multi-Family High Density	12.48	40-60	525	26.74%
	Subtotal Multi-Family	12.48		525	26.74%
P.A. 3	Commercial	104		320	3.40%
	Subtotal Commercial	104		320	3.40%
P.A. 4	Recreational Area	0.92			0.12%
P.A. 5	Open Space/Retention	0.34			0.08%
P.A. 6	Open Space/Retention	2.23			0.51%
	Subtotal Open Space/Retention	2.57			0.59%
P.A. 7	Lift Station	0.27			0.06%
	Subtotal Lift Station	0.27			0.06%
Right-Of-Way	R.O.W.	4.88			11.24%
	Subtotal R.O.W.	4.88			11.24%
TOTAL	Entire Property	43.42			100.00%

LEGAL DESCRIPTION

(PROVIDED BY UNIFIED-TITLE COMPANY TITLE COMMITMENT FILE NO. 20627070, DATED SEPTEMBER 4, 2020)

TRACTS A, B, C, D AND E, KIRK - WATSON SUBDIVISION, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

AND:

(PROVIDED BY THE PLAT OF KIRK-WATSON SUBDIVISION, AS RECORDED ON MARCH 23, 2012 AT REGISTRATION NO. 383480, WELD COUNTY RECORDS)

THAT PARCEL DESCRIBED AS 20.00 FEET PUBLIC RIGHT-OF-WAY, BEING THE 20.00 FEET ALONG THE EAST BOUNDARY OF TRACT A, FOR THE PLAT OF KIRK-WATSON SUBDIVISION, AS RECORDED MARCH 23, 2012 AT REGISTRATION NO. 383480, WELD COUNTY RECORDS CONTAINING 0.270 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PARCELS OF LAND CONTAIN 43.42 ACRES, MORE OR LESS AND ARE SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

OVERALL MASTER DEVELOPMENT PLAN

Rev. No.	Date	Revision Description
1	2/21/2022	Submitted to city
2		
3		
4		
5		
6		
7		
8		
9		
10		

DRAWN FOR
 RICHMARK REAL ESTATE
 PARTNERS LLC
 2000 60TH AVENUE
 GREELEY, CO 80634
 (970) 346-7900

HOPE SPRINGS PUD
 GREELEY, CO 80634

WERNER ENGINEERING
 AND LAND DEVELOPMENT LLC
 1440 FISHER RD S
 PLATTEVILLE CO 80651
 (970) 339-2656
 ern@wernereng.com

REVISED
 2/21/2022
 AD BY KOWN
 PUD2021-0012
 3

Variation of standards

- **Planning Area 1**
 - **Rear setback reduction from the require 20 feet to 10 feet**
 - **Interior side setbacks reduced from 5 feet to 0 feet for two-family units only**
 - **Accessory Structures**
 - **Reduce street side setbacks from 20 feet to 10 feet**
- **Planning Area 2**
 - **Front setback reduction from 25 feet to 20 feet**

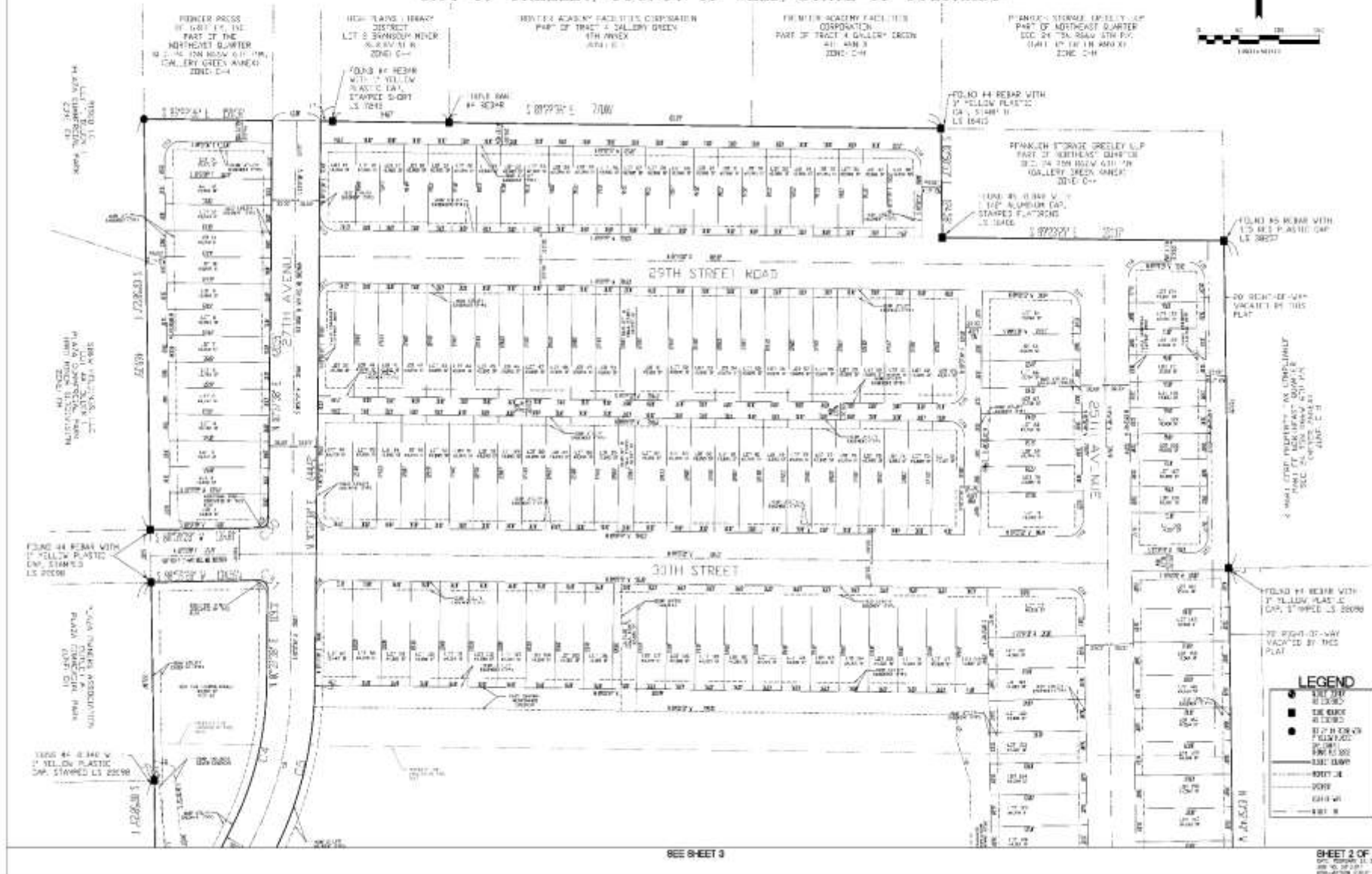


Preliminary Plat

- **Preliminary Plat – PC approved**
 - **176 lots**
 - **22 single-family lots**
 - **152 duplex lots (76 buildings)**
 - **1 future multi-family lot**
 - **1 future commercial lot**
 - **7 outlots (open space, drainage, utilities, landscaping)**

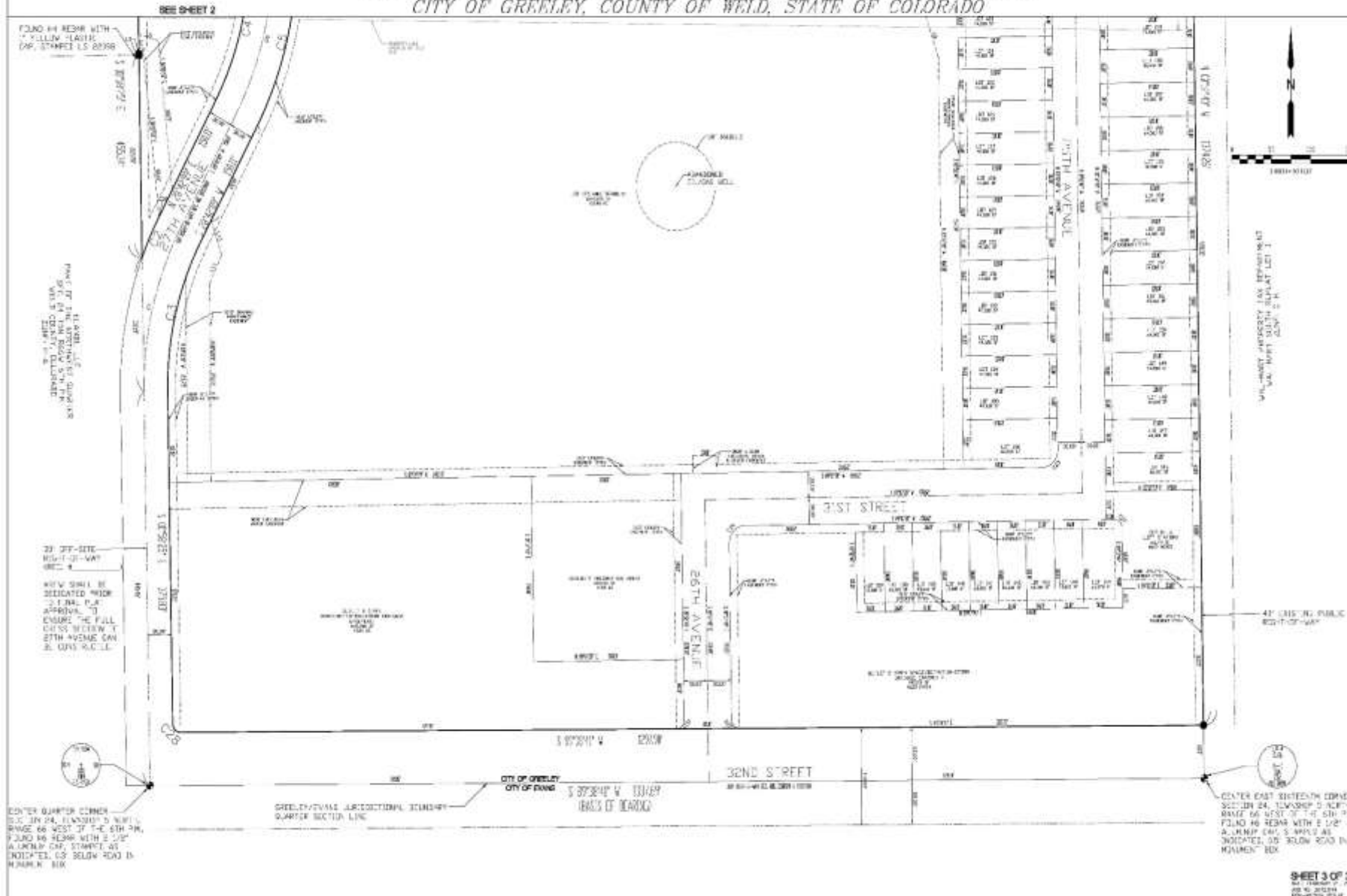


KIRK-WATSON SUBDIVISION-FIRST REPLAT
 BEING A REPLAT OF TRACTS A, B, C, D AND E, KIRK-WATSON SUBDIVISION,
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Approval Criteria

Rezone and PUD Plan Criteria – 24-625(C)(3) – Eight criteria evaluated for the Rezone application and PUD Plan -24-663(b)

- **The proposed Rezone is consistent with the criteria as outlined in your Summary**
- **PUD Plan is consistent with the Comprehensive Plan**

Notification

- **Neighborhood Meeting on May 5, 2022,**
- **No concerns were raised at the meeting**
- **Notice letters were mailed to property owners within 500 feet of site**
- **Signs were posted on the site(s) & newspaper notice was published**
- **No inquiries have been received**



Recommendation

Planning Commission reviewed the requests and conducted a public hearing on June 28, 2022 and voted unanimously to recommend approval for both items

