

Greeley City Council
1001 11th Ave.
Greeley, Colorado 80632

Dear Council Members:

On August 23rd, 2022, my husband and I attended a Planning Commission Hearing considering the rezoning of Cobblestone. We live at 7520 W 28th St which backs up to the Cobblestone area. Having lived in this area for the past 38 years we are concerned with the rezoning from residential estate to high density. During the meeting we were informed that approximately 600 plus new residences would be built. This includes apartments, approx 275, duplexes 130 and 350 small single homes. The builder was using estimates for the number of residences.

Our major concern is there is only one road in this area, 28st. After University Middle School was built off of 65th Ave, the traffic has been almost impossible early in the morning and in the afternoon when school lets out. We can't imagine what it will be like with over 600 new residents in the area. You can only turn right onto Hwy 34 and the only other way is to go onto 29th St which is the road around the new Greeley Hospital. Anyone wanting to travel west to 3 Rivers Parkway will have to use 28th St which is in no condition to handle the increased traffic. Also, will the developer upgrade 28th St all the way to 83rd Ave? If not, it definitely is not going to be able to handle more traffic.

Another concern is what type of housing will be in the area. The builder states he wants affordable housing for nurses and teachers. Although they presented a Project Narrative and the rezoning goes through, who's to say that the builder is required to use this narrative. Once the rezoning has been allowed anything goes. It could end up being all low cost housing or all apartments. This area was rezoned a few years ago to low density and residential estate. No one protested the zoning because this probably would have worked.

The planning commission listened to the citizens and each commissioner gave their opinions as to the rezoning. Even though there were doubts from many of the commissioners, when voted on, it passed. We felt that the opinion of the citizens was heard, but not considered.

We feel a lot of power was given to the developer and we need to consider the needs of the citizens, not the developer.

Sincerely,
David and Rebecca Funderburk