

13TH STREET APARTMENTS REZONE

CITY COUNCIL

NOVEMBER 1ST , 2022

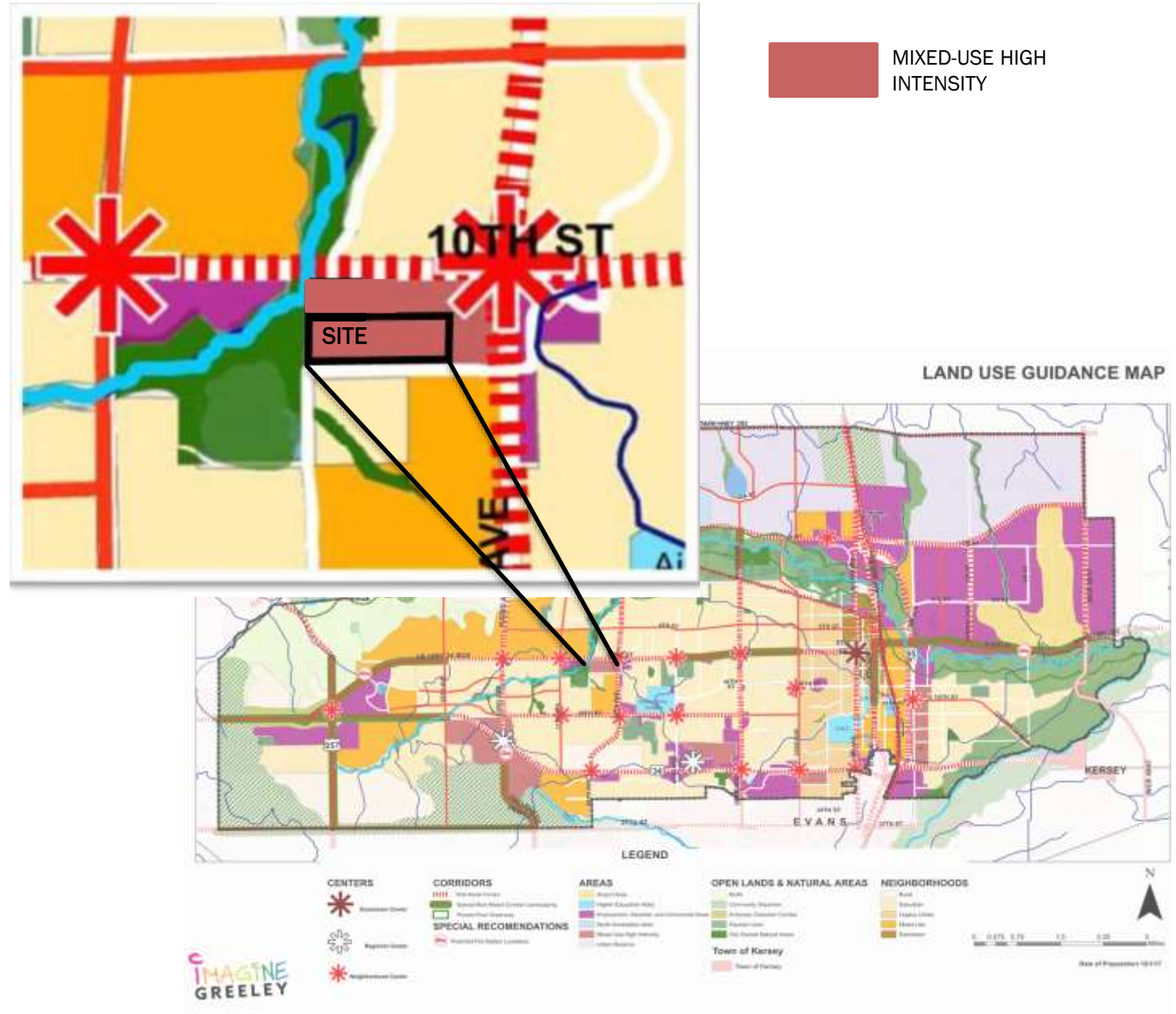
LOGE PROPERTIES

IN ASSOCIATION WITH:



WHY DO WE NEED TO REZONE?

- Allows future development to better accomplish objectives of the Imagine Greeley Comprehensive Plan (2018)



MIXED-USE HIGH INTENSITY

Outlined in the ‘Special Considerations’ for the Mixed-use High Intensity Area:

“Existing development within mixed-use high intensity areas are likely to contain a single use or a narrow range of uses (such as a mall or strip commercial center). As such, redevelopment of these areas should be encouraged to include a wider range of uses, particularly when these areas are located along existing transit lines. **Introducing residential uses in such areas should be a particular focus, either as stand-alone uses, or as part of a mixed-use building (e.g., ground-floor retail uses with apartments above).** “

R-H DISTRICT

(RESIDENTIAL HIGH DENSITY)

R-H – Residential High Density.

“The R-H district provides multi-family residential living in a moderate-density pattern in suburban neighborhoods or higher-density, and larger-scale projects in strategic locations for walkable and urban neighborhoods. It is located in areas that have transitions between lower-density neighborhoods or more intense non-residential uses and where a high level of accessibility, public amenity and support services are immediately available”

Relationship to Comprehensive Plan

- General application the Mixed-use, Legacy Urban, and Downtown Neighborhoods; Multi-modal Corridors; and Mixed-use High-intensity Areas

BENEFITS OF A REZONE?

- Rezoning will allow a use that can support the construction of a connection of 65th Avenue to 10th Street and build out public infrastructure along 13th Street.
- Provides a transition and buffer between single-family homes and C-H uses along 10th Street



MARKET ANALYSIS – MULTIFAMILY RESIDENTIAL

In summary:

“The Greeley market is not expected to experience oversupply during the next 3 years, and the anticipated new supply is not expected to impact existing apartment properties in the market area,”

13TH STREET APARTMENTS REZONE

CITY COUNCIL

NOVEMBER 1ST, 2022



R-H ALLOWED USES

■ Residential Uses

- Single-family Dwelling
- Two-family dwellings
- Row House dwellings
- Multi-family Dwellings
- Mixed-use dwelling
- Accessory Dwelling Units
- Boarding Houses
- Residential Care

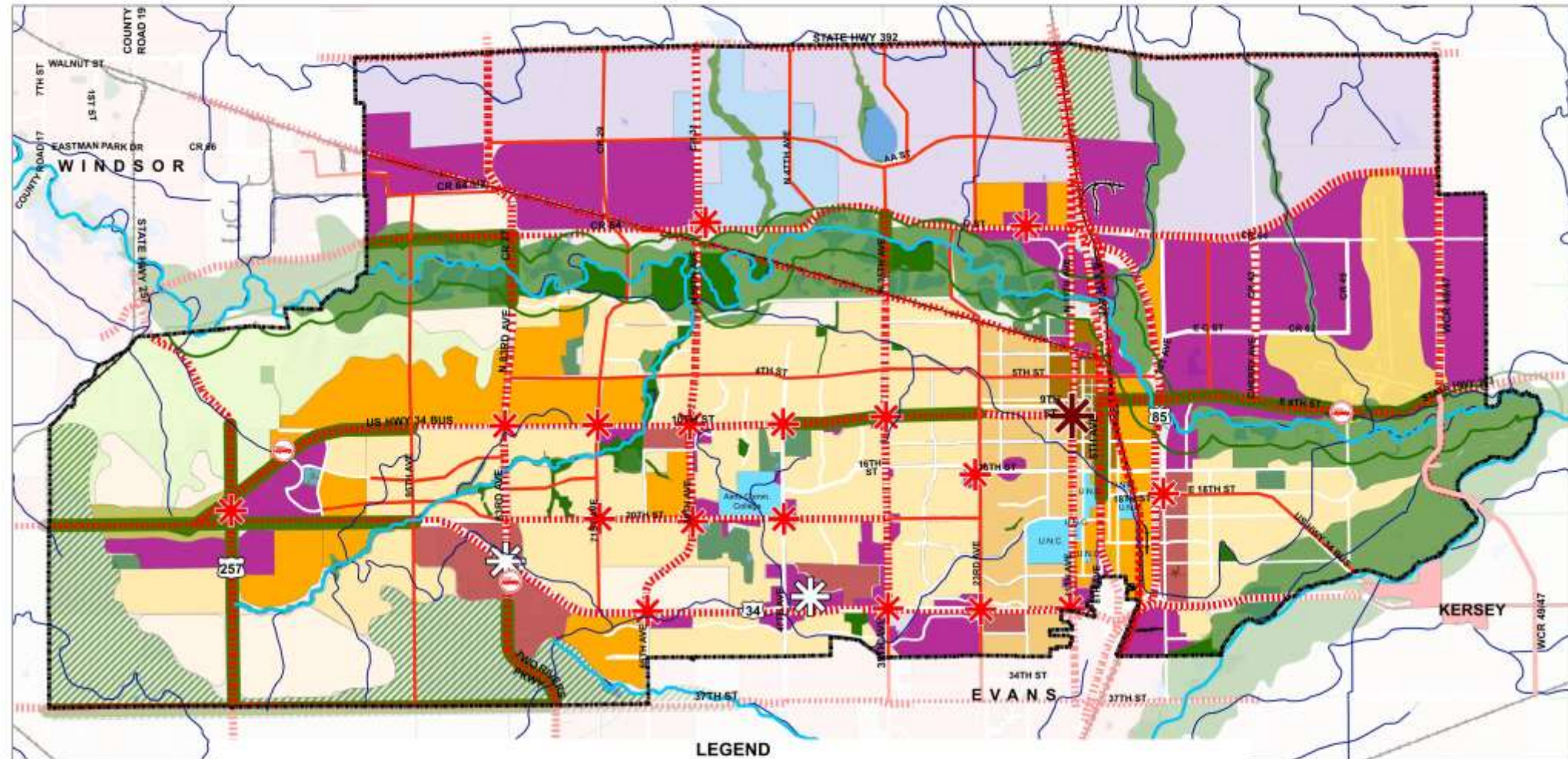
■ Public & Civic Uses

- Assembly
- Golf Course & Country Clubs (no lights)
- Libraries, Museums, Public or Quasi-public
- Police, Fire Stations, Ambulance Dispatch & Storage
- Parks, Open Spaces & Common Areas
- Schools
- Public Transportation
- Utilities

■ Commercial Uses

- Childcare
- Short-term rental
- Bed & Breakfast

LAND USE GUIDANCE MAP



LEGEND

CENTERS

-  Downtown Center
-  Regional Center
-  Neighborhood Center

CORRIDORS

-  Multi-Modal Corridor
-  Special Multi-Modal Corridor Landscaping
-  Foudre River Greenway






SPECIAL RECOMMENDATIONS

-  Potential Fire Station Locations

AREAS

-  Airport Area
-  Higher Education Hub
-  Employment, Industrial, and Commercial Areas
-  North Annexation Area
-  Mixed Use High Intensity
-  Urban Reserve

OPEN LANDS & NATURAL AREAS

-  Skuffs
-  Community Separator
-  Entryway Character Corridor
-  Riparian Land
-  City Owned Natural Areas

Town of Kersey

-  Town of Kersey

NEIGHBORHOODS

-  Rural
-  Suburban
-  Legacy Urban
-  Mixed Use
-  Downtown



Date of Preparation 12/1/17

Mixed-Use High Intensity



Range of Densities: 5 to 20 units per acre

Description: Mixed-use high intensity areas are distinctly urban in character; however, the density and intensity of development varies depending on location. Higher density and intensity development is encouraged along existing and planned transit routes, particularly adjacent to transit stations. Such areas contain a mix of uses that are either located next to each other (on one site or across multiple sites, also referred to as horizontal mixed-use) or found within the same building (also referred to as vertical mixed-use). Supported uses include residential, commercial, retail, office, and civic/institutional uses (such as schools, recreational facilities, parks, religious institutions, etc.). Building facades, entry-ways oriented towards the street, public spaces, street trees and street furniture are prominent features of the public realm which help these areas to be vibrant and walkable places. Parking areas are located behind buildings where they are less visible from the public right-of-way, and signs are appropriately sized to be visible to pedestrians, bicycles, and other slow-moving traffic rather than being large elevated signs or billboards.

Street Pattern and Mobility: Circulation networks within these areas give priority to pedestrians and bicyclists. While automobiles are accommodated, they do not dominate the landscape (particularly on local streets). When located along multi-modal corridors, development should be transit-oriented or transit-supportive. In new mixed-use high intensity areas, block sizes are designed to be no longer than around 600 feet, and street networks aim to maximize connectivity to facilitate walkability and permeability for pedestrians. Within individual developments, connectivity to adjacent mixed-use high intensity properties is maximized to the extent possible.

SPECIAL CONSIDERATIONS

Existing development within mixed-use high intensity areas are likely to contain a single use or a narrow range of uses (such as a mall or strip commercial center). As such, redevelopment of these areas should be encouraged to include a wider range of uses, particularly when these areas are located along existing transit lines. Introducing residential uses in such areas should be a particular focus, either as stand-alone uses, or as part of a mixed-use building (e.g., ground-floor retail uses with apartments above).

13TH STREET APARTMENTS REZONE MAP

MULTIPLE TRACTS OF LAND LOCATED IN THE NORTH HALF
OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 5 NORTH,
RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY,
COUNTY OF WELD, STATE OF COLORADO
(6450 WEST 10TH STREET)

SURVEYING CERTIFICATE

I, Anne M. Lamb, a State of Colorado Professional Land Surveyor, do hereby certify that this PROPERTY BOUNDARY MAP was prepared under the personal supervision, direction and control of the Surveyor, and that it is true and correct to the best of my knowledge and belief.

DRAFT
10-27-2021
PRELIMINARY - NOT FOR CONSTRUCTION,
MARKING, OR REZONING PURPOSES OR IMPLEMENTATION

RECEIVED
COUNTY OF WELD
PLANNING & ZONING DEPARTMENT
RECEIVED: 10/27/2021

VICINITY MAP
1" = 3000'

PROPERTY DESCRIPTION

Multiple parcels of land for rezoning purposes all located within the North Half of the Northeast Quarter (N1/2NE1/4) of Section Nine (9), Township Five North (T.5N), Range Sixty-six West (R.66W), of the Sixth Principal Meridian (6th P.M.), City of Greeley, County of Weld, State of Colorado, more particularly described as follows:

REZONE(ND) as the North Quarter Corner of Section 9 and assuming the North line of Northeast Quarter of said Section 9 to have South 89°23'34" East a distance of 2495.31 feet with all other bearings contained herein relative thereto.

REFERENCE South 89°24'44" East along the North line of the Northeast Quarter of said Section 9 a distance of 380.03 feet to the Northern end of the East line of the West 1/2 of the North Half of the North Half of the Northeast Quarter (N1/2NE1/4) of said Section 9.

REFERENCE South 89°47'27" East along said Eastern line of the West 1/2 of the North Half of the Northeast Quarter (N1/2NE1/4) of said Section 9 a distance of 559.90 feet to the North line of the North Half of the Northeast Quarter (N1/2NE1/4) of said Section 9.

REFERENCE South 89°24'44" East along said South line of the N1/2NE1/4 of said Section 9 a distance of 266.02 feet to the Eastern line of the West 1/2 of the North Half of the Northeast Quarter (N1/2NE1/4) of said Section 9.

REFERENCE South 89°47'27" East along the West 1/2 of the N1/2NE1/4 of said Section 9 a distance of 4.58 feet to the Northeast corner of Tract A, Bear Back Subdivision recorded September 18, 2009 as Reception No. 402866 of the Records of Weld County.

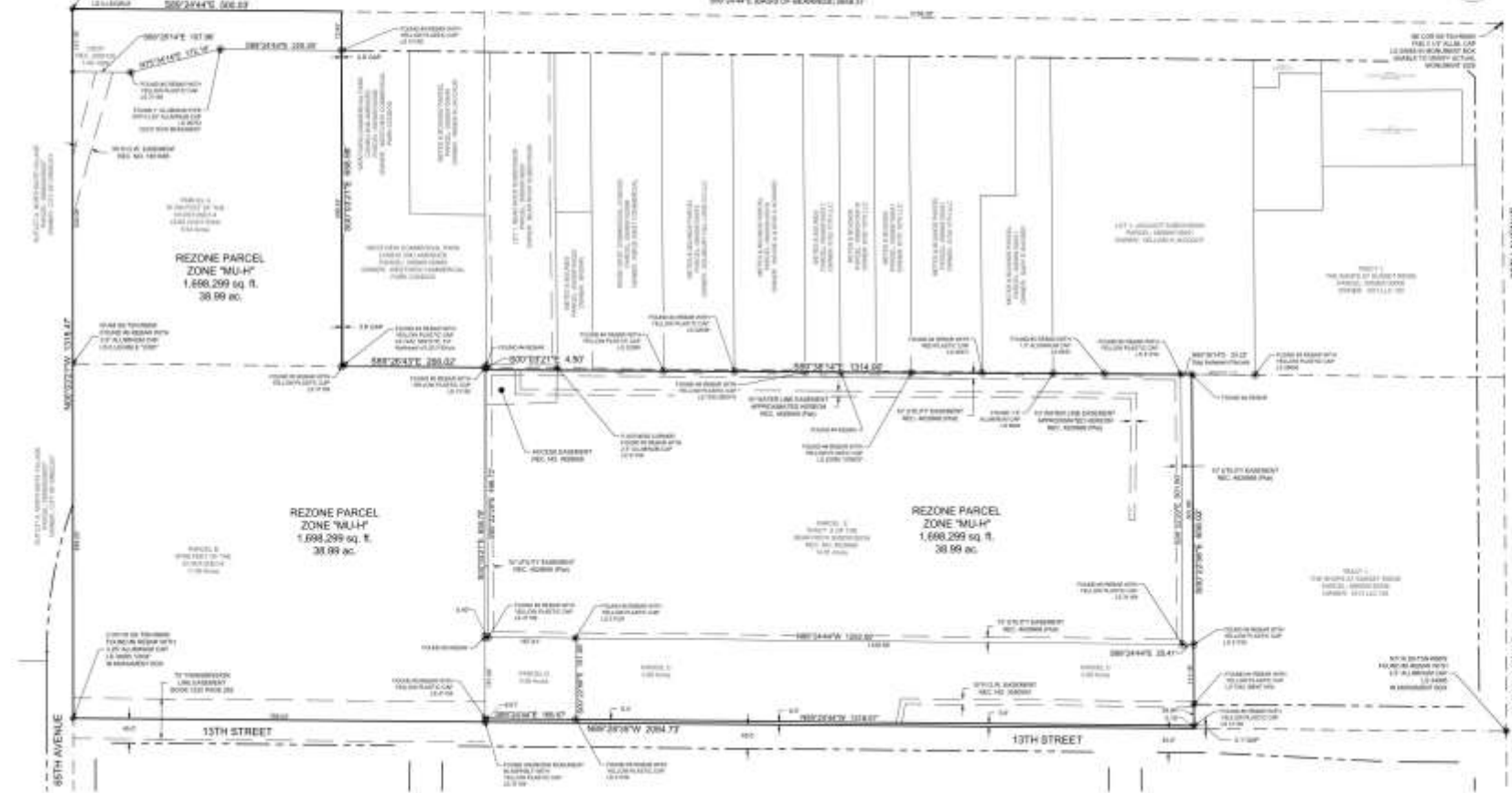
REFERENCE South 89°18'14" East along the Northern line of said Tract A, Bear Back Subdivision a distance of 1314.98 feet to the Western line of Tract C, Steps at Sunset Ridge Subdivision recorded August 13, 2007 as Reception No. 548647 of the Records of Weld County.

REFERENCE South 89°22'54" East along the Western line of said Tract C a distance of 690.02 feet to the South line of the North Half of the Northeast Quarter (N1/2NE1/4) of said Section 9.

REFERENCE North 89°28'29" West along said South line of the N1/2NE1/4 of said Section 9 a distance of 284.73 feet to the Corner North Street and C.M. 150 corner of said Section 9.

REFERENCE South 89°14'44" West along the West line of the North Half of the Northeast Quarter of said Section 9 a distance of 1114.47 feet to the North Quarter Corner of Section 9 and to the POINT OF BEGINNING.

Said described parcels of land contain 34.99 acres, more or less.



NOTES:
1) The base line of measurement for this survey is U.S. Survey Feet.

2) The Dates of Bearings in the North line of the Northeast Quarter of Section 9 is bearing South 89°24'44" East, and measured as shown on drawing.

3) The intent of this map is to rezone several parcels of land to Zone 'MU-H' (Mixed Use High Density).

4) Horizontal Datum: Coordinate system is a Northern Engineering local coordinate system based on NAD 83 '8113.27' (4000000.000000). Known internally as 'pinkey local'.

SYMBOL LEGEND
 * FOUND PROPERTY MONUMENT
 * NOT FOUND MONUMENT
 * CALCULATED PROPERTY

LINE LEGEND
 --- EXISTING LINE
 --- RIGHT OF WAY LINE
 --- PROPERTY LINE
 --- EASEMENT LINE

NORTHERN ENGINEERING
 N.E.
 1000 W. 10th St., Suite 100, Greeley, CO 80639
 (970) 344-1111
 www.northernengineering.com

13TH STREET APARTMENTS REZONE MAP
 MULTIPLE PARCELS OF LAND
 GREELEY, COLORADO

Sheet
1
 Of 1 Sheets

REZONE SUBMITTAL

COMPLETION CO.
PREPARED BY:



LARGE PLUMBER:

SMILEY BUCHSBAUM INC.
San Carlos
418 Canyon Ave., Suite 200
Folsom, CA 95630
p. 916.224.6849

APRIL 1994

LONG: NATIONAL FIRE
ARMS ASSOCIATION
SPEAKS TO CONGRESS

1992年12月1日

NORTHSTAR-QUARTERWILE
Shoshone, Thomas
381 N. Rogers Street, Suite 100
Fairfield, CA 94534
☎ 916.271.4188



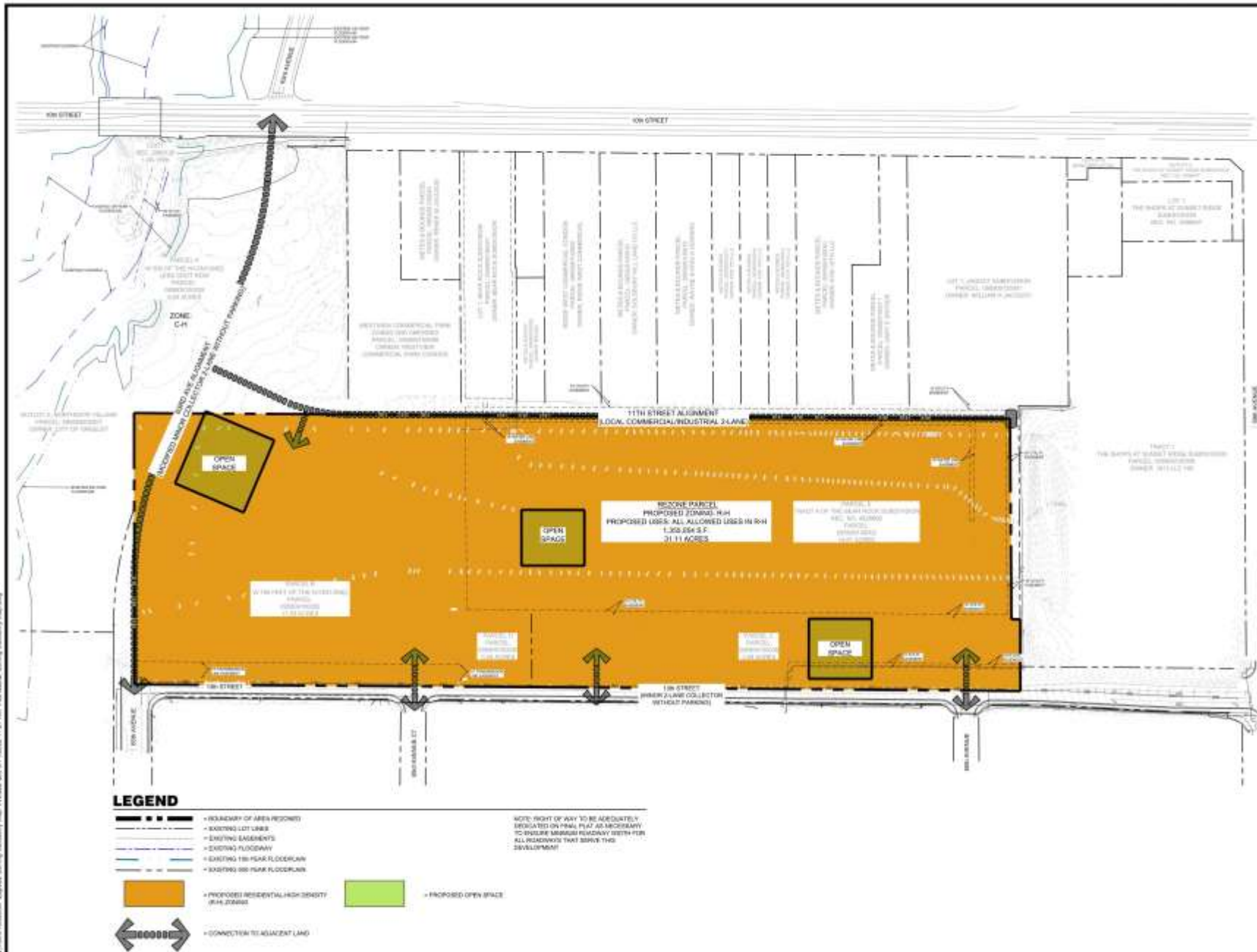
DATE: 10/10/2014

200.00	
No.	DESCRIPTION
01	PERMANENT SUPPORT
02	PERMANENT SUPPORT
03	PERMANENT SUPPORT
04	PERMANENT SUPPORT
05	PERMANENT SUPPORT
06	PERMANENT SUPPORT
07	PERMANENT SUPPORT
08	PERMANENT SUPPORT
09	PERMANENT SUPPORT
10	PERMANENT SUPPORT
11	PERMANENT SUPPORT
12	PERMANENT SUPPORT
13	PERMANENT SUPPORT
14	PERMANENT SUPPORT
15	PERMANENT SUPPORT
16	PERMANENT SUPPORT
17	PERMANENT SUPPORT
18	PERMANENT SUPPORT
19	PERMANENT SUPPORT
20	PERMANENT SUPPORT
21	PERMANENT SUPPORT
22	PERMANENT SUPPORT
23	PERMANENT SUPPORT
24	PERMANENT SUPPORT
25	PERMANENT SUPPORT
26	PERMANENT SUPPORT
27	PERMANENT SUPPORT
28	PERMANENT SUPPORT
29	PERMANENT SUPPORT
30	PERMANENT SUPPORT
31	PERMANENT SUPPORT
32	PERMANENT SUPPORT
33	PERMANENT SUPPORT
34	PERMANENT SUPPORT
35	PERMANENT SUPPORT
36	PERMANENT SUPPORT
37	PERMANENT SUPPORT
38	PERMANENT SUPPORT
39	PERMANENT SUPPORT
40	PERMANENT SUPPORT
41	PERMANENT SUPPORT
42	PERMANENT SUPPORT
43	PERMANENT SUPPORT
44	PERMANENT SUPPORT
45	PERMANENT SUPPORT
46	PERMANENT SUPPORT
47	PERMANENT SUPPORT
48	PERMANENT SUPPORT
49	PERMANENT SUPPORT
50	PERMANENT SUPPORT
51	PERMANENT SUPPORT
52	PERMANENT SUPPORT
53	PERMANENT SUPPORT
54	PERMANENT SUPPORT
55	PERMANENT SUPPORT
56	PERMANENT SUPPORT
57	PERMANENT SUPPORT
58	PERMANENT SUPPORT
59	PERMANENT SUPPORT
60	PERMANENT SUPPORT
61	PERMANENT SUPPORT
62	PERMANENT SUPPORT
63	PERMANENT SUPPORT
64	PERMANENT SUPPORT
65	PERMANENT SUPPORT
66	PERMANENT SUPPORT
67	PERMANENT SUPPORT
68	PERMANENT SUPPORT
69	PERMANENT SUPPORT
70	PERMANENT SUPPORT
71	PERMANENT SUPPORT
72	PERMANENT SUPPORT
73	PERMANENT SUPPORT
74	PERMANENT SUPPORT
75	PERMANENT SUPPORT
76	PERMANENT SUPPORT
77	PERMANENT SUPPORT
78	PERMANENT SUPPORT
79	PERMANENT SUPPORT
80	PERMANENT SUPPORT
81	PERMANENT SUPPORT
82	PERMANENT SUPPORT
83	PERMANENT SUPPORT
84	PERMANENT SUPPORT
85	PERMANENT SUPPORT
86	PERMANENT SUPPORT
87	PERMANENT SUPPORT
88	PERMANENT SUPPORT
89	PERMANENT SUPPORT
90	PERMANENT SUPPORT
91	PERMANENT SUPPORT
92	PERMANENT SUPPORT
93	PERMANENT SUPPORT
94	PERMANENT SUPPORT
95	PERMANENT SUPPORT
96	PERMANENT SUPPORT
97	PERMANENT SUPPORT
98	PERMANENT SUPPORT
99	PERMANENT SUPPORT
100	PERMANENT SUPPORT

REZONE SUITABILITY
MAP

PROJECT NO.	100-100
DRAWING NO.	100
REVISION NO.	00

DRAWING NUMBER:



WHO IS LOGE PROPERTIES AND WHY ARE WE HERE?



Founded in 2019, Loge Properties is focused on developing Class A multi-family and mixed-use projects in Colorado and Nebraska.



We believe in building good development teams to produce the best possible results and are very involved in every stage of the development process, from initial permitting through obtaining a CO.

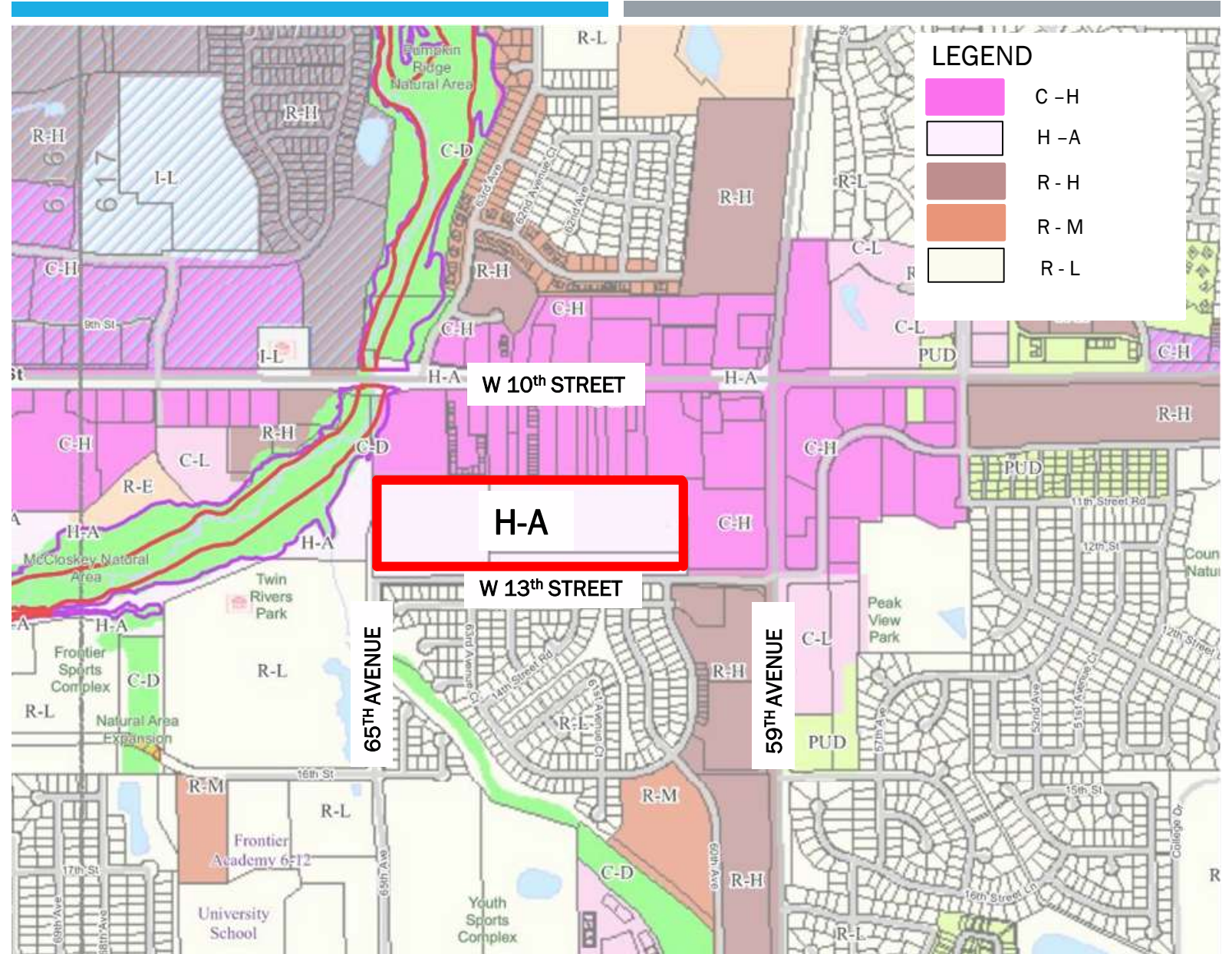
SITE LOCATION

- 31.19 acres
- Located south of 10th Street, North of 13th Street and east of 65th Avenue
- Currently four parcels
- Land is mostly vacant



EXISTING ZONING

- Current zoning is H-A (*Holdings Agriculture*)
- Surrounding zoning:
 - C-H (*Commercial High Intensity*)
 - R-H (*Residential High Density*)
 - R-M (*Residential Medium Density*)
 - R-L (*Residential Low Density*)



- Rezone all four parcels to R-H (Residential High Density)

