

## PLANNING COMMISSION SUMMARY

**ITEMS:** Rezone property from PUD (Planned Unit Development - Centerplace) to MU-H (Mixed-Use High Intensity)

**FILE NUMBER:** ZON2021-0019

**PROJECT:** Watermark Rezone

**LOCATION:** South of Centerplace Drive at 38<sup>th</sup> Avenue

**APPLICANT:** Sam Coutts of Ripley Design Inc., on behalf of Gilbert Commercial Land LLP

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

**PLANNING COMMISSION HEARING DATE:** April 26, 2021

### 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 to rezone 23.49 acres from PUD (Planned Unit Development - Centerplace) to MU-H (Mixed-Use High Intensity)

The subject site is located south of Centerplace Drive at 38<sup>th</sup> Avenue (see Attachment A).

### A. REQUEST

The applicant requests to rezone from PUD to MU-H for a proposed mixed-use development that would include a multi-family apartment complex use and an adjacent commercial use. The multi-family use would encompass approximately 11 acres of the parcel and 2 acres would be available for commercial uses.

The parcel contains an approximate 4-acre area of ecological significance, which would be preserved as open space. The open space is proposed also include a prospective private park of roughly 2 acres on the east side of the project, abutting the existing Longview Townhome development. Please see Attachment C (Rezone Package – Zoning Suitability Map).

### B. STAFF RECOMMENDATION

Approval

### C. LOCATION Abutting Zoning/Land Use:

North: PUD (Planned Unit Development)  
South: PUD (Planned Unit Development) and US Highway 34 Bypass  
East: R-H (Residential High Density) and C-H (Commercial High Intensity)  
West: PUD (Planned Unit Development)

**Site Characteristics:**

The site is undeveloped with a drainage area that bisects the property.

**Surrounding Land Uses:**

North: Creekstone Apartments and vacant land  
South: US Highway 34 Bypass  
East: Longview Townhomes and car dealership  
West: Commercial and commercial big box (TJ Maxx, Hobby Lobby, Best Buy etc.)

## **D. 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 Mixed-Use High Intensity. Supported uses include residential, commercial, office, retail, and institutional. A mix of uses, either vertical or across multiple sites, are encouraged. The proposed Mixed-Use High Intensity zoning with horizontal mixed-use including residential with a commercial pad site is supported.

Additionally, the following specific goals and objectives support the proposed rezone:  
Growth and City Form:

- GC-1.2 Form of Growth: Encourage compact urban form over sprawl development.
- GC-1.6 Transitions to Parks and Open Lands: Ensure new development abutting land intended to remain undeveloped, such as environmentally sensitive areas, provides for transitions in uses and intensity that mitigate impacts on these areas.
- 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-2.3 Pedestrian and Bicycle-Oriented Development: Encourage development patterns that encourage walking and bicycling whenever possible – by locating employment, shopping, and other services within a quarter mile of residential areas.
- 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 area.

Economic Health and Human Services:

- EH-2.4 Land Use: Promote land use decisions that support walkability and improve access to basic needs.
- EH-2.5 Walkability and “Bikability”: Plan and design neighborhoods so employment, schools, shopping, parks, transit and other facilities are within a 10-minute safe walk of housing.
- EH-2.6 Built Environment: Encourage construction of built environments that support health and active living, such as mixed-use centers and neighborhoods, that support walkability and provide safe options for active transportation.

Natural Resources and Open Lands

- NR-3.5 Preservation of Natural Areas: Work with developers to protect important natural areas, native wildlife habitat, vistas and other significant or environmentally sensitive lands.

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

Staff Comment: The mixed-use district encourages a mix of residential and commercial uses in a walkable setting that complements higher density areas or serves as a center of a more intense multi-modal or regional destination. Due to the neighboring big box developments to the west and residential to the east and northeast, the proposed concept supports land use transitions in the surrounding area as by proposing compatible development.

The applicant proposes to place open space and a private park adjacent to an existing townhome and commercial development to the east to provide a buffer for both new multi-family development as well as the existing townhomes.

The proposed placement of a commercial tract at the northwest end of the parcel would also buffer high traffic movement on the access road from the proposed residential uses as well as provide a needed commercial tract in the area. The proposed residential development would also be within walking and biking distance to services, restaurants, employment, and retail.

**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: The Centerplace area has seen ongoing substantial development becoming one of the main commercial and residential corridors in the City. Development continues north of Centerplace Drive to include needed residential and new commercial developments. The area is also a high-employment area, primarily service related. A rezone to provide additional high density residential would encourage price competitiveness in addition to housing within walking or biking distance to many employers and schools.

- 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 2000 with an update in 2015. The current zoning, approved in 2015, restricted development in the area to a degree the site has remained vacant. Restrictions included gas stations and auto uses, laundromats, lodging, veterinary services, all residential uses, day cares, to name a few. Given current trends and vacancy of the parcel for over 20 years, Staff determines that the existing zoning is inappropriate and obsolete.

- 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 zoning would provide complimentary development options to surrounding zoning and existing uses by creating a reasonable transition between residential and higher intensity commercial uses. The parcel is also located approximately 0.25 miles from Greeley West Park, which in addition to a proposed on-site park and open space, would provide future residents with walkable access to recreational activities.

- 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 City and other agencies have analyzed the proposed uses and are able to provide needed services based on the provided conceptual traffic study and preliminary drainage report. Detailed analysis would be conducted at site plan and plat review.

- 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: Both initial and more recent zoning of the property assumed big box retail uses. The market study provided with the rezone application described and examined the existing retail vacancy rates and site constraints, and concluded these factors would limit potential development under its current zoning designation. By

creating a mixed-use parcel, commercial uses allowed in the C-H district would be permitted on the least constrained and most visible portion of the site. The proposed high-density multi-family residential use would provide a buffer against high intensity commercial and existing townhomes to the east, as well as providing needed housing.

**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: The applicant has provided conceptual layouts that would provide both commercial and residential amenities, such as a clubhouse, along the frontage to help buffer some of the anticipated traffic noise from Centerplace Drive. The conceptual layouts also accounted for existing site constraints, such as ecologically significant areas and use buffering between existing residential and proposed development. The rear of the property abuts the US Highway 34 Bypass. The City's Development Code would require significant landscape buffering along Highway 34 to mitigate sound and headlight nuisances. Staff would critically review impacts and a detailed traffic analysis at time of site plan review.

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

Staff Comment: City staff recommends approval.

## **E. SITE CHARACTERISTICS**

### **1. SUBDIVISION HISTORY**

The property is currently platted as Tract A Centerplace Phase 3.

A minor subdivision would be required to create a buildable lot as tracts must be replatted into lots to be eligible for development.

### **2. TRANSPORTATION**

The City's Transportation Planner 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. Further analysis would be conducted at time of site plan review once exact layouts and densities are confirmed.

## **F. SERVICES**

**1. WATER**

Water services are available and can adequately serve the subject property.

**2. SANITATION**

Sanitation services are available and can adequately serve the subject property.

**3. EMERGENCY SERVICES**

Emergency services are available and can adequately serve the subject property.

**G. NEIGHBORHOOD IMPACTS**

**1. VISUAL**

Any development plan application for the property would be reviewed for compliance with the City's Development Code requirements regarding visual impacts.

**2. NOISE**

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

**H. PUBLIC NOTICE AND COMMENT**

Neighborhood notices for this meeting were mailed to surrounding property owners on April 8, 2022 and a notice was published in the newspaper per Development Code requirements. A sign was also posted on the site on April 8, 2022.

**I. PLANNING COMMISSION RECOMMENDED MOTION**

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from PUD (Planned Unit Development - Centerplace) to MU-H (Mixed-Use High Intensity) meets Development Code Section 24-204; and therefore, recommends **approval** of the rezone to the City Council.

Alternative motion:

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from PUD (Planned Unit Development - Centerplace) to MU-H (Mixed-Use High Intensity) meets Development Code Section 24-204; and therefore, recommends **denial** of the rezone to the City Council.

**ATTACHMENTS**

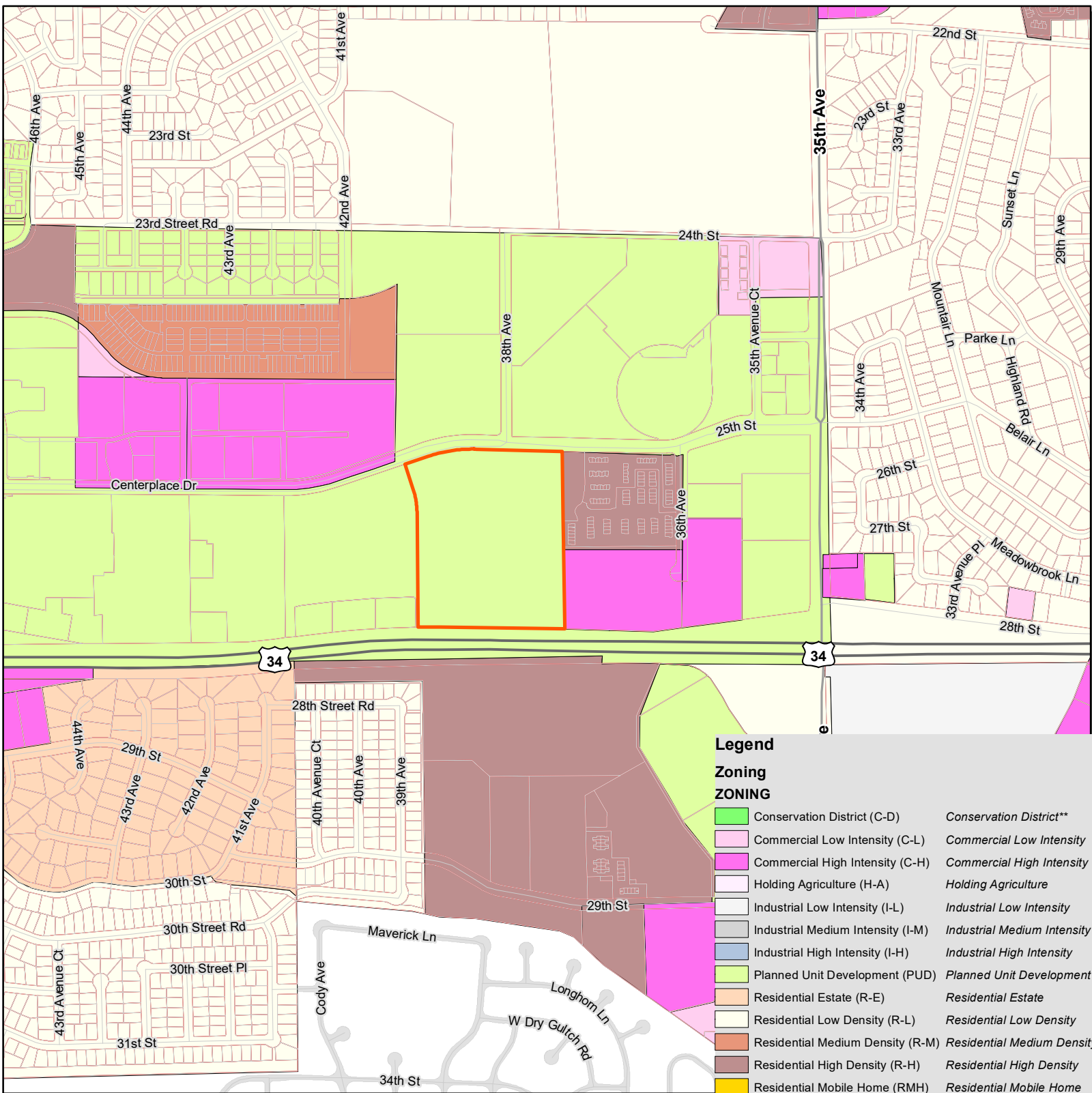
Attachment A – Zoning & Vicinity Map

Attachment B – Project Narrative

Attachment C – Rezone Package



# Vicinity Map Watermark Rezone



**ZON2021-0019**





## Watermark Centerplace Rezone

Rezoning Analysis | 04/08/2022

This memo is being provided for the purpose of showing compliance with Greeley Development Code criteria for rezoning the property from PUD to the MU-H (Mixed Use High Intensity) district per Sec. 24-625(3). The vacant parcel of this application is roughly 23.5 acres and is located South of Centerplace Drive and North of U.S. Highway 34. The parcels to the West are zoned PUD and are fully built out as large commercial box stores, colloquially known as the Centerplace of Greeley Shopping Mall. Some of these commercial stores include Target, Kohl's, Best Buy, Hobby Lobby, and T.J. Maxx. The parcels to the East are zoned R-H (Residential High Density) and C-H (Commercial High Intensity). The site is located perfectly in between high intensity commercial uses to the West and (south)East while being contained to the North and South by an expressway and collector roads. The intent of the MU-H district is to *"provide a mix of retail, service, employment, entertainment and civic uses in a walkable setting that complements higher-density neighborhoods or serves as the center of a more intense, multi-modal community or regional destination"*. With these conditions and definition in mind, the applicant proposes rezoning the parcel to the MU-H district to allow development to complement existing adjacent uses and serve as the residential center of an intense multi-modal regional destination.

The history of this parcels dates back to 2000 when the Centerplace of Greeley Concept/Preliminary PUD was approved. The Centerplace PUD defined this area (Area B) to allow all uses allowed within the C-H Zone district, implying that multifamily could exist on this site as an allowed use (by special review) within the C-H district. In 2015 a new Preliminary PUD was approved for the majority of Area B. The Centerplace Phase 4 Preliminary PUD now governs this parcel, however no improvements have been built since its approval. The Centerplace Phase 4 PUD planned for five retail pad sites and parking in a conceptual illustrative site plan. That PUD includes a note stating *"This illustrative plan is conceptual in nature, and as such, is subject to additions, deletions and revisions. The plan is only intended to convey general concepts, not specific applications or restrictions. The concept shown may be developed in many different manners and as such may change location, may or may not be included, may rotate or flip, etc. The general intent, however should be respected."* The Phase 4 PUD allowed all C-L and C-H uses on the property, with the exclusion of a long list of commercial uses and a couple residential uses. After seven years of no development occurring, it is the applicants desire to rezone the area to create a clearer definition of allowed commercial and residential uses on this parcel.

The proposed rezone plans for a mix of commercial and residential uses on the site, which is the intent of the mixed-use (MU-H) district, and no major variances to land use or development standards are anticipated. The Zoning Suitability Map includes approximately fourteen acres of land for multifamily and commercial uses (and accompanying open space), as well as approximately two acres of commercial uses only and land for a potential



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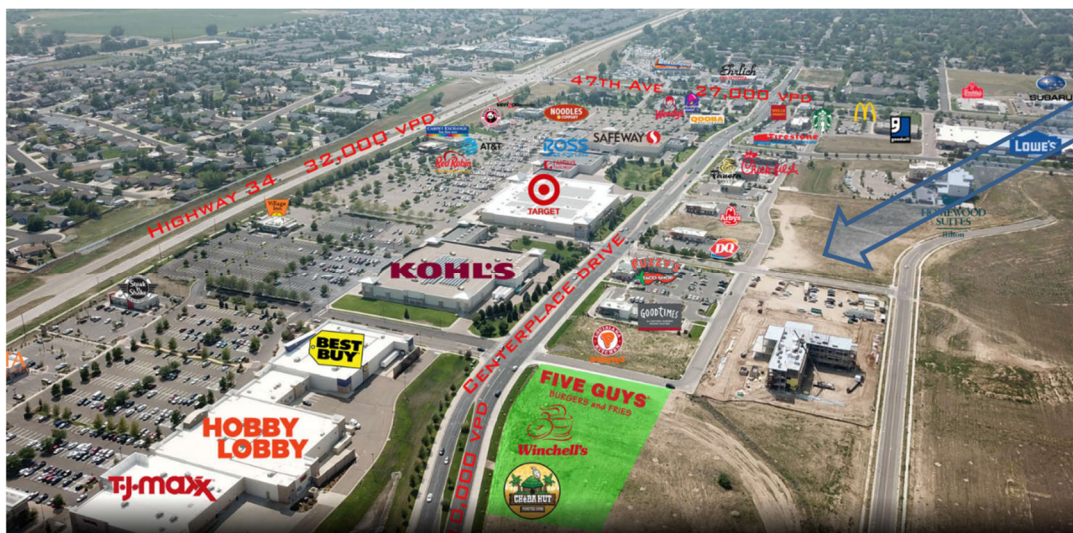
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future park. The area designated for commercial only is located at the northwestern corner of the parcel, adjacent to Centerplace Drive. With the remaining land, the applicant aims to help satisfy the growing housing need that exists in Greeley and Weld County, while still allowing for commercial uses in the event a multifamily project is never approved for the parcel.

Summit Economics has prepared a market study of this region to analyze the supply and demand of multifamily housing in the area, as well as the viability of this site as a commercial use. Centerplace Drive is largely developed with large “big box” stores dominating the South side of the street and commercial food options on the North side of the street. Both groups are staples in many commercial corridors. The exhibit below shows the extent of retail and fast-food development, looking West, along Centerplace Drive. According to the study, the City of Greeley has an adjusted retail vacancy rate between 6-8% (this number swells to 24% if not adjusted- the Greeley Mall is nearly 55% vacant) and has an additional 28 acres of commercial zoned vacant land. The study also indicates that there is over 57 acres of land with existing automotive sales uses, which will eventually be prime for redevelopment. Douglas Huey has been marketing the subject site to commercial users (unsuccessfully) for the past 6-8 years. He has learned that there is a lack of retailer interest and due to the significant grading challenges of the site, the cost of site work for retail is prohibitive. There has been speculation that if the large parcel were subdivided into several smaller parcels, then it could stimulate commercial development. However, according to the Summit Economic’s study, aside from the Greeley Mall, *all* of the commercial vacancy studied is in small retail strip space. The study concludes, “The small strip retail vacancy in the vicinity and restaurants would benefit from more residential development in the immediate neighborhood.” This site has the opportunity to complement existing commercial uses and provide consumers with direct access to commercial uses and employment.

Exhibit One:



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Multifamily is a need within Greeley. The Greeley MSA ranked as the No. 3 fastest growing nationwide from July 2018 to June 2019 and the No. 6 fastest growing in the country from 2010-2019 per data from the U.S. Census Bureau. Greeley also currently ranks No. 6 in Jobs & Economy and No. 48 overall on Wallethub's Fastest-Growing Cities in the U.S., ranking ahead of all other Colorado MSA's except for Denver. Furthermore, population is projected to grow by 1.5% annually through 2025, which is higher than the averages for both the U.S. and the Southwest & Mountains region, per Oxford Economics. The effects of this fast-paced growth are being felt by the Greeley public, by enduring an extremely low rental housing vacancy rate of 3.8% per the city's 2021 Growth & Development Projection Report. The market study states, "Vacancy rates generally drive rent movement in the short-term... The continued rapid growth in rents in recent years suggests supply is not keeping up with demand." It also reports that new apartments in Greeley have "achieved occupancy rates above 95% demonstrating strong demand for new product."

Lastly, with the existing infrastructure along Centerplace Drive, the constructed portions of the Centerplace PUD, and the off-street shared use path (South of the rezone parcel), there is unique ability for the site to function as part of a multimodal community to and from the Greeley regional destination. The City of Greeley Bike Map indicates that the site has built in connections to take a pedestrian biker to and from almost all neighborhoods in Greeley. This includes established routes to schools, parks, commercial areas, and downtown. The applicant believes this further establishes credibility to rezoning the site to MU-H, as the multi-modal capability is clearly identified in the intent of the zoning district.

#### Compatibility with Imagine Greeley and adjacent development

The Imagine Greeley Land Use Guidance Map has this area designated as employment, industrial and commercial on the Land Use Guidance Map. Within the definition of this land use is the following; "In certain instances, **residential uses are supported but only where the adjacent employment** or industrial use is compatible and would not negatively impact residents' quality of life or safety." The site is bound by retail to the west, multifamily to the north, multifamily and retail to the east and Highway 34 to the south. The east side of the site has a low drainage swale with existing trees. The applicant plans to retain much of this existing feature. These small oases within an urban context compliment a residential development. By opening this parcel up to residential uses, it creates the opportunity to create public park and trail expansions. Residents will linger longer and appreciate the feature more than visitors to a commercial development where spaces like this are relegated to be viewed from back of house operations. In addition, multifamily is a great compliment to retail. The adjacent retail will also provide employment opportunity to the future residents. Residential uses within this community building block area will not be negatively impacted by the adjacent land uses. By rezoning this site to MU-H, the easy access to retail, the natural feature and the close proximity to Greeley west Park will be a positive location where Greeley residents can thrive and exist within a easily walkable live- work-play community.



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In addition, the following Imagine Greeley objectives support the rezoning of these properties: ***EH-2.4** Land Use, **EH-2.5** Walkability & Bikability, **EH-2.6** Built Environment, **GC-1.2** Form of Growth, **GC-1.6** Transitions to Parks and Open Lands, **GC-2.1** Land Use Guidance Map, **GC-2.2** Jobs/Housing Balance, **GC-2.3** Pedestrian and Bicycle-Oriented Development, **GC-4.3** Infill Compatibility, **HO-2.1** Diversity in New Development, **NR-2.7** Stormwater Management, **NR-4.3** Landscaping and Plant Species, **TM-1.2** Pedestrian Movements, **TM-1.4** Traffic Calming*

Outlined below is a comprehensive analysis of the Development Code to show compliance with the review criteria for general rezoning.

Rezone Review Criteria 18.30.050(c)(3)

- a. *Has 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?*
  - The property has remained vacant since the original PUD was established in 2000. There have been several attempts at developing the parcel, however none have come to fruition, signaling a disconnect in what was planned for versus what the market desires. After 15 years of no development occurring in this area under the Centerplace of Greeley Concept/Preliminary PUD, a more restrictive PUD was approved, further limiting the development potential of the site. Due to the changes in the real estate market due to COVID and online retail, commercial developments are having to adapt. As office and retail demand goes down, residential demand within a mixed-use community is on the rise. People are looking to live in a place where they can have walkable access to commercial and recreational activities. This site's location next to retail and just ¼ mile from Greeley West Park make it an ideal location for multifamily.
  - The MU-H zone district was created specifically to provide a mix of uses that complement one another in a high intensity setting with a multimodal and destination-based focus.
- b. *Has the existing zoning been in place for at least fifteen (15) years without substantial development resulting and does the existing zoning appear to be obsolete, given development trends?*
  - Yes, the Centerplace Preliminary PUD was established in 2000. This site has not been developed in that timeframe.
  - Yes, see the points made in criteria a above.
- c. *Are there clerical or technical errors to correct?*



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- There are no clerical or technical errors that pertain to this parcel in the Centerplace Preliminary PUD.
- d. *Are there detrimental environmental conditions, such as flood plains, presence of irrigation ditches, inadequate drainage, slopes, unstable soils, etc., that may affect future development of this site and which may not have been considered during the original zoning of the property?*
  - There are no detrimental environmental conditions present on this site. To the contrary, multifamily development enables a large natural drainage feature with mature trees to be preserved. Commercial development would likely need to demolish this feature to create a viable site.
- e. *Is the proposed rezoning necessary in order to provide land for a community-related use which was not anticipated at the time of adoption of the City's Comprehensive Plan; or have the policies of the City changed to the extent that a rezoning is warranted?*
  - The existing PUD was developed long before the City's latest comprehensive plan, Imagine Greeley. Imagine Greeley outlines many objectives that support the need for more housing options, more employment-based industry and the desire for housing near commercial cores. This rezone will help achieve Imagine Greeley's high intensity intent of the area.
- f. *What is the potential impact of the proposed rezoning upon the immediate neighborhood and the City as a whole (including potential noise and environmental impacts, visual impacts, the provision of City services such as police, fire, water, sewer, street and pedestrian systems and parks and recreation facilities)?*
  - The proposed rezone will produce minimal impact to the immediate neighborhood or City as a whole.
    - The PUD has been mostly developed and the infrastructure is in place for vehicular and pedestrian access.
    - Stormwater is planned to be treated through water quality facilities on site.
    - The attached traffic study concludes that traffic counts are reduced from what could potentially develop on this lot currently.
    - The commercial concept depicted in the Centerplace PUD shows development over the existing drainage way and grove of trees. Watermark intends to incorporate this natural feature as an amenity for its residents.
    - Adequate Public Facilities are accounted for and provided for police, fire, and water. There are several viable options to provide sewer service,



which the applicant is exploring further. The attached reports explain these options in more detail.

Potable water and sanitary sewer service to the proposed development will be provided by Greeley Water and Sewer. An existing 12-inch City of Greeley water main lies immediately adjacent to the subject property underlying Centerplace Drive along the northern property frontage and an existing 8-inch water main lies within an existing water and sanitary sewer easement along the western edge of the property. In addition, two water mains are stubbed into the property along the western edge of the property and are proposed to be extended into the property to serve the proposed development. Existing Greeley sanitary sewer main exists along all four sides of the perimeter of the property. Based upon discussions and analysis by City staff, the sanitary sewer for the site will be diverted to the north adjacent to 38th Avenue and into the collector main in W 24th Street. A portion of flows may directed into the main in Centerplace Drive and the development team is working with City staff to determine an appropriate solution.

Existing Xcel Energy underground electric service is located along the south side of Centerplace Drive along the northern property frontage and beneath the north-south drive aisle immediately adjacent to the western property boundary. Existing Atmos Energy natural gas main is also located in the same north-south drive aisle along the western property boundary. Telephone and telecommunication services will be provided by CenturyLink and Comcast. All of the necessary dry utilities required to serve the proposed development are within the immediate vicinity of the subject property and are available for connection.

*g. Is there clear and convincing evidence that the proposed rezoning will be consistent with the policies and goals of the City's Comprehensive Plan and comply with applicable zoning overlay requirements?*

- There are objectives in Imagine Greeley Comprehensive Plan supporting increased housing supply, density, compact growth, adequate public facilities, useable open space, etc. A more exhaustive list may be found in the first section of this memo. In addition, when there is a large demand for rental housing, and a limited supply of multifamily options, rents tend to increase. The increased supply of rental housing helps to keep housing costs from getting out of control. The provided market study concludes the increase in multifamily supply in the area (as proposed by this rezone) "would assist the 40% to 45% of renter households in Weld County paying more than 30% of income on housing costs."



*h. What is the potential impact of the proposed rezoning upon an approved zoning suitability plan for the property?*

- No approved zoning suitability plan currently exists

Vehicular and Pedestrian Connectivity

Vehicular access will be provided at the intersection of 38<sup>th</sup> and Centerplace Drive. In addition, two vehicular access points will be on the shared drive between the proposed development and the retail to the west.

Pedestrian access will be provided at each of the vehicular access points. Additionally, pedestrian access will be provided to the bypass trail along US 34. This will activate the trail and connect it to the new multi-family development's overall campus pedestrian system.



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THOMPSON THRIFT GREELEY  
REZONE  
TRACT A, CENTERPLACE PHASE 3 MINOR SUBDIVISION  
23.49 Acres  
PROJECT NUMBER: ZON2021-0019

THOMPSON THRIFT  
GREELEY

REZONE

GREELEY, CO

PREPARED BY:



LAND PLANNER / LANDSCAPE ARCHITECT

RIPLEY DESIGN INC.

Sam Coutts  
419 Canyon Ave. Suite 200  
Fort Collins, CO 80521  
p. 970.224.5828

APPLICANT

WATERMARK APARTMENTS  
Jessica Tuttle  
111 Monument Circle, Suite 1500  
Indianapolis, IN 46204  
p. 317.853.5459

ENGINEER

MANHARD CONSULTING  
Matt Buster  
7800 E Orchard Rd. Suite 150-n  
Greenwood Village, CO 80111  
p. 303.531.3215



ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	SITE PLAN	03.18.2022
REVISIONS		
No.	DESCRIPTION	DATE

COVER

SEAL:

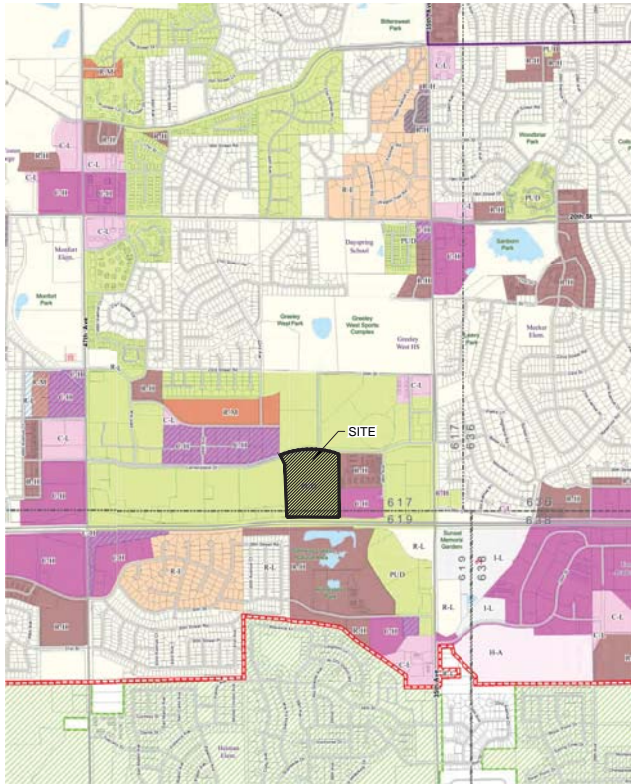


PROJECT No.:	R21-031.1
DRAWN BY:	JW / AG
REVIEWED BY:	SC

DRAWING NUMBER:

VICINITY MAP

SCALE: 1"=1500'



REZONING CERTIFICATION BLOCK

THIS REZONE HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE CITY OF GREELEY DEVELOPMENT CODE REGULATIONS.

PRINT OWNER NAME

(SIGNATURE OF OWNER(S)) DATE

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF GREELEY PLANNING COMMISSION ON \_\_\_ DAY OF \_\_\_, 20\_\_.

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF GREELEY CONSTRUCTION STANDARDS. THE CITY'S ACCEPTANCE ALLOWS FOR PLAN DISTRIBUTION AND PERMIT APPLICATION. THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

ACCEPTED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
COMMUNITY DEVELOPMENT DIRECTOR

LEGAL DESCRIPTION

TRACT A, CENTERPLACE PHASE 3 MINOR SUBDIVISION, COUNTY OF WELD, STATE OF COLORADO

SAID PARCEL CONTAINS 1,023,102 SQUARE FEET OR 23.4872 ACRES MOR OR LESS.

SHEET INDEX

Sheet List Table	
Sheet Number	Sheet Title
1	Cover
2	Property Boundary
3	Site Analysis
4	Zoning Suitability Map

PURPOSE STATEMENT

THE SUBJECT SITE IS CURRENTLY ZONED PUD AND IS PROPOSED TO BE REZONED TO THE MU-H DISTRICT TO ALLOW DEVELOPMENT TO COMPLIMENT EXISTING ADJACENT USES AND SERVE AS THE RESIDENTIAL CENTER OF AN INTENSE MULTI-MODAL REGIONAL DESTINATION. WHILE THE REZONE IS INTENDED TO OPEN THE PARCEL UP TO DEVELOPMENT OF RESIDENTIAL USES, IT IS NOT INTENDED TO LIMIT THE DEVELOPMENT OF COMMERCIAL USES. ACCORDINGLY, PLANNING AREA 2 IS PLANNED FOR COMMERCIAL USES ONLY IN ORDER TO ASSURE COMMERCIAL DEVELOPMENT.

PHASING NOTES

- OFFSITE IMPROVEMENTS SHALL BE COMPLETED WITH THE RESPECTIVE DEVELOPMENT FOR WHICH THEY SERVE.
- PLANNING AREA 1 IS INTENDED TO BE THE FIRST PHASE OF DEVELOPMENT.

STANDARD REZONE NOTES

- APPROVAL OF SITE CONSTRUCTION PLANS BY THE CITY OF GREELEY SHALL BE REQUIRED (AS APPLICABLE) PRIOR TO ISSUANCE OF BUILDING PERMITS.
- ALL EXISTING AND PROPOSED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- NO BUILDING PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF A NEW BUILDING OR STRUCTURE UNLESS THE PROPERTY HAS BEEN PLATTED IN ACCORDANCE WITH THE CITY'S SUBDIVISION REGULATIONS (CHAPTER 3).
- ALL ELEVATIONS SHOWN ON THESE PLANS ARE TIED TO NAVD 88 DATUM.



TRACT A,  
CENTERPLACE PHASE 3 MINOR SUBDIVISION,  
COUNTY OF WELD,  
STATE OF COLORADO

SAID PARCEL CONTAINS 1,023,102 SQUARE FEET OR 23.4872 ACRES MORE OR LESS.

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMECE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE BROUGHT MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER 0032452-020-JY-SC, WITH A COMMITMENT DATE OF APRIL 29, 2021.
4. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
5. BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 06°40'15" EAST, BASED ON NAD83 (2011) COLORADO STATE PLANE COORDINATES. THE MONUMENTED CORNER, AS MONUMENTED ON THE SOUTH BY A NO. 6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED "1992, PL5 10734" IN A MONUMENT BOX AND ON THE NORTH BY A NO. 6 REBAR WITH A 3.25" ALUMINUM CAP STAMPED "1999, LS 7242" IN A MONUMENT BOX.

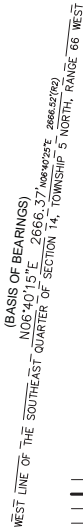
THIS IS TO CERTIFY THAT THIS MAP OR PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

THE FIELD WORK WAS COMPLETED ON: JUNE 14, 2021

DATE OF PLAT OR MAP: MARCH 4, 2021

BRIAN J. PFOHL  
COLORADO PLS NO. 38445  
FOR AND ON BEHALF OF MANHARD CONSULTING  
7600 E. ORCHARD ROAD, SUITE 150-N  
GREENWOOD VILLAGE, COLORADO 80111  
(303) 708-0500

TRACT A, CENTERPLACE PHASE 3 MINOR SUBDIVISION  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



◆ = FOUND SECTION CORNER AS NOTED  
 1 = FOUND NO. 5 REBAR WITH  
 = 1.25" ORANGE PLASTIC CAP  
 STAMPED, "PLS 33642"  
 2 = FOUND NO. 5 REBAR WITH  
 = 1.25" YELLOW PLASTIC CAP  
 STAMPED, "LS 7242"  
 3 = FOUND NO. 5 REBAR  
 WITHOUT CAP  
 4 = SET NO. 10 LONG NO. 5 REBAR WITH  
 = 5" X 10" ORANGE PLASTIC CAP  
 STAMPED, "PLS 38445"  
 (R1) = RECORD DIMENSION  
 RECEPTION NO. 3018737  
 (R2) = RECORD DIMENSION  
 RECEPTION NO. 3015394  
 = SECTION LINE  
 = PROPERTY LINE  
 = EASEMENT LINE  
 - RIGHT-OF-WAY LINE  
 - CENTERLINE  
 - LOT LINE

**TRACT A**  
1,023,102 S.F.  
23.4872 AC.  
**CENTERPLACE PHASE 3**  
**MINOR SUBDIVISION**  
RECEPTION NO. 3518737  
  
PROPOSED ZONING: MU-H

CENTERPLACE PHASE  
MINOR SUBDIVISION  
RECEPTION NO. 3518737

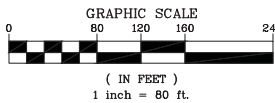
LOT 2,  
BLOCK 1

LOT 3,  
BLOCK 1

LOT 4,  
BLOCK 1  
10' UTILITY  
RECEPTION N

**US HIGHWAY 34 BYPASS**  
(PUBLIC R.O.W. VARIES)  
RECEPTION NO. 1502171

WATERMARK GREELEY  
REZONE  
TRACT A, CENTERPLACE PHASE 3 MINOR SUBDIVISION  
23.49 Acres  
PROJECT NUMBER: ZON2021-0019



**WATERMARK GREELEY**

**REZONE**

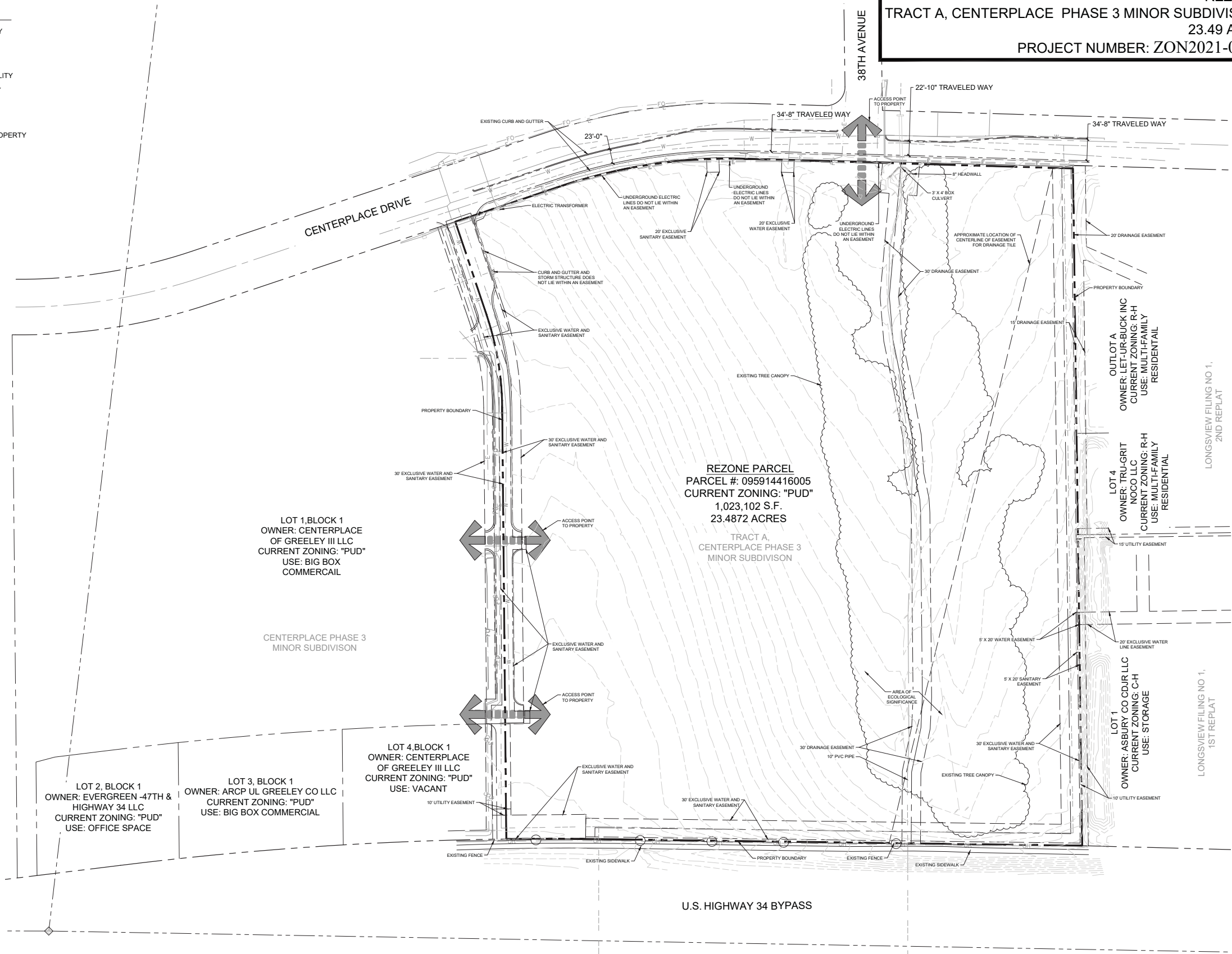
**PROPERTY BOUNDARY MAP**

PROJ MGR: DSB  
PROJ ASSOC: BJP  
DRAWN BY: JLM  
DATE: 06/25/21  
SCALE: 1" = 80'

**SHEET**  
**2 OF 4**  
WMR.GRC001.00

LEGEND

- — — — — = PROPERTY BOUNDARY
- - - - - = EASEMENT
- W — = WATER UTILITY
- SS — = SANITARY SEWER UTILITY
- — — — — = STORMWATER UTILITY
- E — = ELECTRIC UTILITY
- — — — — = FENCE
- ↔ = ACCESS POINT TO PROPERTY
- ☁ = TREE CANOPY



LEGAL DESCRIPTION

TRACT A, CENTERPLACE PHASE 3 MINOR SUBDIVISION,  
COUNTY OF WELD, STATE OF COLORADO

SAID PARCEL CONTAINS 1,023,102 SQUARE FEET OR 23.4872 ACRES MORE OR LESS.

WATERMARK GREELEY  
REZONE  
TRACT A, CENTERPLACE PHASE 3 MINOR SUBDIVISION  
23.49 Acres  
PROJECT NUMBER: ZON2021-0019

WATERMARK  
GREELEY

REZONE

GREELEY, CO  
PREPARED BY:



LAND PLANNER / LANDSCAPE ARCHITECT

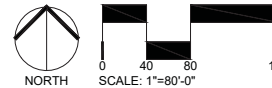
RIPLEY DESIGN INC.  
Sam Cotts  
419 Canyon Ave. Suite 200  
Fort Collins, CO 80521  
p. 970.224.5828

APPLICANT

WATERMARK APARTMENTS  
Jessica Tuttle  
111 Monument Circle, Suite 1500  
Indianapolis, IN 46204  
p. 317.853.5459

ENGINEER

MANHARD CONSULTING  
Matt Buster  
7800 E Orchard Rd. Suite 150-n  
Greenwood Village, CO 80111  
p. 303.531.3215



ORIGINAL SIZE 24X36

No.	DESCRIPTION	DATE
01	REZONE	03.04.2022

No.	DESCRIPTION	DATE

No.	DESCRIPTION	DATE

EXISTING CONDITIONS  
AND SITE ANALYSIS  
MAP

SEAL:

ENTITLEMENT  
DRAWINGS  
NOT FOR  
CONSTRUCTION

PROJECT No.:	R21-031.1
DRAWN BY:	JW / AG
REVIEWED BY:	SC
DRAWING NUMBER:	

