

# Stoneybrook Subdivision Filing No. 1, Block 1, Lot 2 and 3 Rezone

*Presented to: City of Greeley City Council*



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MAY 2, 2023

BY: STONEYBROOK 234, LLC

# Project Background

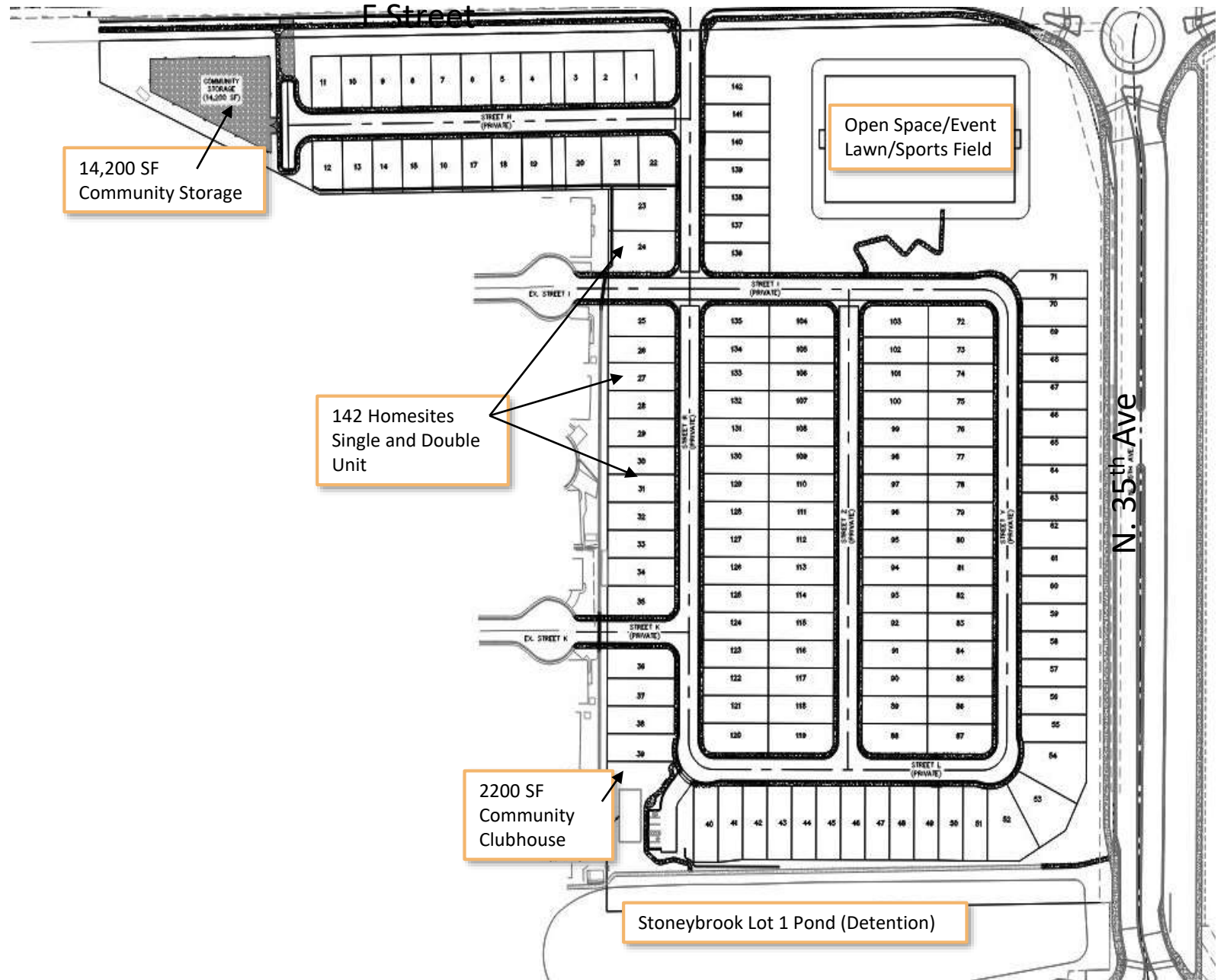
- *Stoneybrook Filing 1 established in 1999*
- *Lots 2 & 3 of Stoneybrook Filing 1 - 22.25 Ac*
- *Lots 2 & 3 Vacant since orig. zoning in 1985*
- *Current Zoning: PUD (Lot 2) and C-H (Lot 3)*
- *Proposed Rezone: RM-H*
- *Located at SW Corner of F Street and N. 35<sup>th</sup> Ave.*
- *Surrounding communities:*
  - *Stoneybrook Lot 1 – Existing MHC (west)*
  - *Stoneybrook Pointe – Existing MHC (south)*
  - *Vacant Undeveloped Land (east)*
  - *Rural Residential (north)*
- *Rezone supports Residential Microhousing*
- *Compatible with surrounding land uses*

Vicinity Map  
F Street and N. 35<sup>th</sup> Av

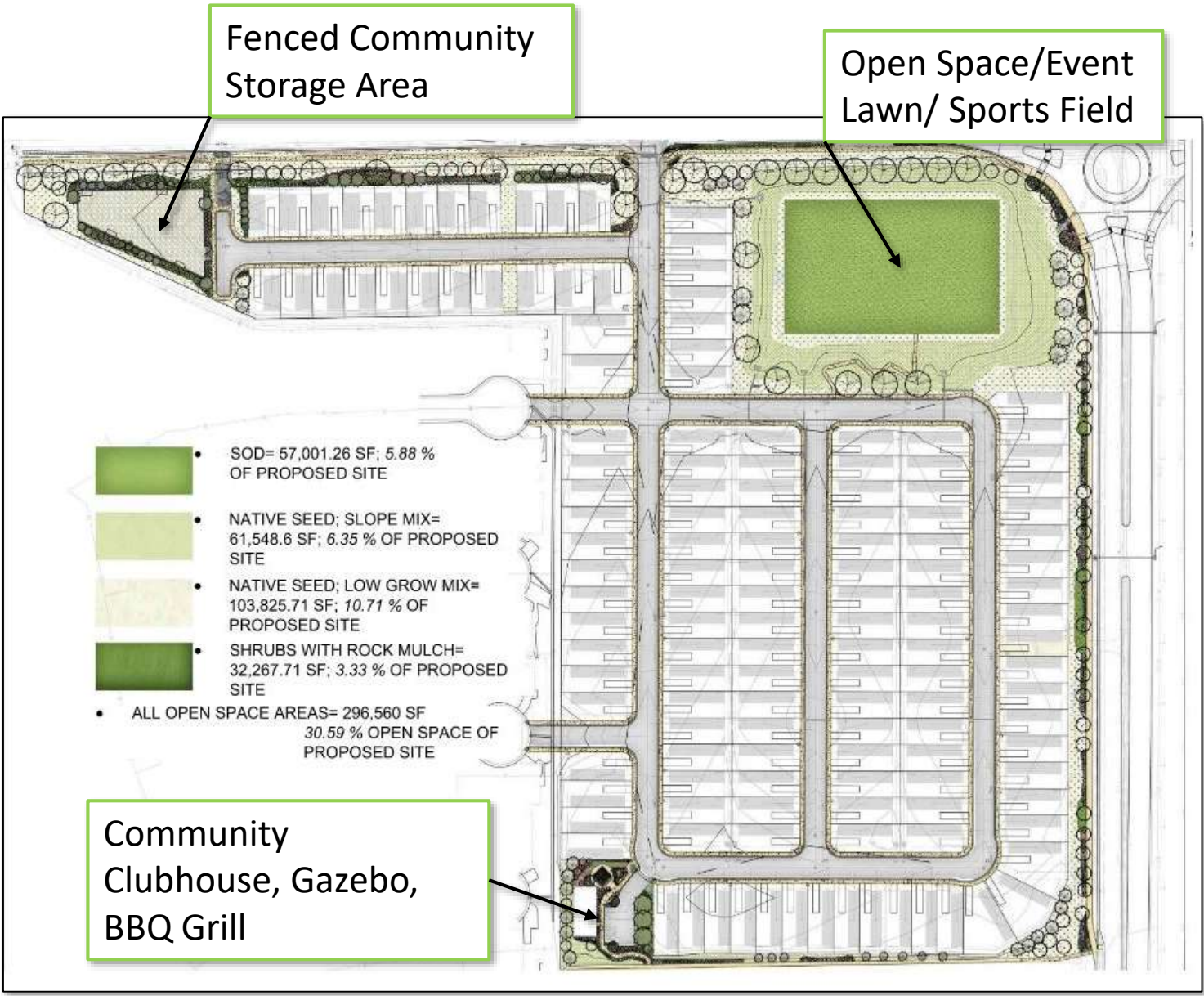


# Community Details

- 22.25 Acres
- 142 Residential Micro-Housing Units
- Single Unit and Double Unit
- Homesite Sizes 2990-5600 SF
- Private Driveways (2 spaces)
- Private Courtyards
- Over 30% Open Space with Community Amenities
- Connects to two private streets in Stoneybrook Lot 1



# Community Open Space and Amenities



- Over 30% Open Space
- Onsite Sports Field
- Fenced Community Storage Area
- 2200 SF Clubhouse with Parking
- Gazebo Shade Structure and Picnic Tables
- Community Mailbox and Bike Racks
- Walk Connections to Stoneybrook Lot 1 & Lot 4

# Rezone Supports City of Greeley Strategic Housing Plan

Stoneybrook Lot 2 and 3 supports City Housing Strategy Number 9:

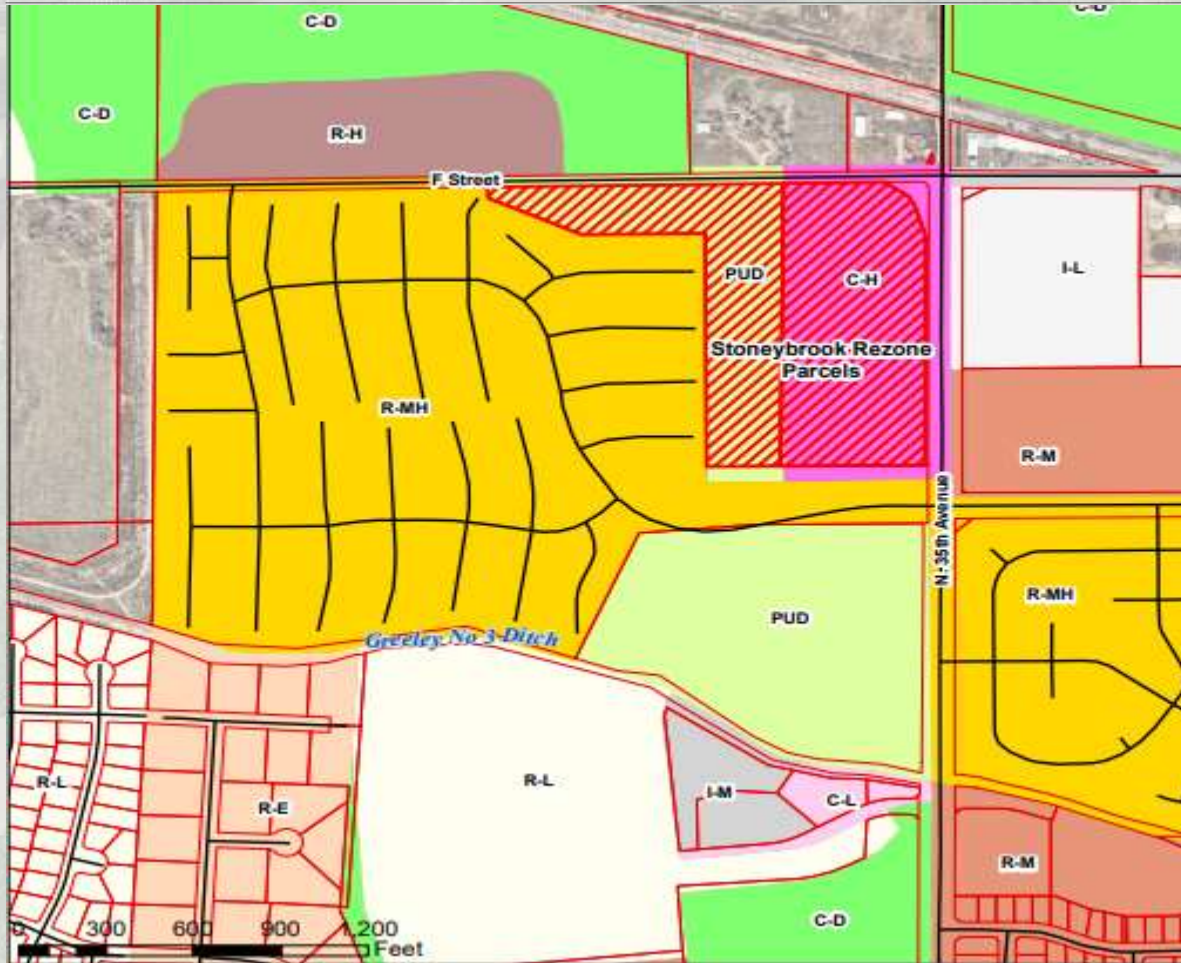
9. *“Facilitate development of manufactured home communities as an important affordable housing option.”*



## STRATEGIES

1. Amend the Development Code to promote housing choice
2. Minimize development costs for affordable housing
3. Engage alternative housing providers to build affordable housing
4. Improve the housing product mix
5. Address the impact of raw water cost on housing affordability
6. Complete subarea and neighborhood plans
7. Create more ownership, move-up, and executive housing options
8. Encourage vocational training, and apprentice programs for building trades; and
9. Facilitate development of manufactured home communities as an important affordable housing option

# Rezone to RM-H is Consistent with Surrounding Area



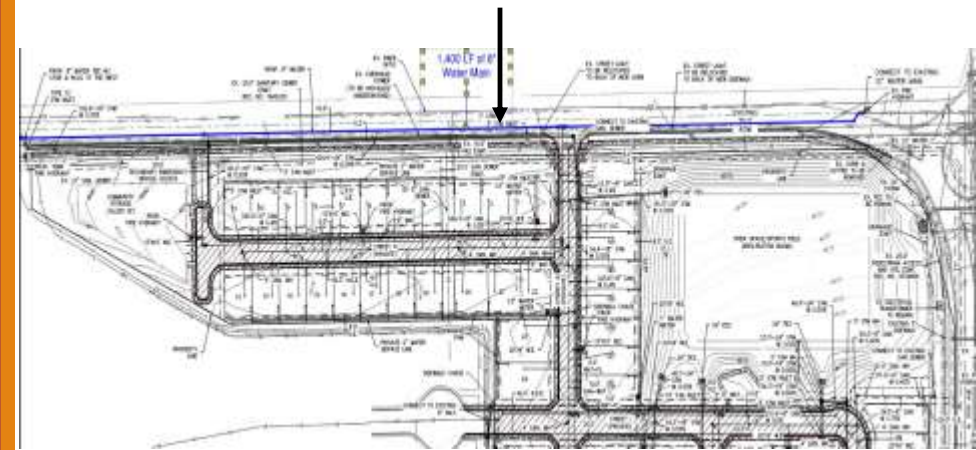
- R-MH to West (Stoneybrook Lot 1)
- PUD to South - Manufactured Homes (Stoneybrook Pointe)
- R-MH to Southeast (Friendly Village)

# Rezone Enables Provision of Community Services

## Surrounding Area Benefits Will Include:

- Improvements to F Street (curb/gutter/sidewalk/paving)
- Extension of 8" Public Water Main (1,400 LF) in F Street
- Replacement of Overhead Electric to Buried Electric on F Street
- Fiber Optic and High-Speed Internet Communications
- Use of Non-Potable Water From Stoneybrook Lot 1 Pond for Irrigation
  - to Stoneybrook Lots 2 and 3
  - to Stoneybrook Lot 4 (now Stoneybrook Pointe)

**1,400 LF of 8" Offsite  
Water Main in F Street**



## Use of Non-potable water for Irrigation from Stoneybrook Lot 1 Pond



THANK YOU!

**QUESTIONS?**