

PLANNING COMMISSION SUMMARY

ITEMS: Rezone property from PUD (Planned Unit Development) and C-H (Commercial High Intensity) to R-MH (Residential Micro Housing)

FILE NUMBER: ZON2022-0005

PROJECT: Stoneybrook Lot 2 and Lot 3 Rezone

LOCATION: South of F Street, west of N. 35th Avenue, and approximately ½ mile north of 4th Street.

APPLICANT: Robert Eck (Stoneybrook 234 LLC) and Donna Barrentine (Atwell Group)

CASE PLANNER: Michael Franke, Planner I

PLANNING COMMISSION HEARING DATE: April 11, 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 of the Development Code.

EXECUTIVE SUMMARY

The City of Greeley is considering a request from Stoneybrook 234 LLC to rezone 22.25 acres of land located south of F Street, west of N. 35th Avenue, and approximately ½ mile north of 4th Street from PUD (Planned Unit Development) and C-H (Commercial High Intensity) to R-MH (Residential Micro Housing) zone district (see Attachments A, C, and D).

A. REQUEST

The applicant is requesting approval of a rezone (see Attachment C).

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning:

North: R-H (Residential High Intensity) and C-D (Conservation District); A (AG) (Weld County).

South: R-MH (Residential Micro Housing).

East: R-M (Residential Medium Intensity) and I-L (Industrial Light Intensity).

West: R-MH (Residential Micro Housing).

Surrounding Land Uses:

North: Residential
South: Residential and Vacant Land
East: N. 35th Avenue/Vacant Land
West: Residential

Site Characteristics:

The site consists of undeveloped, vacant land. The property is relatively flat land and has patches of trees scattered near N. 35th Avenue and near the existing Stoneybrook Mobile Home Park on the east side of the site.

D. BACKGROUND

The subject site was annexed into the City of Greeley in 1985 as part of the Puttnam Farm Annexation (02021700). The land has remained undeveloped since the time of annexation. In 1999, the land was subdivided into two separate lots (Lot 2 and Lot 3) as part of the Stoneybrook Subdivision Filing No. 1 (2710177). The intention of the current rezone request is to provide adequate zoning for expansion of the existing Stoneybrook Mobile Home Park development adjacent to this land.

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 Suburban area. Supported uses include a mixture of residential housing types (micro, single family, row housing, multifamily, etc.). A diversity of housing types is encouraged to meet the housing demands of citizens. Mobile/Manufactured homes provide a “missing middle” housing type that is typically more equitable to obtain.

Goal HO-2: Encourage a broad diversity of housing options.

Objective HO-2.1 Diversity in New Development - Encourage a variety of housing types, sizes, styles, and price-points of housing units within new residential projects or subdivisions. Ensure that Greeley has neighborhoods and/or development sites available and attractive to its desired workforce, including higher-end housing for executives and other high-paid workers.

Objective HO-2.2 Rental Housing - Foster the development of attractive, safe, and well-maintained rental properties for those who do not qualify for or desire to own property.

Staff Comment: This proposal is in accordance with Housing Goal 2 of the Imagine Greeley Comprehensive Plan, “Encourage a broad diversity of housing options.” Ultimate approval of this rezoning request would enable construction of mobile/manufactured homes, either for rent or purchase, which broadens the diversity of housing types within Greeley.

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.
- GC-2.1 Land Use Guidance Map: Maintain a land use guidance map as a guide for land use, zoning, and development within the City of Greeley and its Long Range Expected Growth Area (LREGA).
- 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-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.

Housing:

- HO-1.6 Universal Design and Visitability: Encourage the development of new housing units that incorporate design elements to accommodate the specific needs of the elderly and others who might have limited mobility.

Transportation and Mobility:

- TM-1.2 Pedestrian Movements: Ensure pedestrian movement and accessibility is considered in the design and construction of all public and private development projects. Ample and safe sidewalks and other pedestrian pathways within and between developments should be provided.
- TM-3.3 Transit-Oriented Development: Require all new development and redevelopment near (within ¼ mile) of an existing or planned transit line, or located along a multi-modal corridor (as identified on the Land Use Guidance Map) to incorporate transit-oriented design into projects.

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

Staff Comment: The R-MH zoning district provides residential living for manufactured, mobile, or other small-format residences in a planned community that

shares common amenities. This housing type is generally located in areas that have transitions between lower-density neighborhoods or more intense, non-residential uses or where a high level of accessibility, public amenity and support services are immediately available. The proposed rezone would allow for further development of micro housing types, such as mobile, manufactured, and other small format housing types. The ability to develop such housing types aligns with the intent of the R-MH (Residential Micro Housing) zoning district and is consistent with other uses in the surrounding area. Existing uses within the area are primarily low- to medium-density residential uses with some vacant land available for development. The applicant is proposing to expand the development of mobile/manufactured homes on the site, which is consistent with increasing the diversity of housing types in the city in a more equitable format.

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: Development within this area has been residential. An existing mobile home park, Stoneybrook, has provided micro housing options for Greeley citizens since 1997. As the housing market in Colorado continues to exhibit a need for lower cost housing alternatives, the purpose of this rezone is to further expand the development of the Stoneybrook Mobile Home Park, increasing the diversity of Greeley's housing stock. The expansion of Stoneybrook Mobile Home Park will increase the opportunity for home ownership options within Greeley. Increasing the diversity of housing stock creates new opportunity for citizens to obtain quality housing to meet specific needs of all income, socio-economic, and ability levels. The current zoning (PUD and C-H) limits the ability to expand micro housing types on the subject property. Planning staff concludes that it is in the public's interest to rezone the subject site to allow for additional manufactured home 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 1985, with no development occurring on site since the establishment of zoning. The existing zoning districts are inappropriate with development trends in the area. The PUD zoning was established with the intent of developing RV/boat and indoor

storage uses, which is incompatible with the adjacent mobile home park development. The commercial zoning was established with the intent of allowing general business uses typically consistent with permitted uses in the C-H zoning district.

Throughout the years as Greeley has developed, the areas surrounding the subject site have been developed as low- to medium-density residential uses, such as mobile homes and single-family homes. Additionally, there are some civil uses within the adjacent areas – Greeley Fire Station #3 and the Greeley Fire Training Facility. It would be inappropriate to develop commercial uses, such as storage and high-density business, due to the proximity of lower density residential uses. Rezoning the site would provide better development options to be cohesive with uses in the surrounding areas of the subject site.

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 development options complimentary to the surrounding zoning and existing uses by continuing the consistency of residential character in the area. Rezoning would enable a more complete suburban residential feel and appropriate transition from Greeley to Weld County to the north.

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 site would be reviewed for compliance with City standards and subject to infrastructure improvements 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 current zoning and associated commercial allowances have existed since 1985 without successful development. Attainable homeownership options are a policy priority in Greeley, and manufactured or micro-housing supply is constrained. The proposed rezoning would allow more development options if the site were rezoned to R-MH, allowing for more potential missing middle housing types, making the rezone more appropriate than the current zoning district. The R-MH zoning district was created specifically to accommodate micro housing types, which makes it an appropriate zoning district for the expansion of the Stoneybrook Mobile Home Park, as proposed by the applicant and currently under review with city staff (SPR2022-0035).

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. All supplemental documentation for development of the subject site has been submitted with the corresponding minor subdivision (SUB2022-0011) and site plan review (SPR2022-0035) to the city. All professional staff and advisory review bodies have been assigned to corresponding development cases as appropriate.

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 originally platted as Lot 2 and Lot 3 part of the Stoneybrook Subdivision Filing No. 1, recorded in 1999. The applicant currently has a minor subdivision case (SUB2022-0011) approved with the City to combine Lot 2 and Lot 3 into one Lot, Lot 2A. 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 located in a moderate area of ecological significance according to the City of Greeley Area of Ecological Significance Map. The Natural Areas and Trails Department conducted a full review of the proposed Stoneybrook rezone and accepted the review as proposed. There are no known impacts that would occur to wildlife if the site were rezoned.

4. FLOODPLAIN

The proposed rezone is located within the 100-year floodplain or floodway, according to the adopted Federal Emergency Management Administration (FEMA) flood data. The applicant shall submit all required Floodplain Development Permits and other requirements to satisfy the City of Greeley Stormwater/Floodplain Division.

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 Public Works 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.

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. However, it is important to note adequate open space and open space amenities will be provided and reviewed in the site plan application review.

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 March 27th, 2023, per Development Code requirements. A sign was also posted on the site on March 24th, 2023. No opposition from the public was received regarding the rezone from PUD and C-H to R-MH.

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 rezone from PUD (Planned Unit Development) and C-H (Commercial High Intensity) zone district to R-MH (Residential Micro Housing) zone district meets the Development Code criteria, Sections 24-204 and therefore, recommends approval of the rezone to City Council.

Denial-

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezone from PUD (Planned Unit Development) and C-H (Commercial High Intensity) zone district to R-MH (Residential Micro Housing) zone district does not meet the Development Code criteria, Sections 24-204 and therefore, recommends denial of the rezone to City Council.

ATTACHMENTS

Attachment A – Zoning & Vicinity Map

Attachment B – Photo Aerial Map

Attachment C – Project Narrative

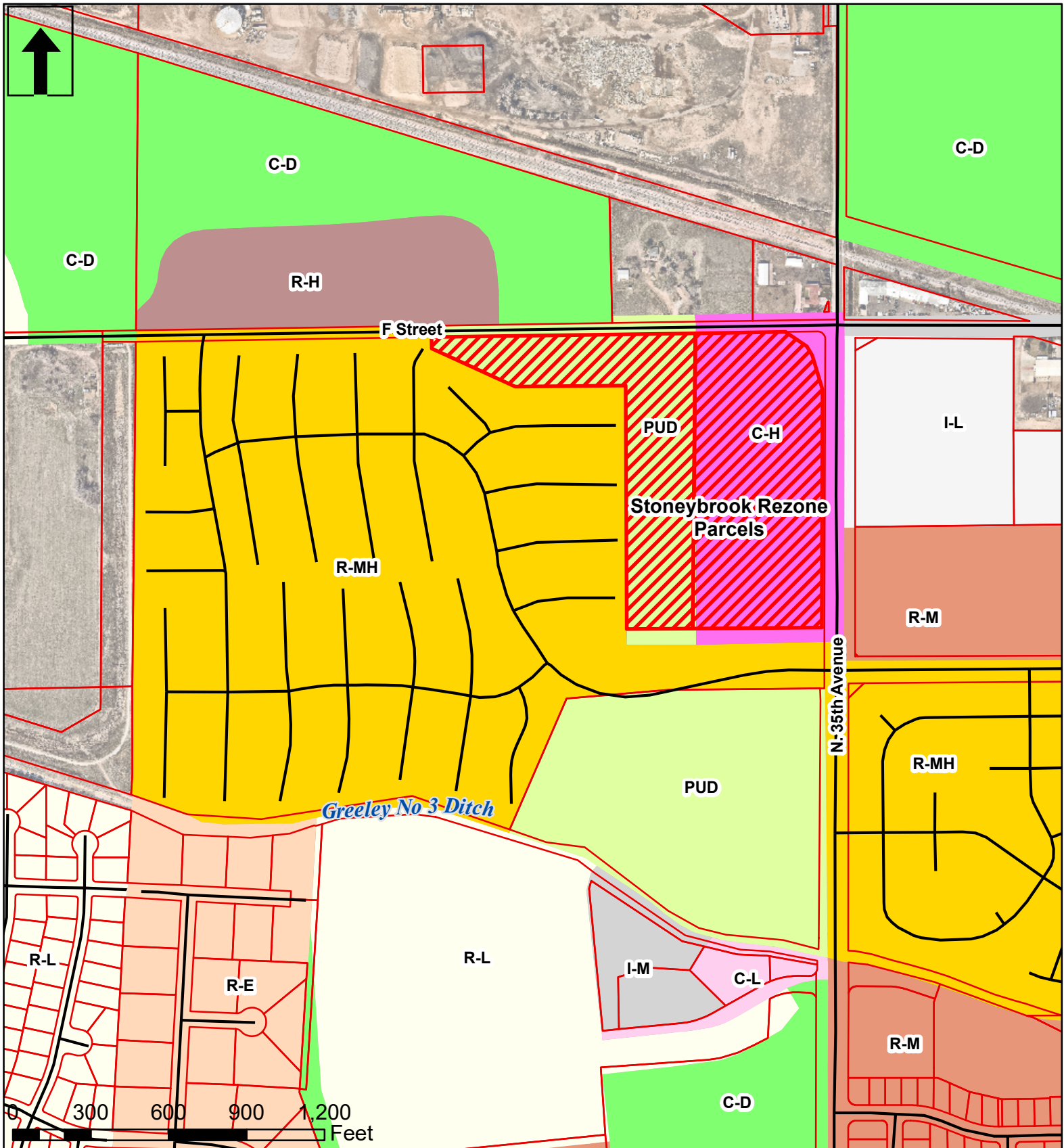
Attachment D – Rezone Boundary Map

Attachment E – Site Analysis Map

Attachment F – Zoning Suitability Map

Attachment G – Site Details

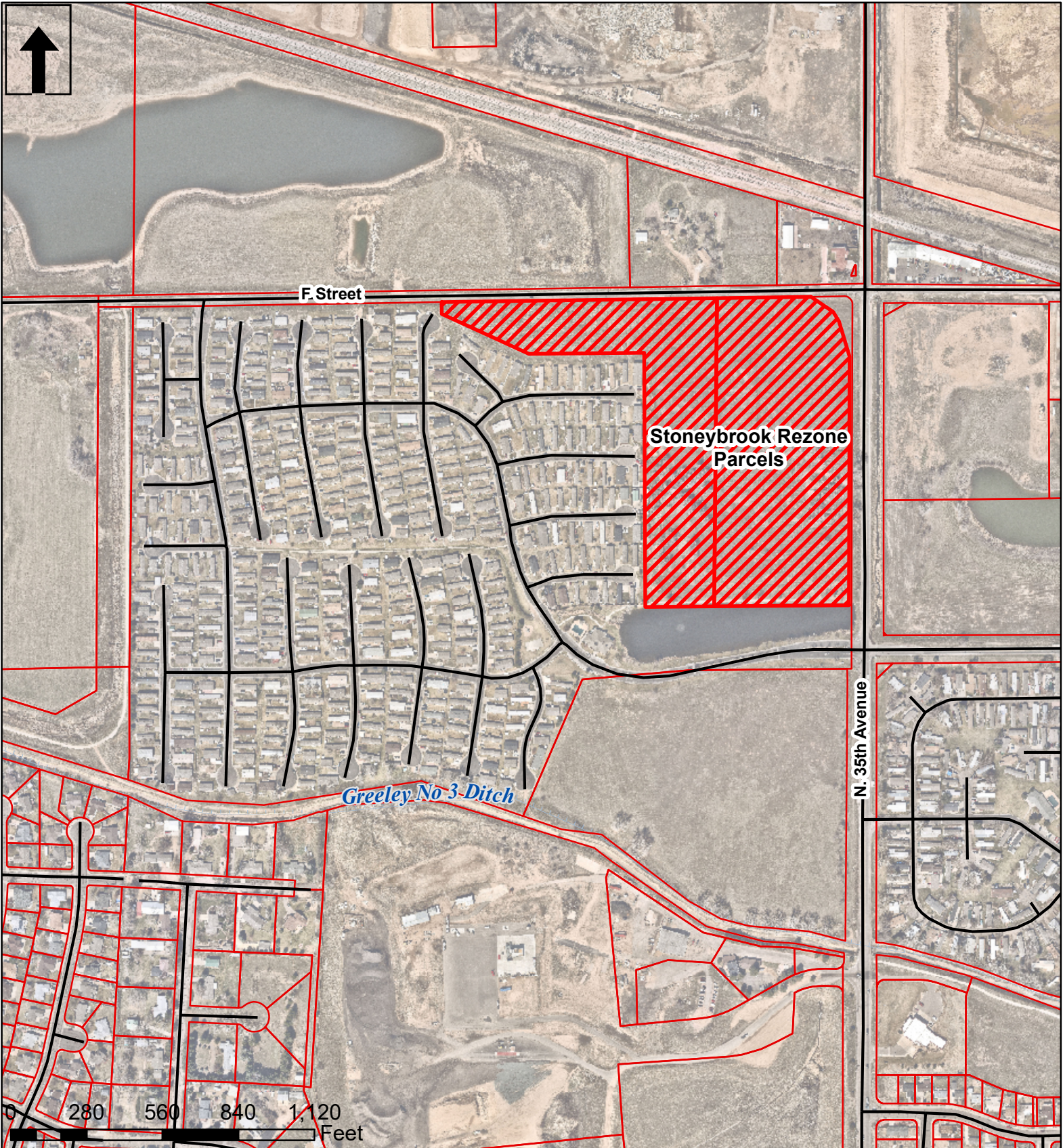
Attachment A - Stoneybrook Rezone Vicinity and Zoning Map



- | | | |
|---------------------------|-----------------------------|----------------------------|
| Canvasback Subject Parcel | Commercial High Intensity | Planned Unit Development |
| Greeley Parcels | Holding Agriculture | Residential Estate |
| Streets | Industrial Low Intensity | Residential Low Density |
| Conservation District** | Industrial Medium Intensity | Residential Medium Density |
| Commercial Low Intensity | Industrial High Intensity | Residential High Density |
| | | Residential Mobile Home |



Attachment B - Stoneybrook Rezone Photo Aerial Vicinity Map



-  Canvasback Subject Parcel
-  Greeley Parcels
-  Streets



CONSULTING. ENGINEERING. CONSTRUCTION.

Revised October 27, 2022

Mr. Michael Garrott, A.I.C.P.
City of Greeley
Community Development
Department, Planning and Zoning
1100 10th Street – 2th FL
Greeley, CO 80631

Subject: Stoneybrook Lot 2 and 3 Rezoning Project Narrative

Dear Mr. Garrott:

Stoneybrook 234, LLC is pursuing development of Lots 2 and 3, Block 1 of the Stoneybrook Filing No. 1 subdivision. Lot 3 is a 12.66-acre parcel at the southwest corner of F Street and N. 35th Avenue in Greeley, CO, currently zoned Commercial-High Intensity (C-H). Lot 2 is a 9.63 ac parcel to the west of Lot 3 and currently zoned Planned Unit Development (PUD). It is the applicant's intent to combine the two parcels into one new parcel and rezone the new parcel to R-MH, Residential Micro-Housing, under the City of Greeley's newly adopted RM-H land use code. This land use is consistent in the area, with the recently constructed Stoneybrook Lot 4 manufactured home community just south of Lot 3, and the original Stoneybrook Lot 1 manufactured home community located just west of this proposed development. Friendly Village, another existing manufactured home community, is to the east, across North 35th Avenue.

The parcel would be developed for up to 142 manufactured home-sites, with land-leases provided for each of the 142 manufactured homes. Manufactured homes sites are in high demand in the greater Greeley area and the proposed development will assist the City of Greeley in meeting the demands for this important housing option per the City of Greeley Strategic Housing Plan. The property will blend well with the existing environment and fits the character of adjacent neighborhoods, with added features such as a community club house and community storage facilities in accordance the new R-MH land use standards.

Per the City of Greeley's rezoning evaluation criteria below, we offer the following justifications on how this rezoning request is in conformance with the City's policies, goals, and strategies:

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.

Rezoning the combined 22.25-acre parcel to RM-H is consistent with the goals of the City of Greeley's Strategic Housing Plan, proving an attainable housing option in the at the southwest intersection of F-Street and N. 35th Avenue.

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

The proposed land use change is consistent with the surrounding land uses, as it lies immediately east of the existing Stoneybrook Filing 1, Lot 1 manufactured home

community, 400 feet north of the recently approved Stoney Pointe (formerly known as Stoneybrook Lot 4) manufactured home community, 900 feet northwest of the Friendly Village manufactured home community and less than 1 mile from the Villa West manufactured home community near C Street and N. 35th Avenue. Immediately east of the property is zoned Industrial Low Intensity (I-L) and Residential Medium Density (R-M). We believe the proposed land use will blend well with the surrounding zonings.

- 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.***

This site is within in the greater City of Greeley long range expected growth area and is currently experiencing some growth with the recently approved Stoneybrook Lot 4 development now known as Stoney Pointe at the southwest corner of C Street and N. 35th Avenue with its planned 142 manufactured homes. The proposed development of Stoneybrook Lots 2 and 3 will offer another 142 manufactured homes with varying sizes and styles in the 1,000-1,500 SF range. This small-sized housing option supports the City's goals and objectives identified in the 2018 Strategic Housing Plan by facilitating the development of manufactured home communities in the greater City of Greeley area and providing affordable housing options for the City of Greeley's work force, and a variety of population of various ages, status and income levels. This is especially important given Greeley's population growth, low residential vacancy rates and increasingly expensive residential market.

- 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.***

Although the existing PUD zoning of Lot 2 allows development of manufactured homes, combining this lot with the Lot 3 site will enable greater development of manufactured homes with improved community cohesiveness with similar land use and housing type with provision of pedestrian, bicycle and road connectivity to adjacent land uses. The growth trend in this area of Greeley is for micro-housing options rather than commercial growth in this general 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.***

The proposed rezoning will allow continued growth and development of like-sized and similar style micro-housing options, providing cohesiveness with the surrounding neighborhoods. This development will also provide significant community benefits with greater than 30% open space, a community clubhouse with park shelter, picnic tables, barbeque, sports field and other amenities, along with a community storage facility for storage of tenant boats, bicycles and other accessories, in addition to community maintenance equipment.

- 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.

The City and area service providers will have the opportunity to serve this community of 142 residential units given their need for cable, internet, gas and electric services as well as water and sanitary utilities within the development.

- 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.***

The requested zoning change will better serve the community needs by providing affordable housing options in this growth area of the City and specifically helps the City in meeting its goals and objectives of the 2018 Strategic Housing Plan to facilitate development of manufactured home communities, offer a variety of housing options to all income levels, ages, and physical abilities.

- 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.***

This development will be designed in complete accordance with the City of Greeley land development code and requirements with sound engineering practices and experienced professional land development expertise. No negative impacts are expected.

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

The applicant's team of professional licensed engineers and landscape architects has designed this community in accordance with City of Greeley Land Development Standards and will continue to work with the City to obtain staff approval of this project.

We look forward to working with the City on approval of this project. Should you have any questions or require any additional information for this application, please do not hesitate to contact me at (303) 222-5036 or at dbarrentine@atwell-group.com.

Respectfully,
ATWELL, LLC

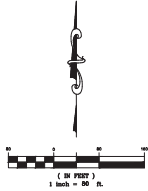
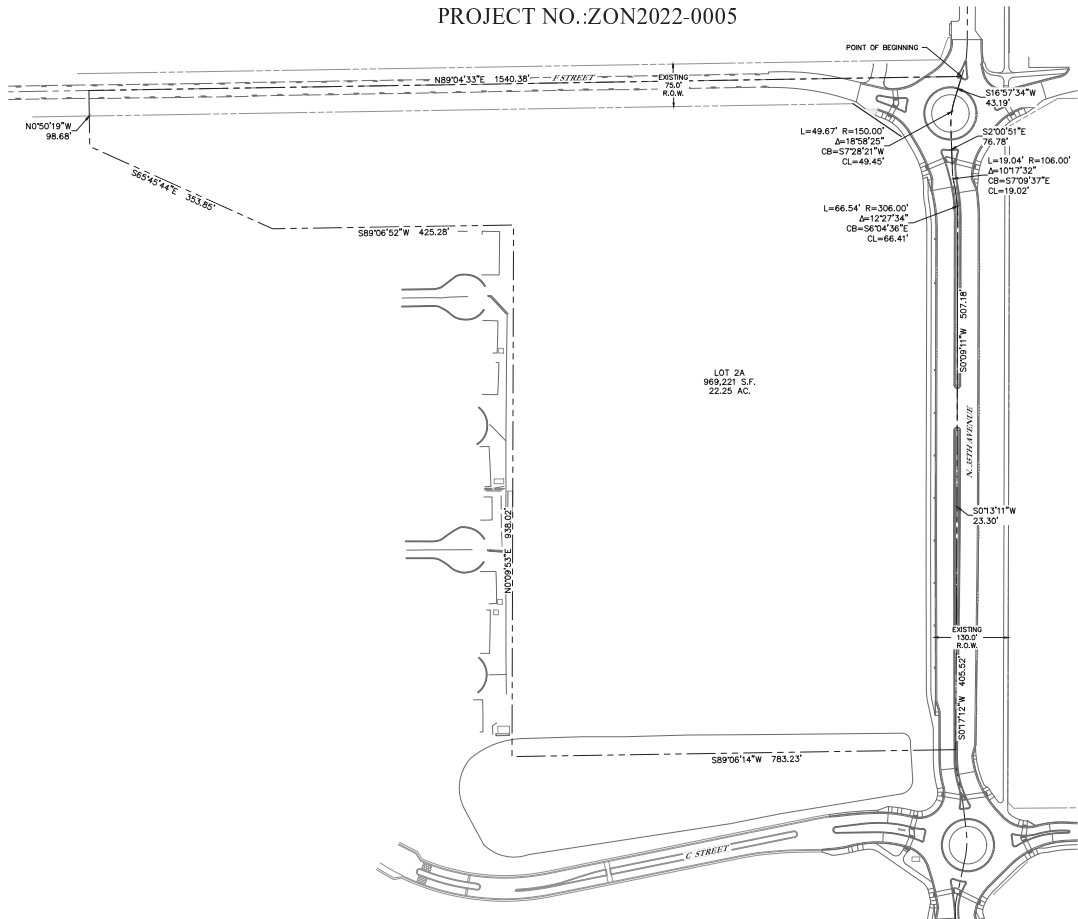


Donna Barrentine, PE
Project Manager

Cc: Robert Eck, II, Stoneybrook 234, LLC
Joe Locicero, Stoneybrook 234, LLC

Attachment D - Rezone
Boundary Map

STONEBROOK LOTS 2 & 3 REZONING PLAN
BEING A REPLAT OF LOTS 2 & 3, BLOCK 1 OF STONEBROOK SUBDIVISION FILING NO. 1
SITUATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 66 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO
22.25 ACRES
PROJECT NO.: ZON2022-0005



ATWELL
SURVEYING & ENGINEERING, P.A.
1500 W. 14TH AVE
DENVER, CO 80202
(303) 941-0333
ROBERT L. COE, P.E.

STONEBROOK, P.A., LLC
1500 W. 14TH AVE
DENVER, CO 80202
(303) 941-0333
ROBERT L. COE, P.E.

STONEBROOK LOTS 2 & 3
PRELEY, COLORADO
REZONING PLAN
PROJECT BOUNDARY MAP

DATE: 06/06/2022

BY: [Signature]

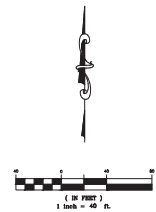
FOR THE RECORDS - PROJECT BOUNDARY MAP

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Attachment E - Site Analysis/Existing Conditions Map

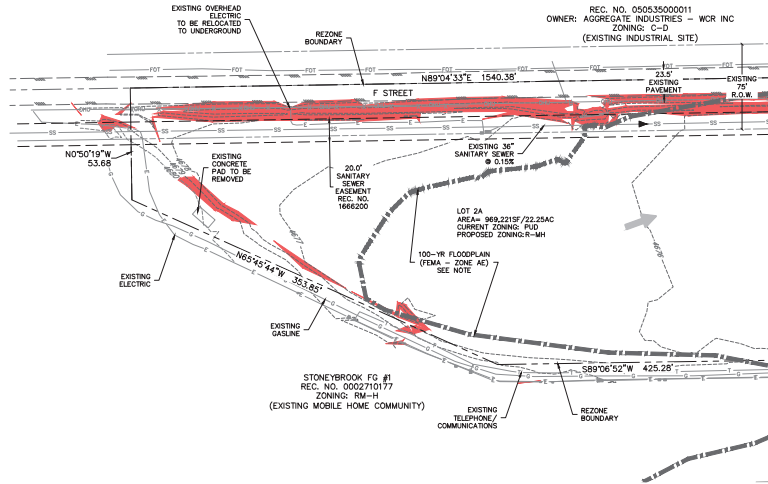
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 22.25 ACRES
 PROJECT NO.: ZON2022-0005



LEGEND	
	EXISTING SILT FENCE
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD UTILITIES
	EXISTING GAS LINE
	EXISTING FIBER OPTIC LINE
	EXISTING WATER MAIN
	EXISTING TELEPHONE LINE
	EXISTING ELECTRIC LINE
	EXISTING OVERHEAD UTILITY WIRE
	100-YR FLOODPLAIN
	EXISTING STORM SEWER
	EXISTING FLOW ARROW
	20% GRADE OR GREATER

NOTES:

1. NO WETLANDS PRESENT ON SITE.
2. 100-YR FLOODPLAIN (FEMA - ZONE AE) (FLOOD DEVELOPMENT PERMIT REQUIRED). FINISHED FLOOR ELEVATIONS OF HOMES WILL BE 1' MIN. ABOVE BASE FLOOD ELEVATION IN ACCORDANCE WITH CITY OF PREELEY DEVELOPMENT CODES.
3. FINISHED FLOOR ELEVATIONS WILL BE SURVEYED FOR EACH BUILDING AND CERTIFICATION STATEMENTS ISSUED TO THE CITY PER BUILDING CODE REQUIREMENTS FOR DEVELOPMENT WITHIN THE FLOODPLAIN.
4. ALL ON-SITE EXISTING STRUCTURES WILL BE REMOVED. DEMOLITION PERMIT WILL BE OBTAINED BY CONTRACTOR AS NECESSARY.
5. REZONE BOUNDARY WILL EXTEND TO THE CENTERLINE OF THE NEAREST ADJACENT ROADWAY TO THE SITE.
6. EXISTING OVERHEAD ELECTRIC TO BE RELOCATED TO UNDERGROUND ELECTRIC



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 15000 W. 65TH AVE
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 DENVER, CO 80231
 (303) 381-0333
 ROBERT L. COE, P.E.

STONEBROOK LOTS 2 & 3
 PREELEY, COLORADO
 REZONING PLAN
 EXISTING CONDITIONS MAP

04/05/2022

DATE	BY	CHK	APP
04/05/2022	RLC	RLC	RLC

REVISIONS

NO.	DATE	DESCRIPTION

JOB NO. 21003159
 SHEET NO. 02 OF 09

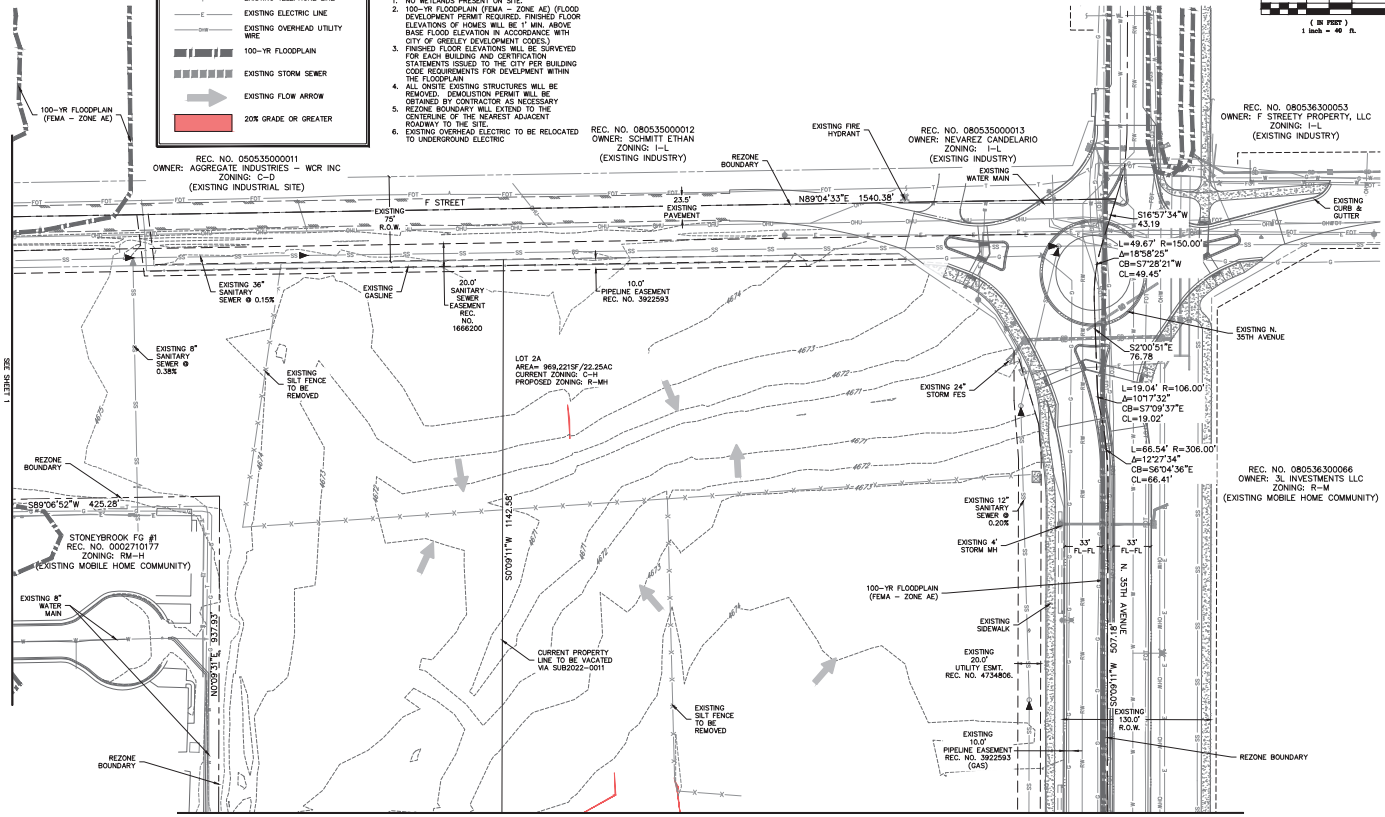
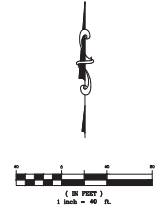
Attachment E - Site Analysis/Existing Conditions Map

STONEBROOK LOTS 2 & 3 REZONING PLAN

BEING A REPLAT OF LOTS 2 & 3, BLOCK 1 OF STONEYBROOK SUBDIVISION FILING NO. 1
SITUATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 66 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO
22.25 ACRES
PROJECT NO.: ZON2022-0005

LEGEND	
	EXISTING SILT FENCE
	EXISTING SANITARY SEWER
	EXISTING OVERHEAD UTILITIES
	EXISTING GAS LINE
	EXISTING FIBER OPTIC LINE
	EXISTING WATER MAIN
	EXISTING TELEPHONE LINE
	EXISTING ELECTRIC LINE
	EXISTING OVERHEAD UTILITY WIRE
	100-YR FLOODPLAIN
	EXISTING STORM SEWER
	EXISTING FLOW ARROW
	20% GRADE OR GREATER

- NOTES:
- NO WETLANDS PRESENT ON SITE.
 - 100-YR FLOODPLAIN (FEMA - ZONE AE) FLOOD DEVELOPMENT PERMIT REQUIRED. FINISHED FLOOR ELEVATIONS OF HOMES WILL BE 1' MIN. ABOVE BASE FLOOD ELEVATION IN ACCORDANCE WITH CITY OF GREELEY DEVELOPMENT CODES.
 - FINISHED FLOOR ELEVATIONS WILL BE SUBMITTED FOR EACH BUILDING AND CERTIFICATION STATEMENTS ISSUED TO THE CITY PER BUILDING CODE REQUIREMENTS FOR DEVELOPMENT WITHIN THE FLOODPLAIN.
 - ALL ON-SITE EXISTING STRUCTURES WILL BE REMOVED. CONSTRUCTION PERMIT WILL BE OBTAINED BY CONTRACTOR AS NECESSARY.
 - REZONE BOUNDARY WILL EXTEND TO THE CENTERLINE OF THE NEAREST ADJACENT ROADWAY TO THE SITE.
 - EXISTING OVERHEAD ELECTRIC TO BE RELOCATED TO UNDERGROUND ELECTRIC.



SEE SHEET 3

STONEBROOK LOTS 2 & 3
REZONING PLAN
EXISTING CONDITIONS MAP

DATE: 06/20/2022

BY: [Signature]

CHECKED: [Signature]

DESIGNED: [Signature]

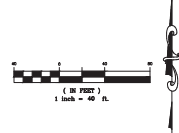
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PROJECT NO.: ZON2022-0005

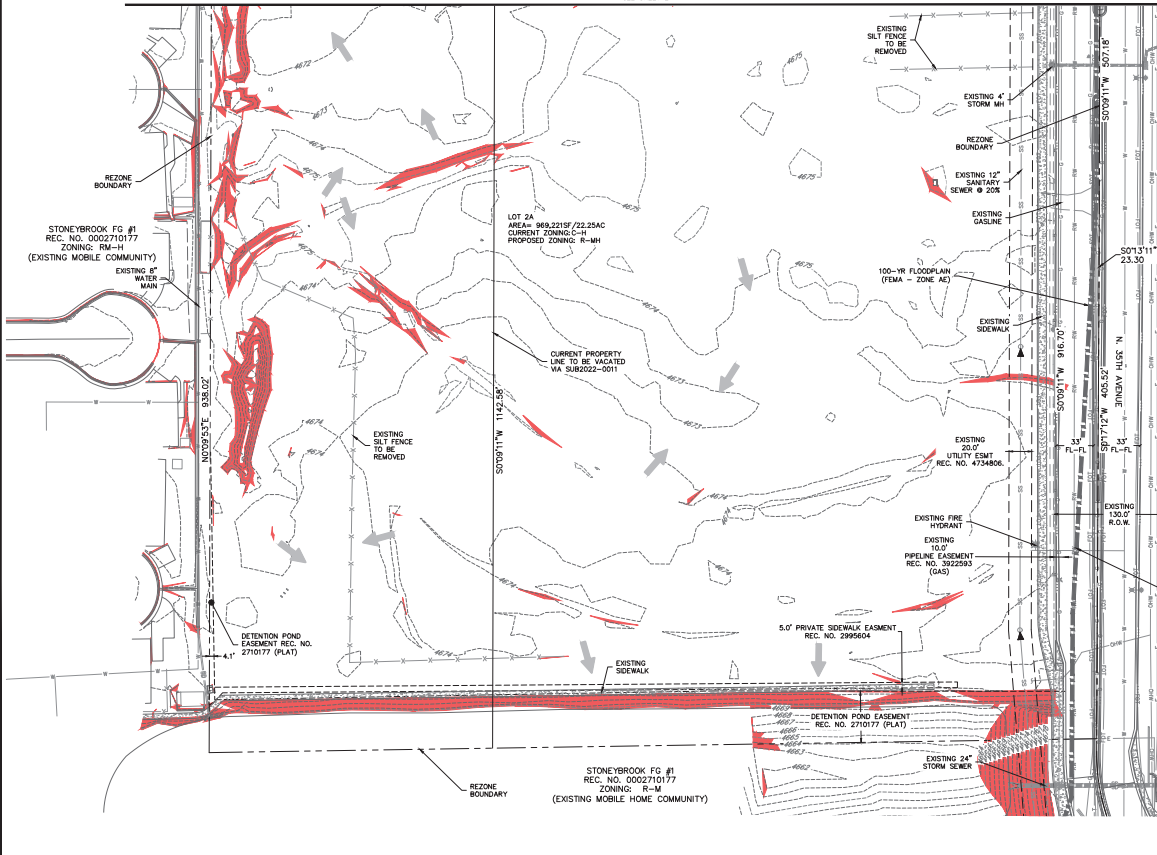
SHEET NO.: 03 OF 03

Attachment E - Site Analysis/Existing Conditions Map

STONEBROOK LOTS 2 & 3 REZONING PLAN
BEING A REPLAT OF LOTS 2 & 3, BLOCK 1 OF STONEYBROOK SUBDIVISION FILING NO. 1
SITUATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 66 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO
22.25 ACRES
PROJECT NO.: ZON2022-0005



SEE SHEET 2



LEGEND

- EXISTING SALT FENCE
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD UTILITIES
- EXISTING GAS LINE
- EXISTING FIBER OPTIC LINE
- EXISTING WATER MAIN
- EXISTING TELEPHONE LINE
- EXISTING OVERHEAD UTILITY WIRE
- 100-YR FLOODPLAIN
- EXISTING STORM SEWER
- EXISTING FLOW ARROW
- 20% GRADE OR GREATER

- NOTES:**
- NO WETLANDS PRESENT ON SITE.
 - 100-YR FLOODPLAIN (FEMA - ZONE AE) (FLOOD DEVELOPMENT PERMIT REQUIRED). FINISHED FLOOR ELEVATIONS OF HOMES WILL BE 1' MIN. ABOVE BASE FLOOD ELEVATION IN ACCORDANCE WITH CITY OF GREELY DEVELOPMENT CODES.
 - FINISHED FLOOR ELEVATIONS WILL BE SURVEYED FOR EACH BUILDING AND CERTIFICATION STATEMENTS ISSUED TO THE CITY PER BUILDING CODE REQUIREMENTS FOR DEVELOPMENT WITHIN THE FLOODPLAIN.
 - ALL ON-SITE EXISTING STRUCTURES WILL BE REMOVED. DEMOLITION PERMIT WILL BE OBTAINED BY CONTRACTOR AS NECESSARY.
 - REZONE BOUNDARY WILL EXTEND TO THE CENTERLINE OF THE NEAREST ADJACENT ROADWAY TO THE SITE.
 - EXISTING OVERHEAD ELECTRIC TO BE RELOCATED TO UNDERGROUND ELECTRIC.

REC. NO. 080536300066
OWNER: 3L INVESTMENTS LLC
(EXISTING MOBILE HOME COMMUNITY)

100-YR FLOODPLAIN (FEMA - ZONE AE) (FLOOD DEVELOPMENT PERMIT REQUIRED.)

ATWELL ENGINEERING & ARCHITECTURE
1000 W. 24TH AVE.
GRIFFIN, COLORADO 80420
(303) 381-3333
ROBERT L. COE, P.E.

STONEBROOK LOTS 2 & 3
GREELY, COLORADO
REZONING PLAN
EXISTING CONDITIONS MAP

DATE	04/04/2022		
BY	JL		
CHECKED BY	JL		
DATE	04/04/2022		
REVISION			
NO.		DESCRIPTION	
01	KE	DR	DB
02	PM	DB	
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JOB: 21003159
SHEET: 04 OF 09

Attachment F - Zoning Suitability Map

METES AND BOUNDS LEGAL DESCRIPTION FOR LIMITS OF REZONE:
 A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH EAST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE CENTER-SOUTH 1/16 CORNER OF SAID SECTION 35 BY A 2-1/2" ALUMINUM CAP STAMPED "TIMBERLINE 1989 PLS 38230" AND AT THE SOUTH 1/16 CORNER OF SAID SECTION 35 BY A 2-1/2" ALUMINUM CAP STAMPED "TST CONSULTING ENGINEERS 1998 PLS 31469". SAID NORTH LINE BEARS NORTH 89°44'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERE TO.

COMMENCING AT THE SOUTH 1/16 CORNER OF SAID SECTION 35;
 THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH EAST QUARTER OF SECTION 35 89°04'33" WEST 0.74 FEET TO ITS INTERSECTION WITH THE CENTERLINE OF 35TH AVENUE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID CENTERLINE OF 35TH AVENUE THE FOLLOWING EIGHTH (8) COURSES:

1. SOUTH 16°57'34" WEST 43.19 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET;
2. 49.67 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°52'25", HAVING A CHORD THAT BEARS SOUTH 07°28'21" WEST, AND A CHORD DISTANCE OF 43.45 FEET;
3. SOUTH 02°30'51" EAST 78.78 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET;
4. 19.04 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°17'20", HAVING A CHORD THAT BEARS SOUTH 07°00'37" EAST, AND A CHORD DISTANCE OF 19.02 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 308.00 FEET;
5. 66.54 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°27'44", HAVING A CHORD THAT BEARS SOUTH 06°04'36" EAST, AND A CHORD DISTANCE OF 66.41 FEET;
6. SOUTH 00°09'11" WEST 507.18 FEET;
7. SOUTH 00°13'11" WEST 23.30 FEET;
8. SOUTH 00°17'12" WEST 400.92 FEET TO ITS INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LOT 3, BLOCK 1 OF STONEYBROOK SUBDIVISION, FILING NO.1, SAID SECTION 35, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, MONUMENTED AT THE CENTER-SOUTH 1/16 CORNER OF SAID SECTION 35 BY A 2-1/2" ALUMINUM CAP STAMPED "TIMBERLINE 1989 PLS 38230" AND AT THE SOUTH 1/16 CORNER OF SAID SECTION 35 BY A 2-1/2" ALUMINUM CAP STAMPED "TST CONSULTING ENGINEERS 1998 PLS 31469". SAID NORTH LINE BEARS NORTH 89°44'03" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERE TO.

THENCE DEPARTING SAID CENTERLINE OF 35TH AVENUE ALONG SAID EASTERLY PROLONGATION OF SAID SOUTHERLY LINE OF LOT 3, AND ALONG THE SOUTH LINES OF LOTS 2 AND 3, BLOCK 1 OF SAID STONEYBROOK SUBDIVISION, FILING NO.1, SOUTH 89°06'14" WEST 783.23 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTHERLY, WESTERLY AND NORTHWESTERLY ALONG THE BOUNDARY OF SAID LOT 2 THE FOLLOWING THREE (3) COURSES:

1. NORTH 00°09'53" EAST AT 50.00 FEET PASSING A 2-1/2" ALUMINUM CAP CAP 50" WITNESS CORNER "LS 30110", FOR A TOTAL DISTANCE OF 938.02 FEET TO A 1-1/2" RED PLASTIC CAP, ILLEGIBLE;
2. SOUTH 89°06'52" WEST 425.28 FEET TO A 1-1/2" RED PLASTIC CAP, ILLEGIBLE;
3. NORTH 85°45'44" WEST 353.85 FEET TO A 1-1/2" RED PLASTIC CAP, ILLEGIBLE;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 2 AND ITS NORTHERLY PROLONGATION NORTH 80°50'19" WEST 88.68 FEET TO SAID NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 35;

THENCE ALONG LAST SAID NORTH LINE 89°04'33" EAST 1540.38 FEET TO THE POINT OF BEGINNING;

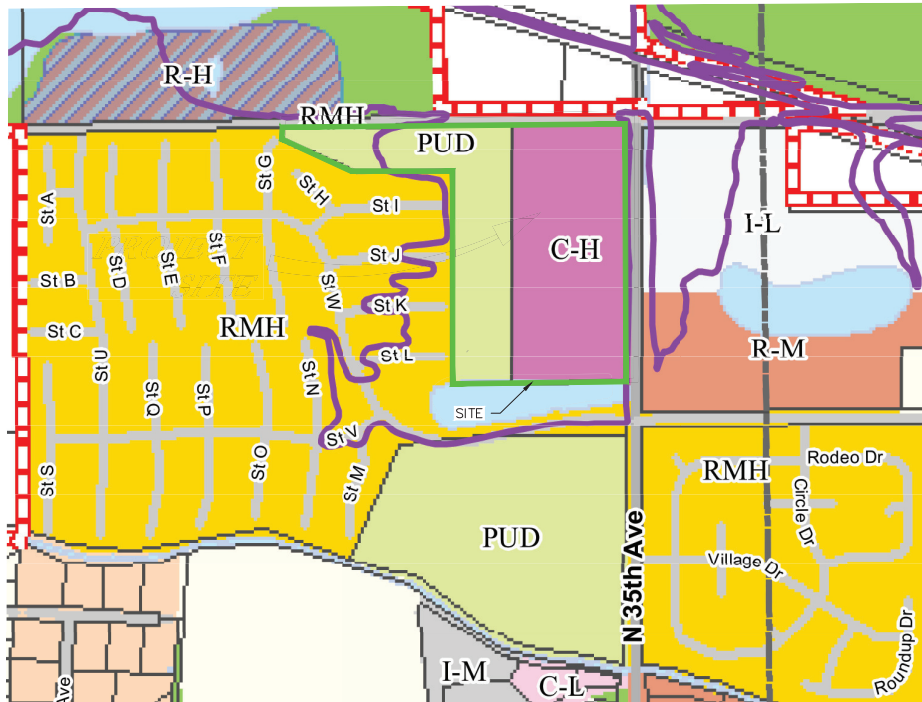
CONTAINING 1,091,459 SQUARE FEET, OR 25.06 ACRES, MORE OR LESS.

ZONING SUMMARY			
EXISTING ZONING	PUD	413,921 S.F.	9.50 AC.
	C-H	555,300 S.F.	12.75 AC.
	TOTAL	969,221 S.F. (100%)	22.25 AC. (100%)
PROPOSED ZONING	R-MH	969,221 S.F.	22.25 AC.
	TOTAL	969,221 S.F. (100%)	22.25 AC. (100%)

LEGEND:

- Planned Unit Development (PUD)
- Residential Medium Density (R-M)
- Residential Mobile Home (R-MH)
- ROW Vacations
- Industrial Low Intensity (I-L)

STONEBROOK LOTS 2 & 3 REZONING PLAN
 BEING A REPLAT OF LOTS 2 & 3, BLOCK 1 OF STONEYBROOK SUBDIVISION FILING NO. 1
 SITUATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 66 WEST
 OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO
 22.25 ACRES
 PROJECT NO.: ZON2022-0005



ATWELL
 PROFESSIONAL ENGINEERS
 400 WEST 10TH AVENUE, SUITE 200
 GREELEY, COLORADO 80639
 (970) 341-0333
 WWW.ATWELL-ENG.COM

STONEBROOK PMA, LLC
 15000 W. 64TH AVE
 SUITE 100
 GREELEY, COLORADO 80639
 (970) 341-0333
 WWW.ATWELL-ENG.COM

STONEBROOK LOTS 2 & 3
 REZONING PLAN
 ZONING SUITABILITY MAP

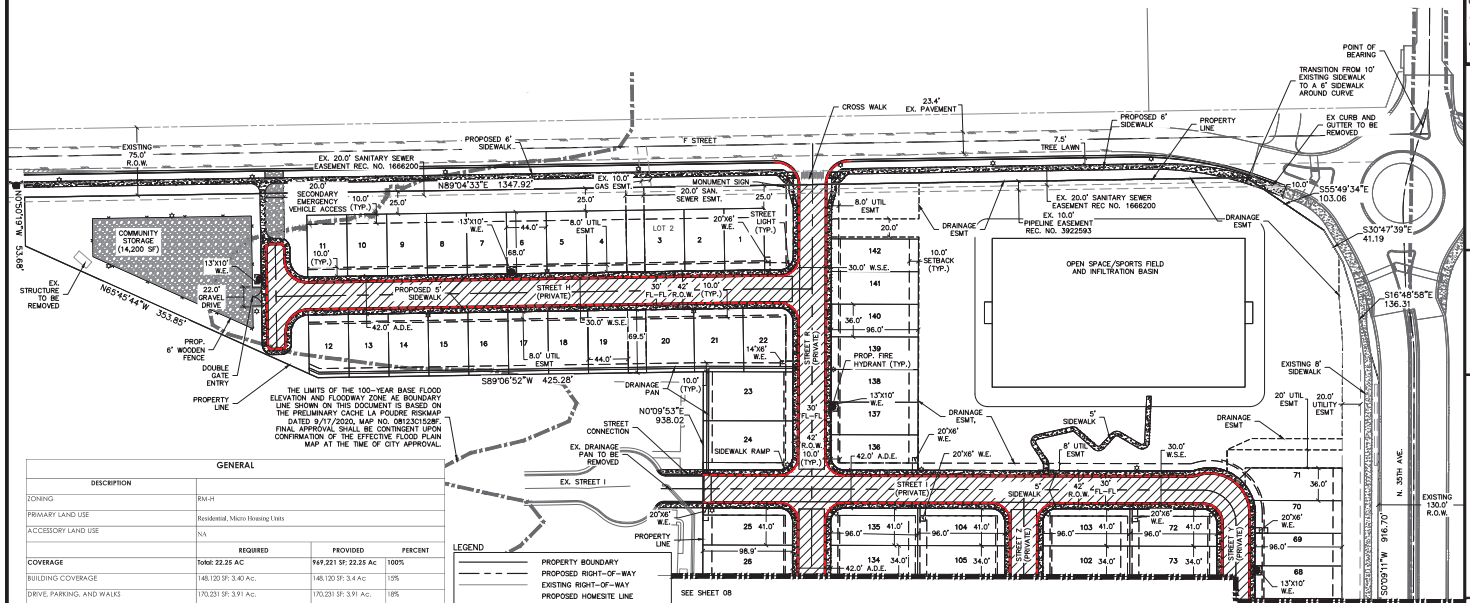
06/06/2022

DR. KE. DR. DB.
 PM. DB.
 JOB 21003159
 SHEET 02 OF 08

Attachment G - Site Details

STONEBROOK LOTS 2 & 3 REZONING PLAN

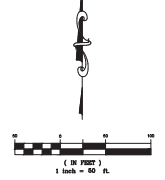
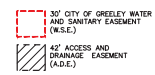
BEING A REPLAT OF LOTS 2 & 3, BLOCK 1 OF STONEYBROOK SUBDIVISION FILING NO. 1
SITUATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 66 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO
22.25 ACRES
PROJECT NO.: ZON2022-0005



GENERAL			
DESCRIPTION	REQUIRED	PROVIDED	PERCENT
COVENING	RA-41		
PRIMARY LAND USE	Residential, Medium Density Single-Family		
ACCESSORY LAND USE	NA		
COVERAGE	100% 22.25 AC	100% 22.25 AC	100%
BUILDING COVERAGE	148,120 SF; 3.40 AC.	148,120 SF; 3.4 AC.	100%
DRIVE, PARKING, AND WALKS	170,231 SF; 3.91 AC.	170,231 SF; 3.91 AC.	100%
OPEN SPACE/COMMON AREA	296,560 SF; 6.81 AC.	296,560 SF; 6.81 AC.	100%
HOME AREA	302,300 SF; 6.98 AC.	302,300 SF; 6.98 AC.	100%
HOMESITE AREA	5.1 (SQUARE FEET)	5.1 (SQUARE FEET)	100%
AVERAGE HOMESITE	3,512.30 S.F.	3,512.30 S.F.	100%
LARGEST HOMESITE	5,657.13 S.F.	5,657.13 S.F.	100%
SMALLEST HOMESITE	2,992.00 S.F.	2,992.00 S.F.	100%
Fencing	Required	Provided	100%
STANDARD SPACES (on homesites)	284	284	100%
ADA SPACES	0	0	0%
Setbacks	Required	Provided	100%
FRONT	10' Min.	10' Min.	100%
SIDE	5' Min. or 3' Min. with 5' ABL, see Context	5' Min. or 3' Min. with 5' ABL, see Context	100%
REAR	10' Min.	10' Min.	100%
Building Design Elements	MAXIMUM	Provided	100%
DENSITY (DUA/AC)	18	6.45	35.8%
MAXIMUM BUILDING HEIGHT (FT)	30'	15'	50%

- LEGEND**
- PROPERTY BOUNDARY
 - PROPOSED RIGHT-OF-WAY
 - EXISTING RIGHT-OF-WAY
 - PROPOSED HOMESTEAD LINE
 - EXISTING LOT LINE
 - PROPOSED CATCH CURB & GUTTER
 - EXISTING CURB & GUTTER
 - PROPOSED SIDEWALK
 - EXISTING SIDEWALK
 - EXISTING SECTION LINE
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - PROPOSED CONTOURS
 - EXISTING CONTOURS
 - BUILDING SETBACK LINE
 - PROPOSED SANITARY
 - EXISTING SANITARY
 - PROPOSED SANITARY SERVICE
 - EXISTING SANITARY SERVICE
 - PROPOSED STORM
 - EXISTING STORM
 - PROPOSED WATER
 - EXISTING WATER
 - PROPOSED WATER SERVICE
 - EXISTING WATER SERVICE
 - PROPOSED HYDRANT
 - EXISTING HYDRANT
 - PROPOSED WATER VALVE
 - EXISTING WATER VALVE
 - PARKING SPACES

- ABBREVIATIONS LEGEND**
- AC ACREAGE
 - A.D.E. ACCESS & DRAINAGE EASEMENT
 - EMT. EASEMENT
 - FV FIRE VALVE
 - FL-FL FLOWLINE TO FLOWLINE
 - FT FEET
 - M METER
 - MANH. MANHOLE
 - PVC POLY VINYL CHLORIDE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - REINFORCED CONCRETE PIPE
 - SAN SANITARY
 - S.F. SQUARE FEET
 - STM STORM
 - TYP. TYPICAL
 - U.E. UTILITY EASEMENT
 - WAT WATER
 - W.E. WATER EASEMENT
 - W.S.W. WATER & SANITARY EASEMENT



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1500 W. 10TH AVE., SUITE 100
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TEL: (303) 391-1333
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STONEBROOK, S.M.A., L.L.C.
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TEL: (303) 391-1333
WWW.ATWELL-ENG.COM

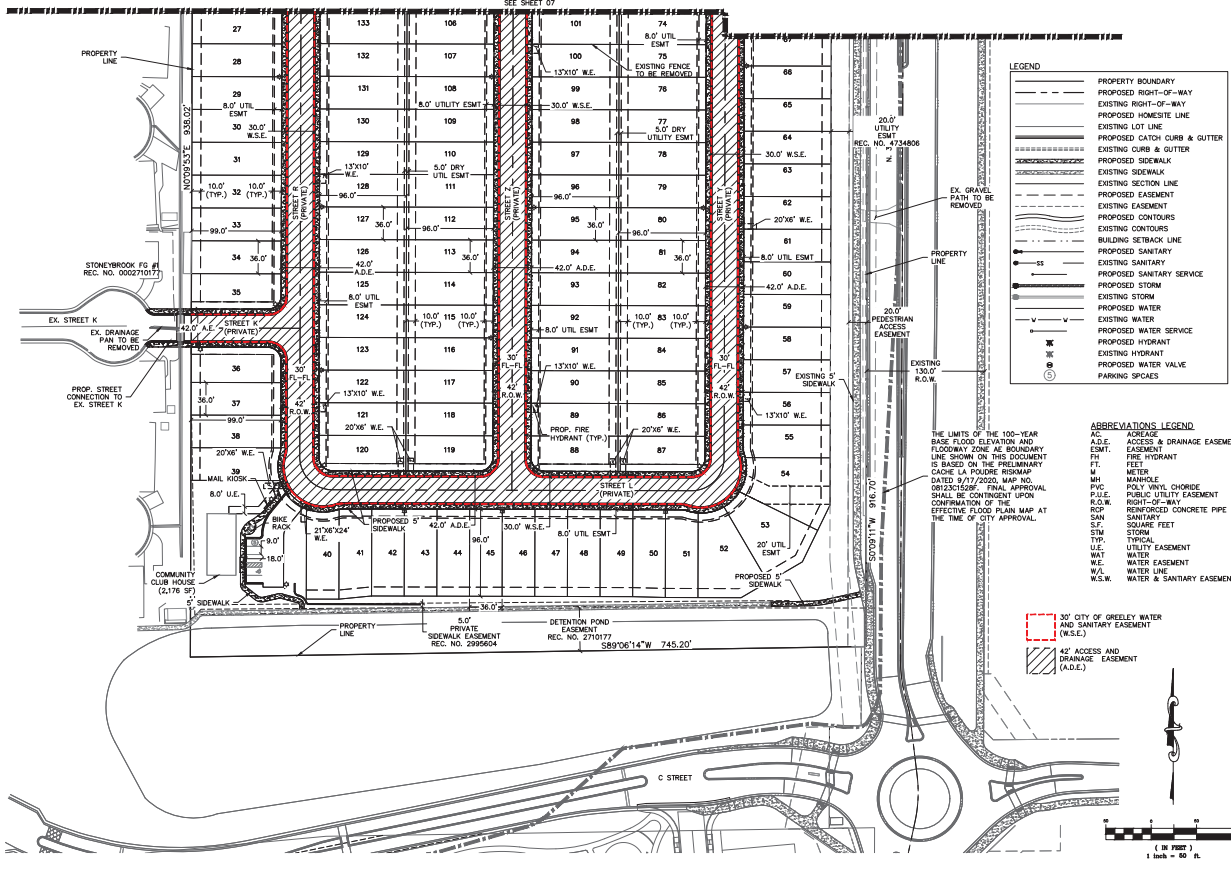
STONEBROOK LOTS 2 & 3
GREELY, COLORADO
REZONING PLAN
OVERALL SITE PLAN NORTH SECTION

DATE: 06/06/2022
BY: [Signature]
CHECKED BY: [Signature]
DATE: 06/06/2022

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BY: [Signature]
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BY: [Signature]
CHECKED BY: [Signature]
DATE: 06/06/2022

STONEBROOK LOTS 2 & 3 REZONING PLAN
 BEING A REPLAT OF LOTS 2 & 3, BLOCK 1 OF STONEYBROOK SUBDIVISION FILING NO. 1
 SITUATED IN THE SOUTH HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 66 WEST
 OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO
 22.25 ACRES
 PROJECT NO.: ZON2022-0005



LEGEND

---	PROPERTY BOUNDARY
---	PROPOSED RIGHT-OF-WAY
---	EXISTING RIGHT-OF-WAY
---	PROPOSED HOMESTEAD LINE
---	EXISTING LOT LINE
---	PROPOSED CATCH CURB & GUTTER
---	EXISTING CURB & GUTTER
---	PROPOSED SIDEWALK
---	EXISTING SIDEWALK
---	EXISTING SECTION LINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	PROPOSED CONTOURS
---	EXISTING CONTOURS
---	BUILDING SETBACK LINE
---	PROPOSED SANITARY
---	EXISTING SANITARY
---	PROPOSED SANITARY SERVICE
---	EXISTING SANITARY SERVICE
---	PROPOSED STORM
---	EXISTING STORM
---	PROPOSED WATER
---	EXISTING WATER
---	PROPOSED WATER SERVICE
---	PROPOSED HYDRANT
---	EXISTING HYDRANT
---	PROPOSED WATER VALVE
---	PARKING SPACES

ABBREVIATIONS LEGEND

A.E.	ACCESS & DRAINAGE EASEMENT
A.S.E.	ACCESS AND SANITARY EASEMENT
E.S.M.T.	EASEMENT
F.H.	FIRE HYDRANT
FT.	FEET
M.	METER
M.H.	MANHOLE
P.V.C.	POLY VINYL CHLORIDE
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
R.C.P.	REINFORCED CONCRETE PIPE
SAN.	SANITARY
S.F.	SQUARE FEET
STM.	STORM
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
W.L.	WATER LINE
W.S.W.	WATER & SANITARY EASEMENT

THE LIMITS OF THE 100-YEAR BASE FLOOD ELEVATION AND FLOODING ZONE AS BOUNDARY LINE SHOWN ON THIS DOCUMENT IS BASED ON THE PRELIMINARY CACHÉ LA POUSSIE RISOMAP DATED 9/17/2020, MAP NO. 0812321528. FINAL APPROVAL SHALL BE CONTINGENT UPON CONFIRMATION OF THE EFFECTIVE FLOOD PLAN MAP AT THE TIME OF CITY APPROVAL.

30' CITY OF GREELY WATER AND SANITARY EASEMENT (W.S.E.)

42' ACCESS AND DRAINAGE EASEMENT (A.D.E.)

1 INCH = 60 FT.

ATWELL
 6500 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
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 ROBERT L. COE II

STONEBROOK, SIA, LLC
 13500 W. 64TH AVE
 SUITE 100
 DENVER, CO 80231
 (303) 341-3333
 ROBERT L. COE II

STONEBROOK LOTS 2 & 3
 GREELY, COLORADO
 REZONING PLAN
 OVERALL SITE PLAN SOUTH SECTION

06/06/2022
 J. B. WILSON, P.E.
 J. B. WILSON, P.E.
 J. B. WILSON, P.E.
 J. B. WILSON, P.E.

REVISED

DR. KE. DR. DB.
 PM. DB.
 JOB: 21003159
 SHEET: 08 OF 09