

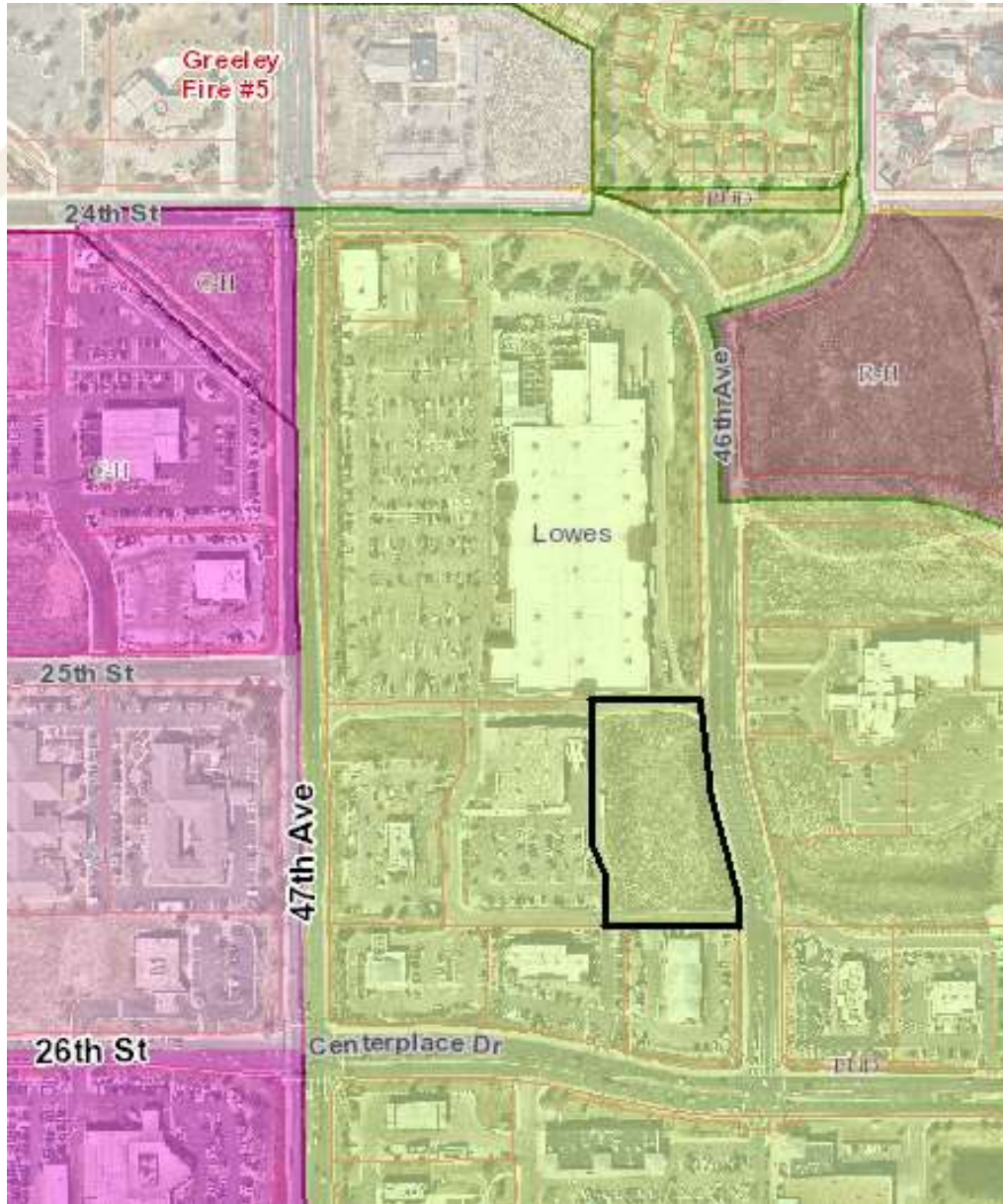
# Suffolk Subdivision 4<sup>th</sup> Filing, 1<sup>st</sup> Amendment Combined Preliminary & Final PUD (PUD2020-0013)

**City Council**  
**June 15, 2021**

**Kira Stoller, Planner II**



# Location



- **West of 46<sup>th</sup> Avenue between 24<sup>th</sup> Street & Centerplace Drive**
- **2.16 acre site**
- **Surrounding land uses:**
  - **North: Retail (Lowe's Home Improvement)**
  - **South: Auto repair (Firestone Complete Auto Care)**
  - **East: Restaurant (The G.O.A.T. Sports Bar)**
  - **West: Retail (Goodwill)**



# Site Photos



Looking northwest  
from 46<sup>th</sup> Avenue





Looking south



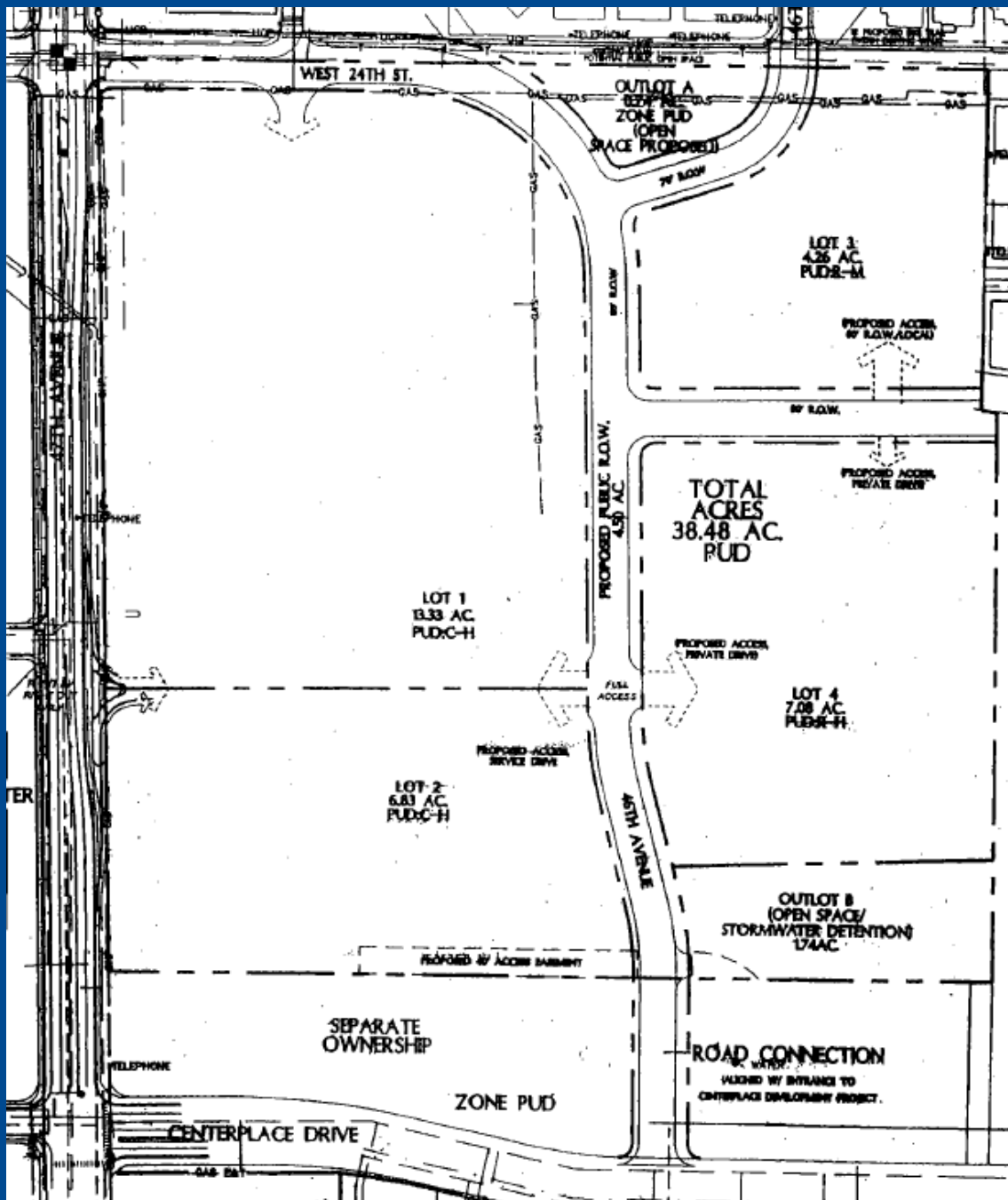
# Site Photos

Looking east



# Background

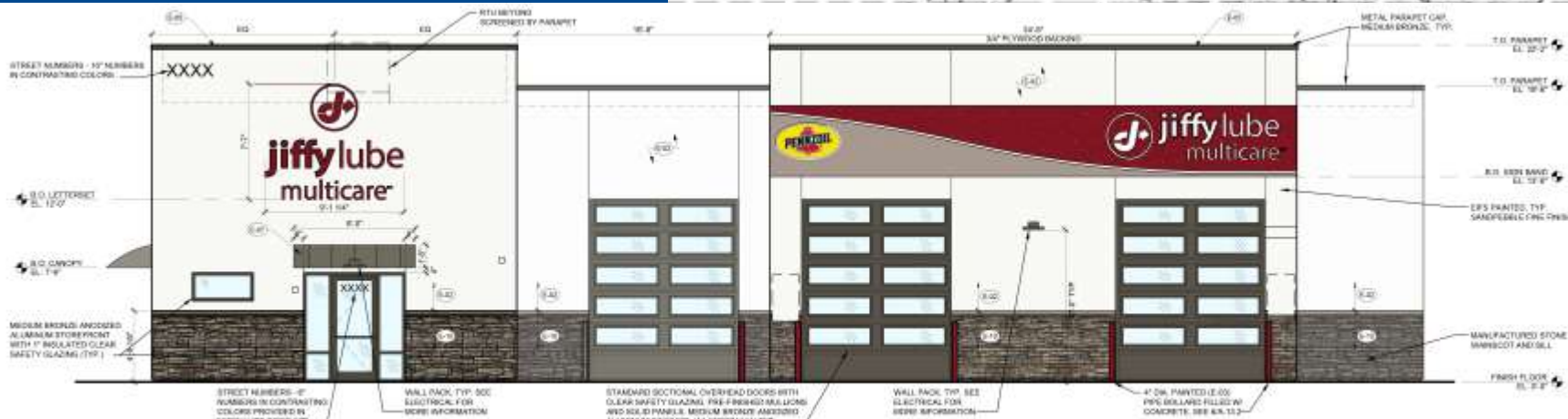
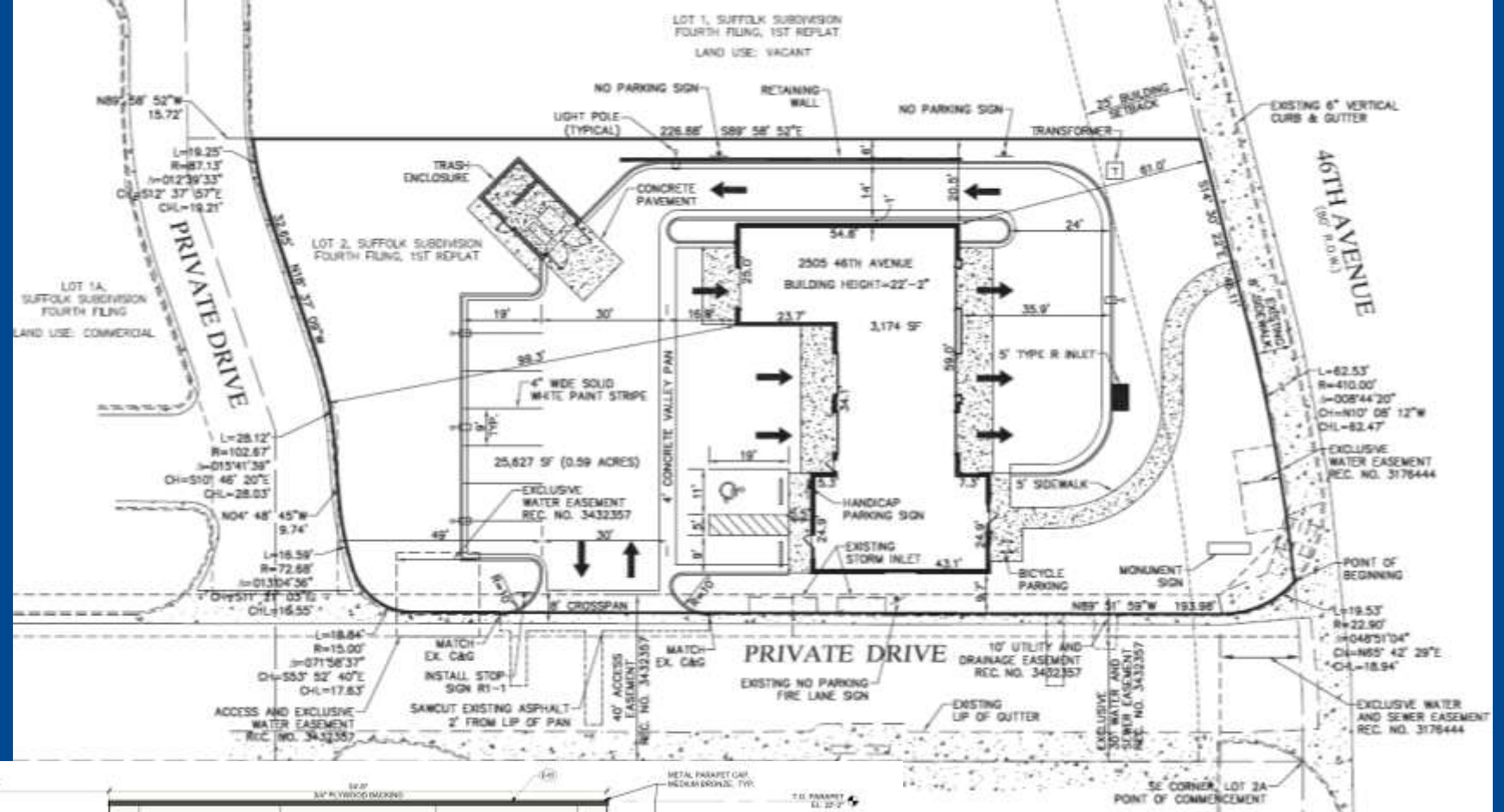
- **Suffolk Preliminary PUD :**
  - Encompassed 38.48 acres of land & identified 4 lots & 2 outlots
  - Subject site was originally part of Lot 2, which allowed uses permitted in C-H zone district
- **Request:**
  - Replat of the Suffolk Subdivision, 4<sup>th</sup> Filing
  - Combined Preliminary & Final PUD for a 3,174 square foot auto repair facility



- **Lot 1 - 1.57 acres**
- **Lot 2 - 0.59 acres**
- **Proposed auto repair facility would be situated on newly platted Lot 2**
- **Lot 1 would be developed at a later date & require a separate Preliminary & Final PUD approval (would still allow land uses permitted in C-H zone district)**



# Site Data



EAST ELEVATION

SCALE: 1/4" = 1'-0"

City of  
Greeley  
Colorado

# Approval Criteria

## Preliminary PUD Criteria – Section 24-663

A)	<b>Area of proposed PUD shall be of substantial size to permit its design &amp; development as a cohesive unit &amp; establish it as a meaningful part of community (minimum size of 2 acres).</b>
	<i>Subject site is approximately 2.16 acres in size, however corresponding replat would create smaller lots. Because property is already zoned PUD and allowed uses have been established for both proposed lots, staff feels this still aligns with spirit of the Code.</i>
B)	<b>Consistency with City's Comprehensive Plan?</b>
	<i>Proposal aligns with Comprehensive Plan objectives:</i> <ul style="list-style-type: none"><li>• <i>GC-1.2 – Form of Growth</i></li><li>• <i>GC-1.3– Adequate Public Facilities</i></li><li>• <i>GC-4.3 – Infill Compatibility</i></li></ul>





# Approval Criteria

Section 24-673 Substantial Conformance with Preliminary PUD	
YES	<b>1. Building Elevations</b> <i>Similar design as existing structures in area.</i>
YES	<b>2. Landscaping</b> <i>Site would contain 42% open space (standard commercial requirement is 20%).</i>
YES	<b>3. Signage</b> <i>Sign regulations to comply with C-H zone district.</i>
YES	<b>4. Photometric Plan</b> <i>Propose 5 freestanding lights with maximum height of 20'.</i>
YES	<b>5. Parking</b> <i>Stall count (9 spaces) meets minimum requirement.</i>

# Recommendation

## NOTICING

- Notice letters were mailed to 18 property owners within 500 feet of site
- Signs were posted on the site & newspaper notice was published on May 19
- No citizen input received
- Planning Commission unanimously recommended approval at May 25 hearing

## MOTION

Based on the project summary and accompanying analysis, the proposed combined Preliminary and Final PUD for an auto repair use, located at 2505 46th Avenue, and a final plat and site plan, for the Suffolk Subdivision 4th Filing, 1st Amendment, is in compliance with the Development Code and is therefore approved.

