

## PLANNING COMMISSION SUMMARY

**ITEMS:** Preliminary Plat

**FILE NUMBER:** SUB2021-0026

**PROJECT:** Lake Bluff Preliminary Plat

**LOCATION:** North of US Highway 34 Business, east of 101<sup>st</sup> Avenue, and west of 95<sup>th</sup> Avenue.

**APPLICANT:** Andrew R. Klein on behalf of Greeley-Rothe, LLC

**CASE PLANNER:** Brittany Hathaway, Planner III

**PLANNING COMMISSION HEARING DATE:** January 11, 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 motion to approve, approve with conditions, or deny the request based on the review criteria Section 24-203 of the 2021 Development Code.

### EXECUTIVE SUMMARY

The City of Greeley is considering a request by Greeley-Roth LLC for a Preliminary Plat approval on approximately 295 acres located north of US-34 Business, east of 101<sup>st</sup> Avenue, and west of 95<sup>th</sup> Avenue.

### A. REQUEST

The applicant is requesting approval of a Preliminary Plat to plat 10 tracts and dedicate 19.715 acres of right-of-way. The proposed plat includes the street and utility infrastructure to serve the 10 tracts. Final design would be coordinated with the replat of the individual tracts once builders or developers have been confirmed and site designs or layouts are determined. The purpose of the plat in creating tracts is to provide pad-sites for builders and developers that follow the approved Lake Bluff PUD planning areas and land uses. *See Attachment B – Narrative and Attachment C – Preliminary Plat.*

The request was submitted under the 2021 Development Code, which allows for preliminary subdivisions within an approved Planned Unit Development (PUD) to follow the major

subdivision procedures in Section 24-203 rather than a zoning action. This would include a public hearing and final decision by the Planning Commission.

On March 3, 2020, City Council approved the Lake Bluff PUD (PUD2018-0010), which may be found under Attachment D. This request for a subdivision is in substantial conformance with the approved Preliminary PUD Plan. All proposed land uses are permitted in the prescribed planning areas and dedicated tract uses, including parkland and school uses, comply with the approved Master Plan. General road and utility layouts are also in conformance with the approved PUD.

## **B. STAFF RECOMMENDATION**

Approval

## **C. LOCATION**

### **Abutting Zoning/Land Use:**

North: R-L & Weld County zoning: A AG

South: H-A & PUD (Tri-Pointe/Promontory PUD)

East: PUD (The Cache PUD)

West: PUD (Original *expired* Lake Bluff PUD)\*

*\*Poudre Heights Preliminary PUD under review by Staff*

### **Site Characteristics:**

The site is largely undeveloped agricultural land. Oil and gas operations are located on the eastern side of the project adjacent to 95<sup>th</sup> Avenue. These existing well locations would encumber future development in the southeastern planning areas until such time they are capped and abandoned. A natural bluff area, known as the Poudre Bluffs is located at the northern boundary of the property.

### **Surrounding Land Uses:**

North: Agricultural and a large lot single family residence.

South: Single-Family residential and agricultural. Promontory PUD (residential and commercial uses) is also located to the southwest of the project.

East: Agricultural (future mixed-use)

West: Agricultural (future mixed-use)

## **D. BACKGROUND**

In 1985 a 1,701 acre property was annexed into the City, known as the Golden Triangle Second Annexation (Ordinance 1:85), which included the subject property. The entire annexed area was zoned PUD with a Conceptual PUD for a variety of approved land uses including residential,

commercial, industrial, recreation, and open space uses. In 1997, an application was approved to divide the 1,701 acre Golden Triangle PUD into six separate PUD tracts (PUD 11:97) while maintaining all of the underlying land uses. The subject site was included in the Golden Triangle PUD #3.

The Lake Bluff PUD went through Preliminary PUD approvals in 2009 and again in 2013. These iterations were not finalized through a Final PUD process and thus expired.

The current Lake Bluff Preliminary PUD (PUD2018-0010) was approved by City Council on March 3, 2020 (Ordinance 03, 2020). The Preliminary PUD provides land uses including a mix of residential and commercial with an approximate 10.9 acre school site provided within proposed Tract C. Parks and trails are also committed for the project including two park sites totaling 10.2 acres to be dedicated to the City of Greeley.

Included in the PUD was approximately 55 acres of bluff preservation that would be dedicated to the City. City staff including Planning, Engineering, and Natural Areas, met with the applicant on-site on November 9, 2021 to map out the required bluff preservation area to be dedicated to the City. The data gathered and related dedication would be provided on the replat that would be forthcoming to further subdivide the tracts into buildable lots. A future school site would also be dedicated at time of replat once subdivision layouts are known.

Dedication requirements are included on the preliminary plat under the “Land Use Breakdown” chart and included within the plat notes. These notes would be included on the administratively approved final plat to ensure dedication requirements are memorialized for future re-platting.

## **E. APPROVAL CRITERIA**

In reaching recommendations and decisions on Preliminary Plats (Major Subdivisions), the Planning Commission shall determine if the preliminary plat criteria and procedures of Section 24-203 have been met.

*The proposed Preliminary Plat meets applicable review criteria in Section 24-203 (a)-(i). Additionally, the proposed Preliminary Plat to create tracts, provide infrastructure for future development, and to provide dedication of public rights-of-way, substantially conforms to the approved Preliminary PUD.*

## **F. PHYSICAL SITE CHARACTERISTICS**

### **HAZARDS**

The applicant has identified areas within the site that are impacted by significant slopes and existing oil and gas facilities, which may impact development. Setbacks have been identified within Preliminary PUD to protect sensitive bluff areas. Staff is unaware of any other hazards on the property.

#### **WILDLIFE**

The areas near and within the Poudre Bluffs are identified for moderate impacts to wildlife. To protect the existing habitat, the applicant intends to protect these sensitive areas by dedicating open space and requiring large building setbacks adjacent to the bluff area per the approved Preliminary PUD.

A biologist's report would be required to be submitted for any development that may occur near the impacted areas. As this Preliminary Plat would not create buildable lots and proposed roadways are located outside of impacted areas, the report would be required at time of replat.

#### **FLOODPLAIN**

The property is not located within the 100-year floodplain, according to the adopted Federal Emergency Management Administration (FEMA) flood data.

#### **DRAINAGE AND EROSION**

Increases in stormwater flows from development would be addressed with on-site and off-site detention ponds, which would be designed to limit runoff to historical flows and would be addressed at time of each filing. Another effort to minimize stormwater runoff would be to limit the amount of non-pervious surface, through best management practices.

Erosion control devices would be designed by the developer and reviewed by the City at time of construction to ensure that best management practices as utilized as the project progress.

#### **TRANSPORTATION**

The proposed plat provides dedication for 5 roadways, including 4<sup>th</sup> Street and 7<sup>th</sup> Street east-west extensions. Proposed roadways were designed in coordination with neighboring Cache PUD and the Transportation Master Plan to ensure alignment. Paving within 7<sup>th</sup> Street, 97<sup>th</sup> Avenue, portions of 101<sup>st</sup> Avenue, and 95<sup>th</sup> Avenue would be included with the first phase in 2022.

The City of Greeley's Transportation Planner and Traffic Engineer have reviewed the Traffic Study, which assumed both 2027 short term build out and 2040 long term plans of the City and CDOT. Included in the analysis was an assumed build out of up to 1,150 residential units, 425,000 square feet of commercial uses, and an elementary school site. Proposed

improvements were deemed sufficient to serve the development. Further analysis would be conducted once development plans are submitted.

## **G. SERVICES**

### **WATER**

The City of Greeley would provide water service to the site. A water main would be constructed by the applicant from 89<sup>th</sup> Avenue and 10<sup>th</sup> Street through the neighboring Cache PUD and looped through the Lake Bluff site. The extension would provide future stubs for the Cache PUD and Poudre Heights PUD (pending approval).

### **SANITATION**

The City of Greeley would provide sanitary sewer services to the area. The applicant would construct the extension of the Poudre Trunk line within 7<sup>th</sup> Street, 4<sup>th</sup> Street, 95<sup>th</sup> Avenue and 97<sup>th</sup> Avenues with neighboring developments.

### **EMERGENCY SERVICES**

The property is served by the City of Greeley's Police and Fire Departments. Fire Station #7 is located along 10<sup>th</sup> Street, approximately 2.3 miles east of Lake Bluff. Fire Station #6 located at the intersection of US Highway 34 Bypass and Promontory Parkway, is approximately 1.5 miles south of Lake Bluff.

### **PARKS AND OPEN SPACES**

The proposal includes 11.5 acres to be dedicated for parks and pocket parks, including 10.2 acres of programmable park area to be dedicated to the City of Greeley at time of replat once lot and neighborhood layouts are known.

The applicant would also dedicate approximately 55 acres of bluff preservation open space to the City of Greeley for public use at time of replat.

### **SCHOOLS**

The subject property is located within the Windsor-Severance (WE-4) School District. The applicants have ongoing discussions with the School District and would dedicate an approximate 10.9-acre elementary school site to serve the surrounding area. School site dedication would be determined once Tract C is re-platted and lot configuration is determined.

### **METROPOLITAN DISTRICT**

The applicant intends to finance many of the on- and off-site improvements for the development by means of a Metropolitan District. The Lake Bluff Metropolitan District Nos. 1-3 was approved in 2018.

## **H. NEIGHBORHOOD IMPACTS**

### **VISUAL**

Visual impacts would be further reviewed against landscape and buffer requirements and the approved PUD at time of replat. Visual impacts resulting from residential development along the Poudre Bluffs and trail systems would be mitigated through significant building setbacks and open space dedications.

### **NOISE**

Any potential noise created by future development will be regulated by the Municipal Code.

## **I. PUBLIC NOTICE AND COMMENT**

Neighborhood courtesy notices for the hearing were mailed to surrounding property owners within 500 feet on December 17, 2021 and a notice was published in the newspaper and on the City's website per Development Code requirements. A sign was posted on the site on December 16, 2021. As of the finalization of this report no written comments have been received.

## **J. PLANNING COMMISSION RECOMMENDED MOTION**

Based on the application received and the preceding analysis, the Planning Commission finds that the Lake Bluff Preliminary Subdivision is in compliance with the provisions of the Subdivision Regulations and Development Code criteria outlined in Section 24-203 and therefore approves the preliminary plat as presented.

### **ALTERNATIVE MOTION**

Based on the application received and the preceding analysis, the Planning Commission finds that the Lake Bluff Preliminary Subdivision is not in compliance with the provisions of the Subdivision Regulations and Development Code criteria outlined in Section 24-203 and therefore denies the preliminary plat as presented.

## **ATTACHMENTS**

Attachment A – Zoning/Vicinity Map  
Attachment B – Project Narrative  
Attachment C – Proposed Preliminary Plat  
Attachment D – Lake Bluff PUD