

APPENDIX B

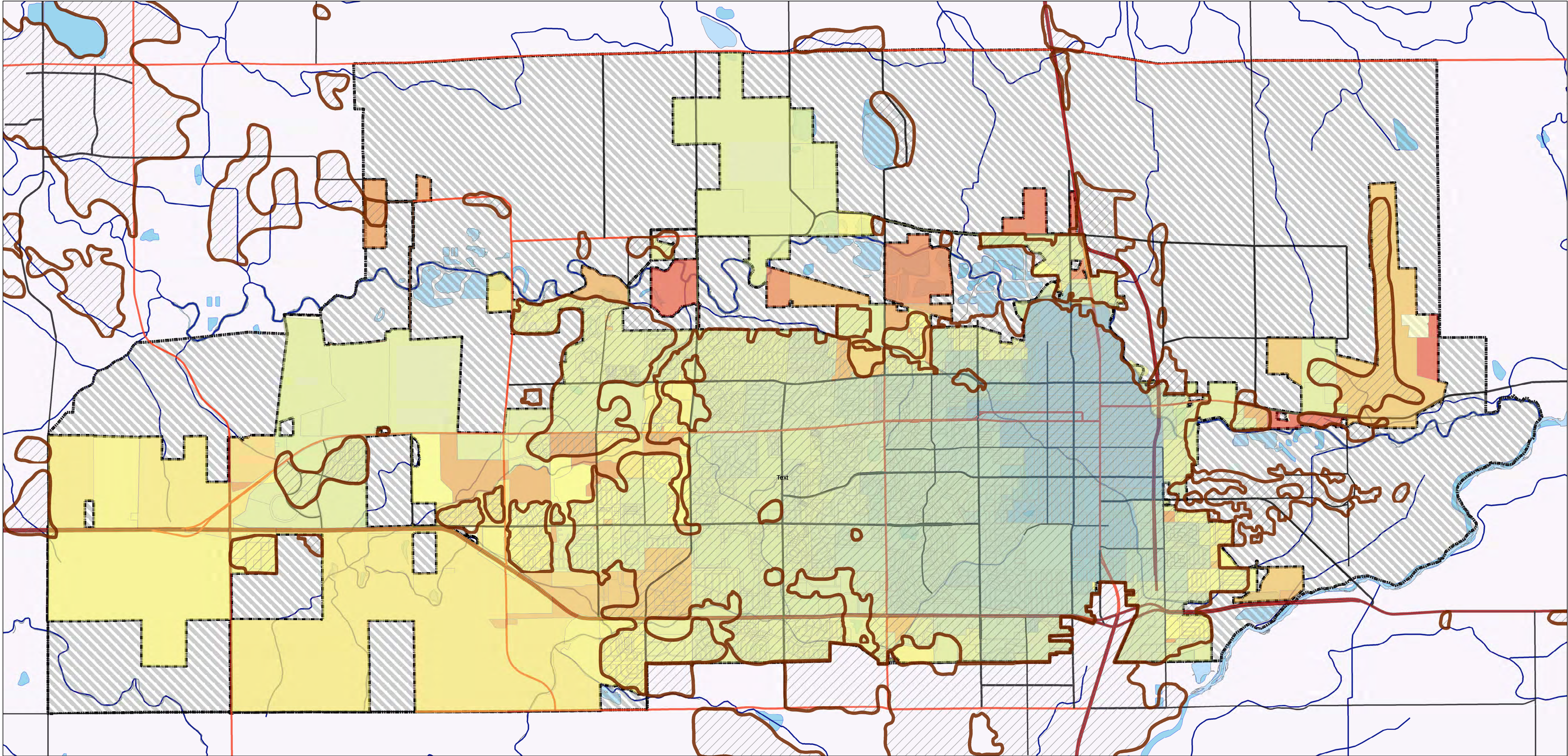


APPENDIX B: MAP ATLAS

A number of maps were prepared by City staff to support the Imagine Greeley process. The maps reflect the most current data available for the following topics:

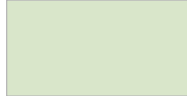
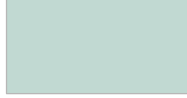
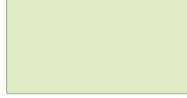
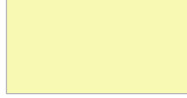
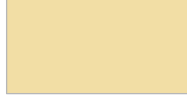
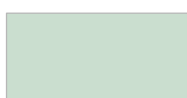
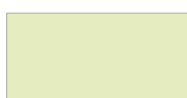
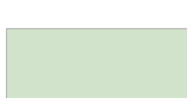
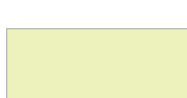
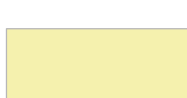
- History of Development
- Existing Urban Land Uses
- Developed Land
- School Districts
- Floodplains
- Slope and Topography
- Ecologically Sensitive Areas
- Gravel Resources and mining
- Oil and Gas Wells and Activity
- Existing Rights-of-Way
- Land Available for Future Growth
- *2060 Comprehensive Plan* Land Use Guidance Map
- Areas from the *2060 Comprehensive Plan* Land Use Guidance Map Available for Future Growth
- Existing Zoning of Land Available for Future Growth
- Concept Map from the *Parks, Trails, and Open Lands Master Plan*
- Adequate Public Facilities for Land Available for Development
 - Water
 - Sanitary Sewer
 - Major Streets
 - Neighborhood Parks
 - Community Parks
- Adequate Public Facilities for New Commercial and Industrial Development
- Adequate Public Facilities for New Residential Development
- *Imagine Greeley* Opportunity Areas

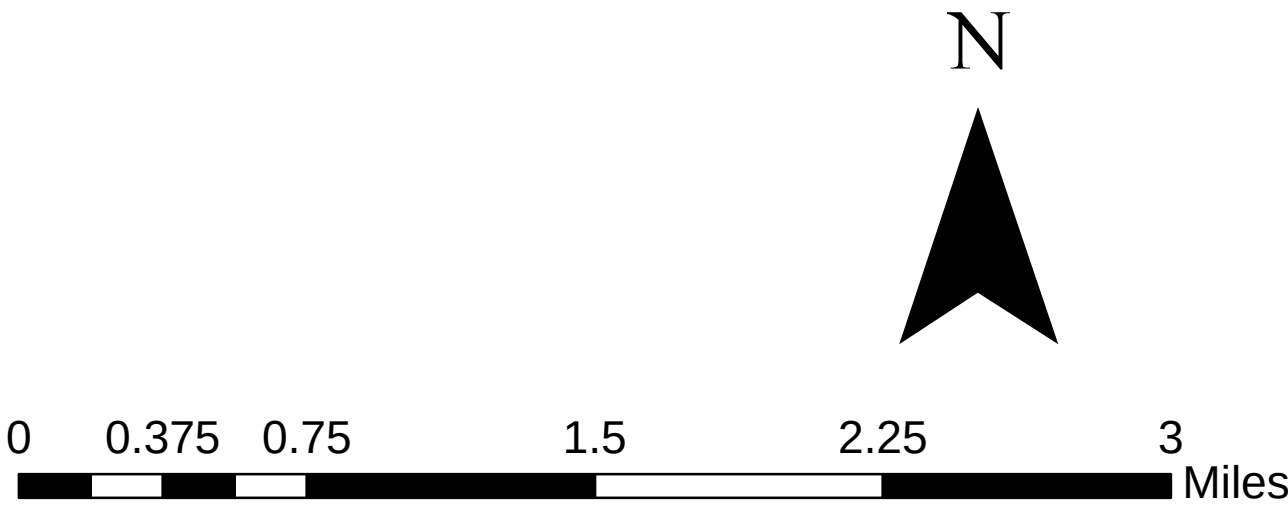
HISTORY OF DEVELOPMENT



Legend

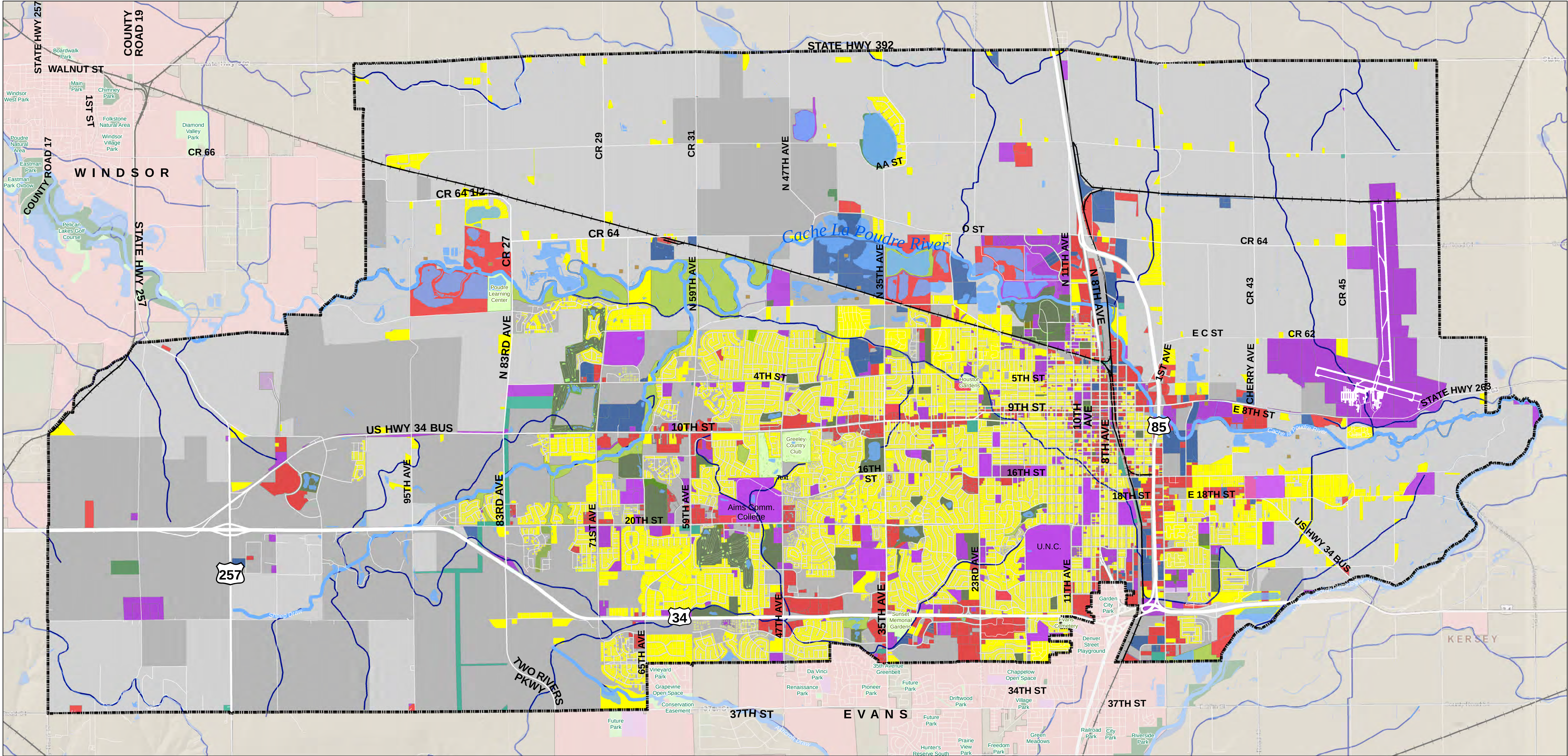
History of Development

	Developed Land		1871		1954		1980		1997		2001		2005		2011
	Area outside the Long Range Expected Growth Area		1936		1962		1985		1998		2002		2006		2012
	Greeley City Limits		1940		1966		1990		1999		2003		2007		2013
	Long Range Expected Growth Area		1948		1974		1996		2000		2004		2009		2014
	Long Range Expected Growth Area														



Date of Preparation 01/ 06/ 17

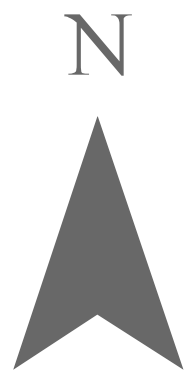
EXISTING URBAN LAND USE



Legend

- City of Greeley
- Long-Range Expected Growth Area (LREGA)
- Neighboring Towns
- Parks
 - Park
 - Cemetery
 - Natural Areas

- Urban Land Use
- Commercial
 - Exempt
 - Industrial
 - Natural Resource Extraction
 - Real State Assd
 - Residential Land Uses

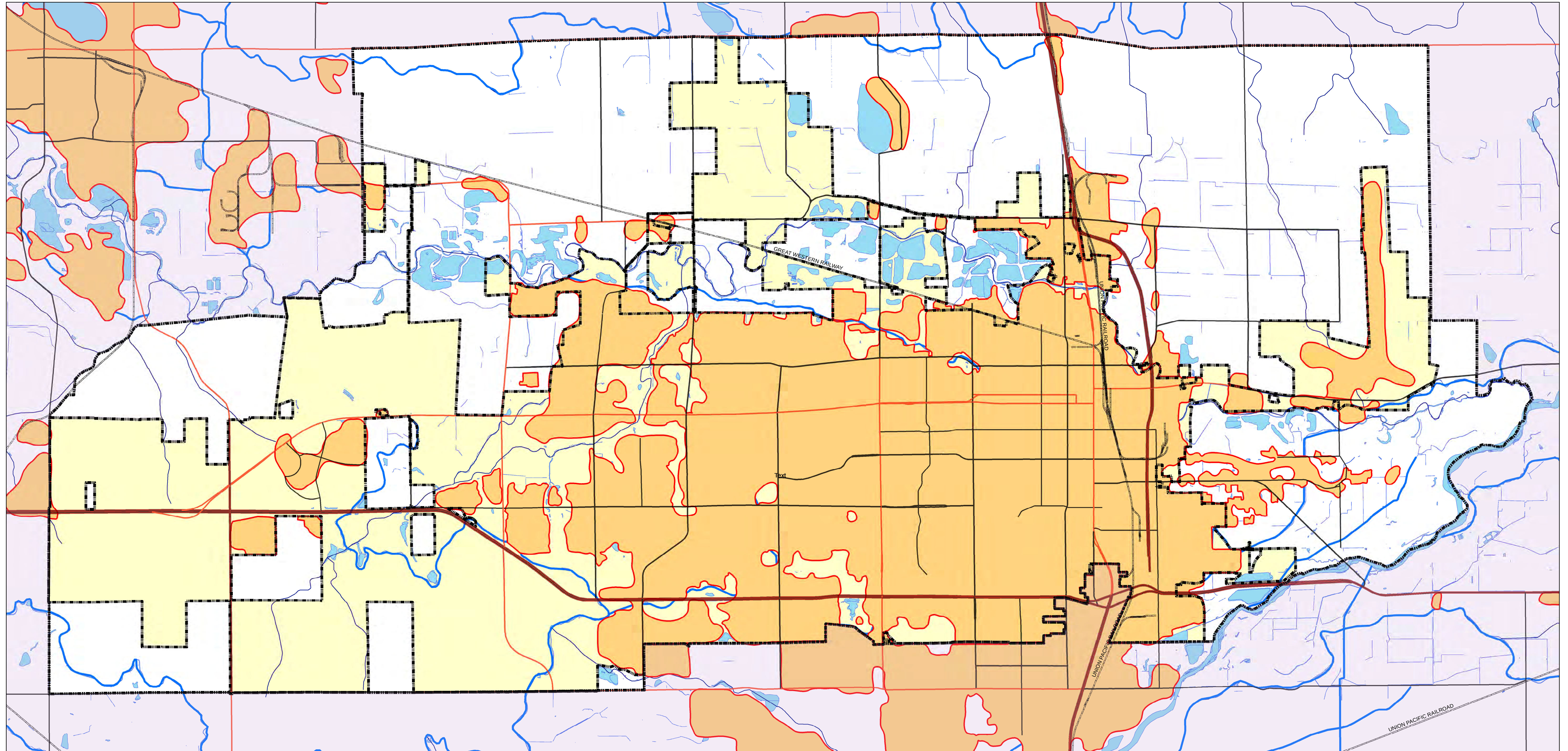


0 0.375 0.75 1.5 2.25 3 Miles

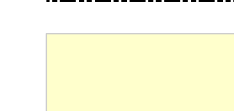
Date of Preparation 05/11/17



DEVELOPED LAND

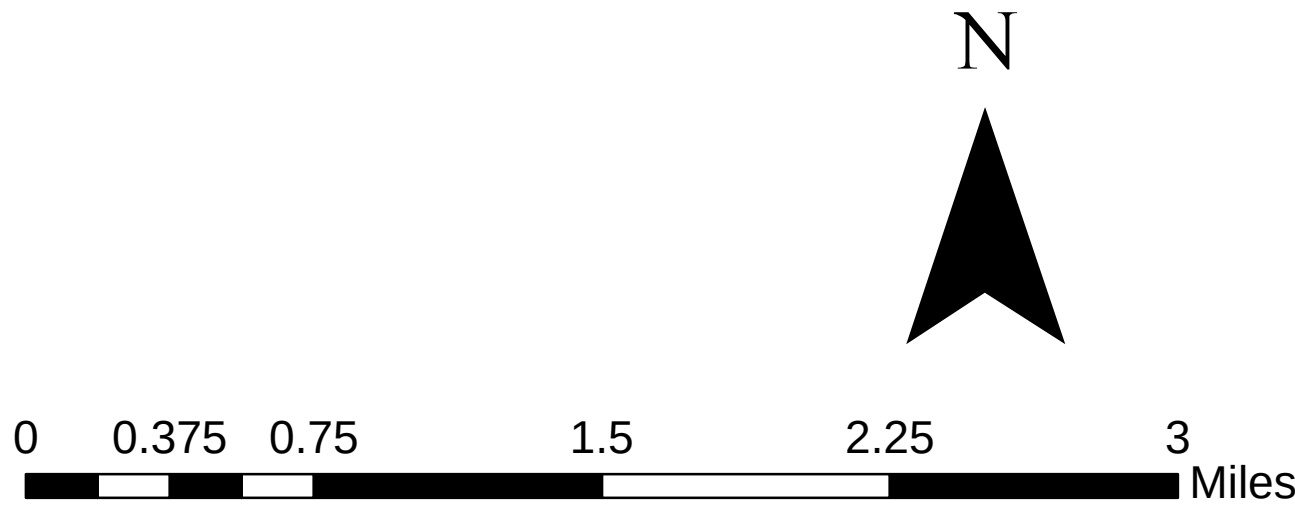
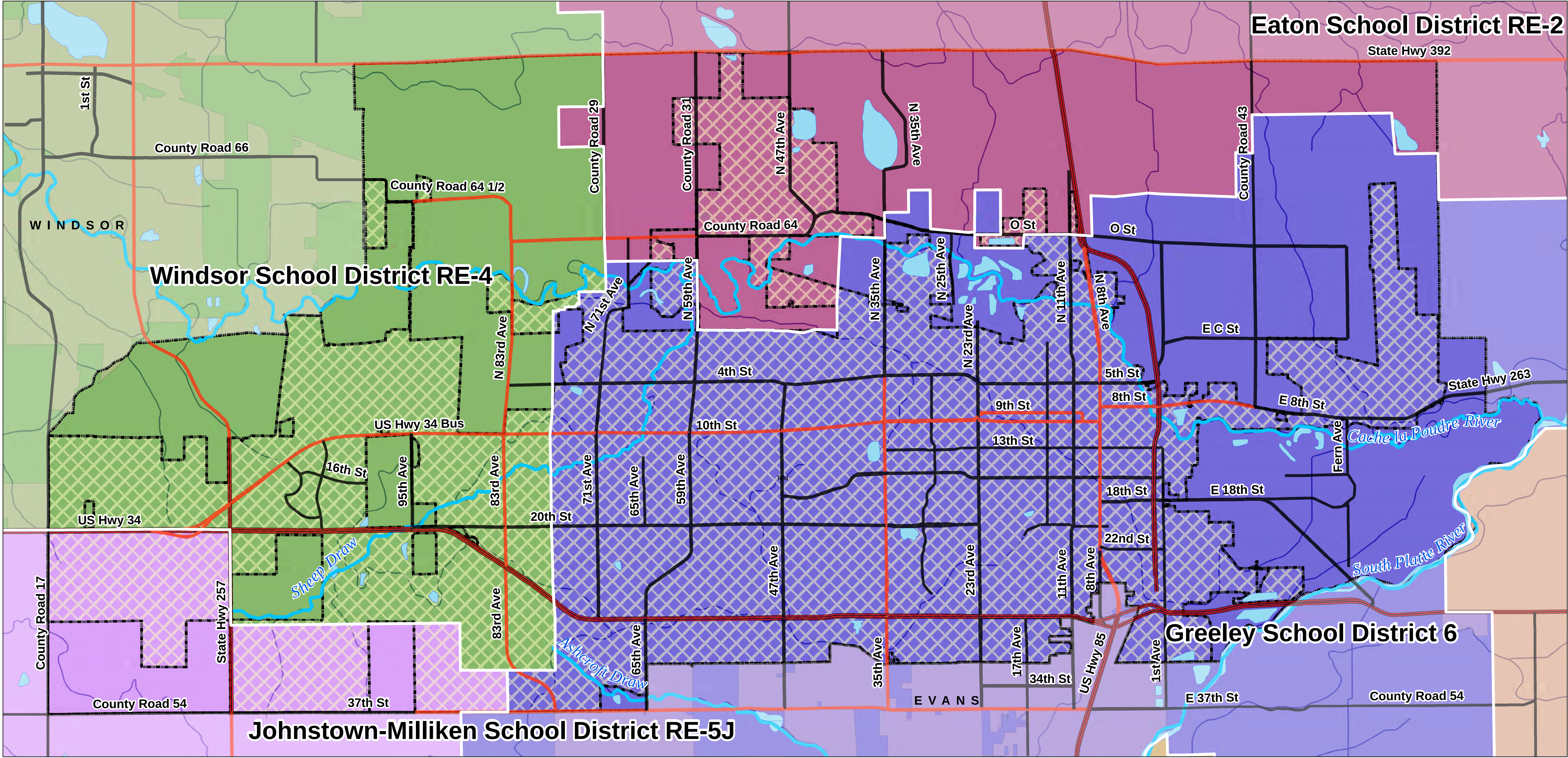


Legend

-  Area outside the Long Range Expected Growth Area
-  Long Range Expected Growth Area
-  Greeley City Limits
-  Developed Land 2015

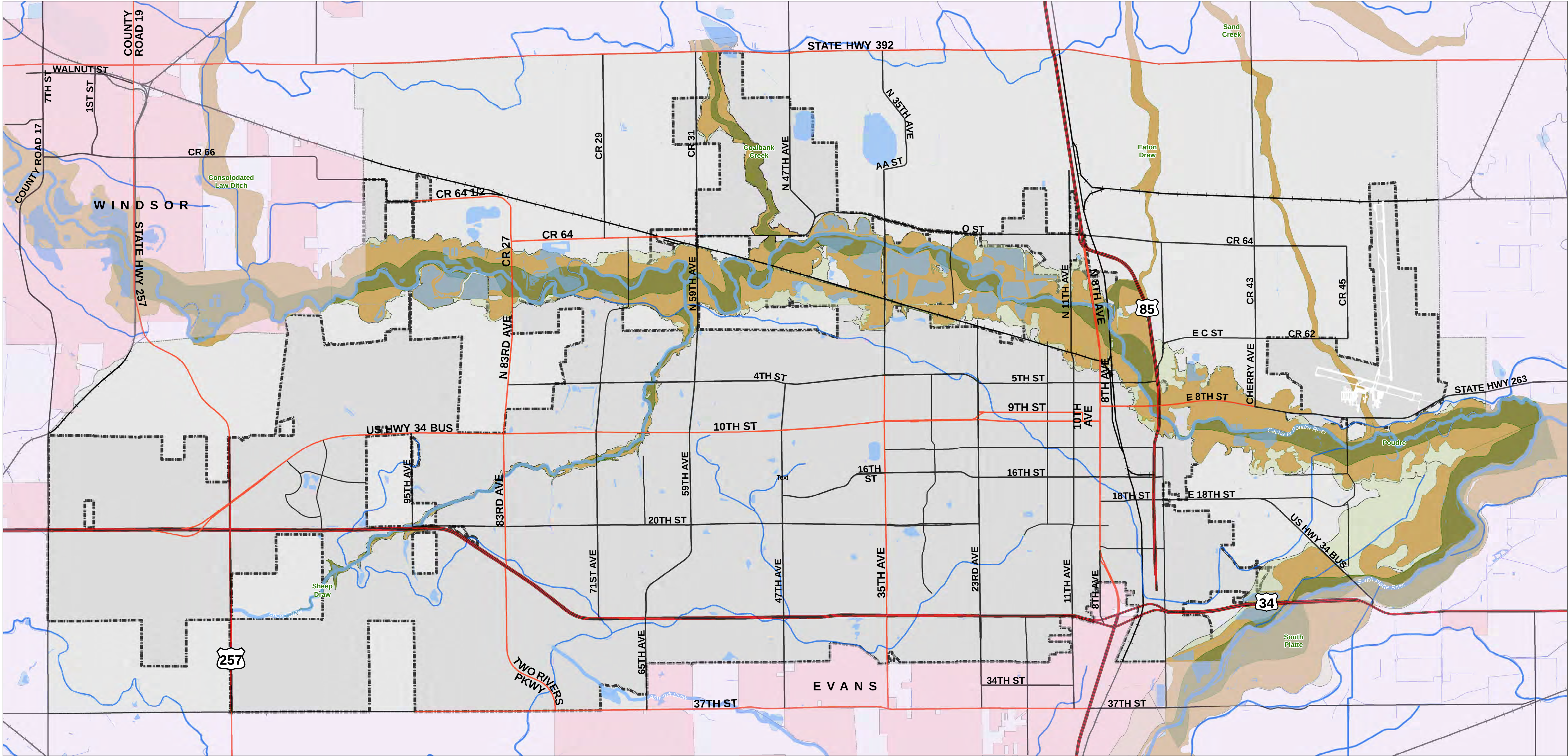


SCHOOL DISTRICTS IN GREELEY



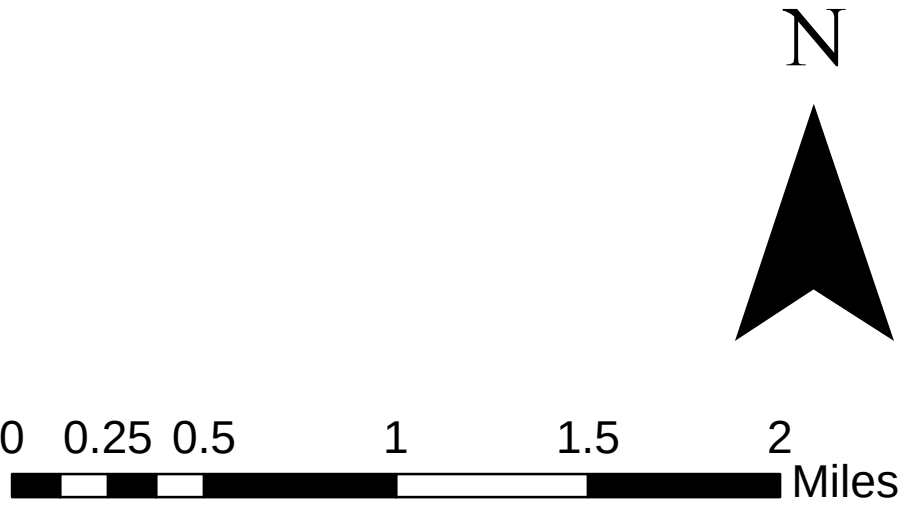
Date of Preparation 6/20/ 17

FLOOD PLAINS

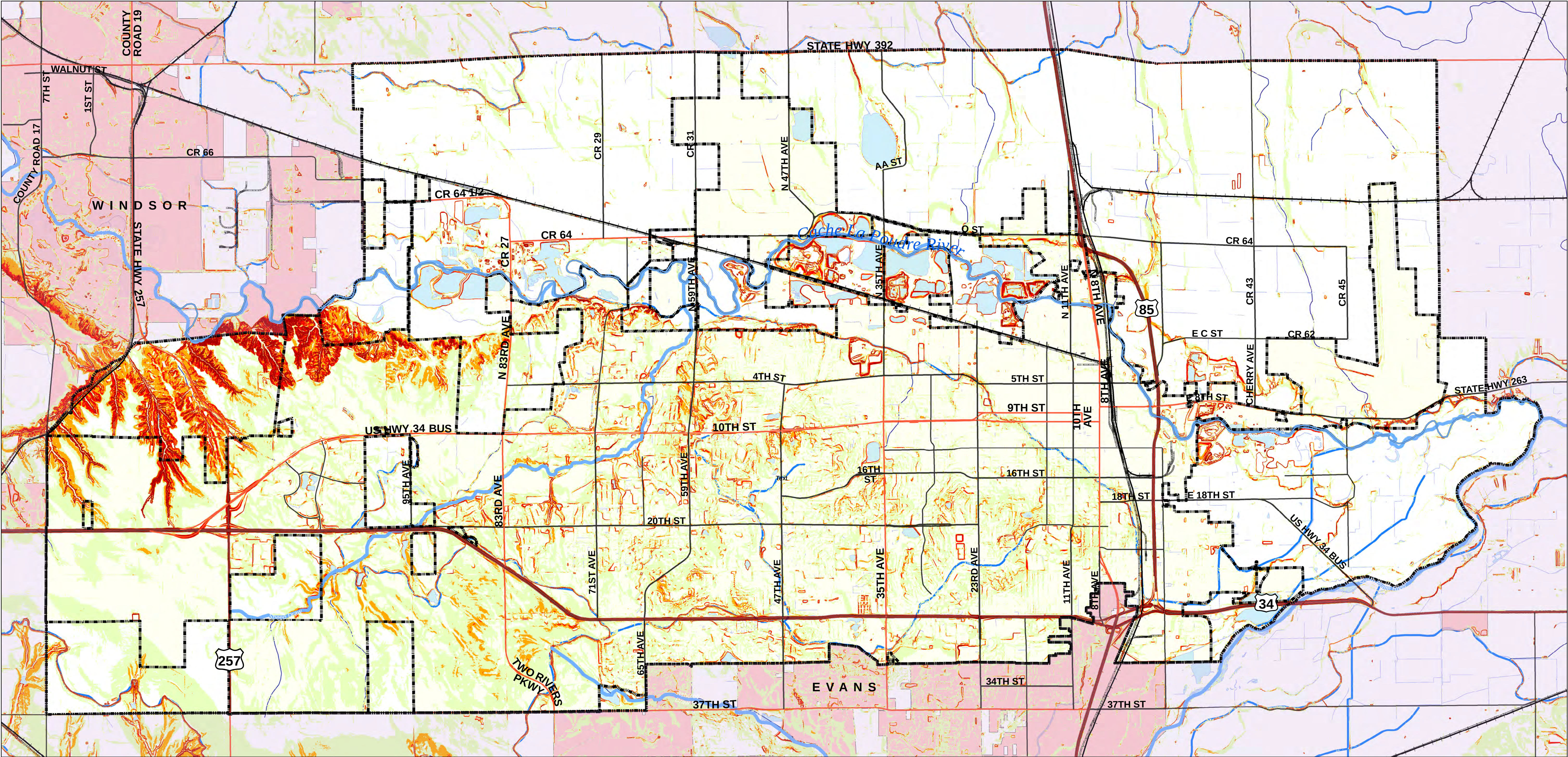


Legend

- 100yr Floodway
- 100yr Floodplain
- 500yr Floodplain
- Greeley City Limits
- Long-Range Expected Growth Area (LREGA)

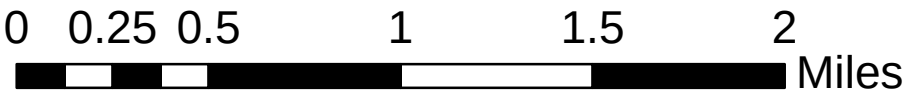
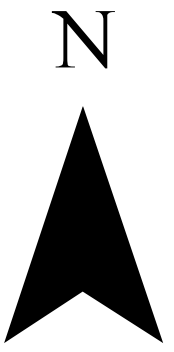
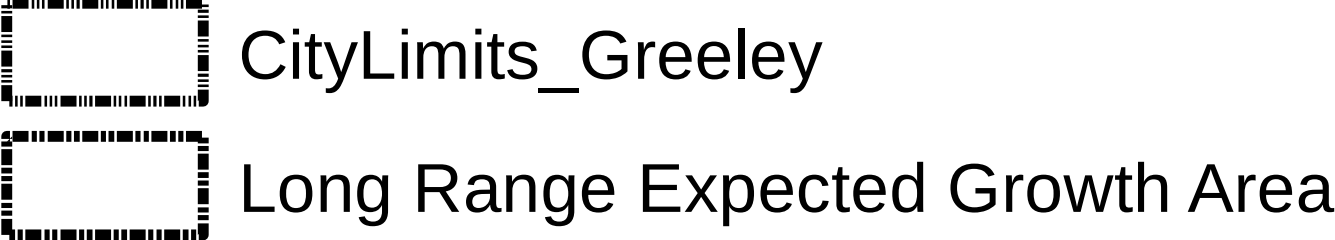
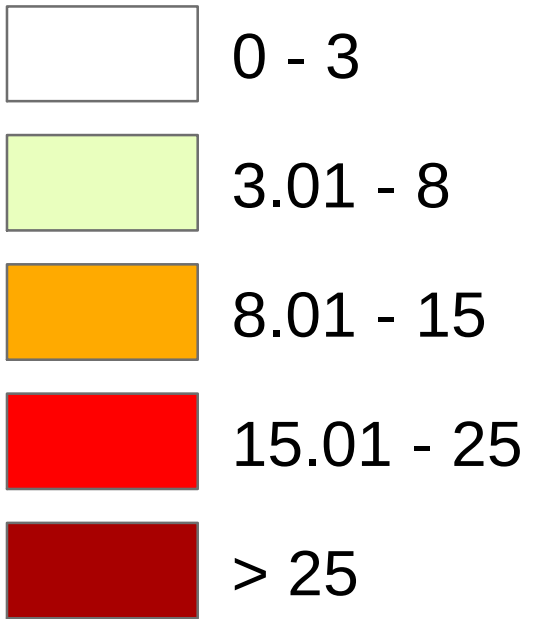


Date of Preparation 05/24/17



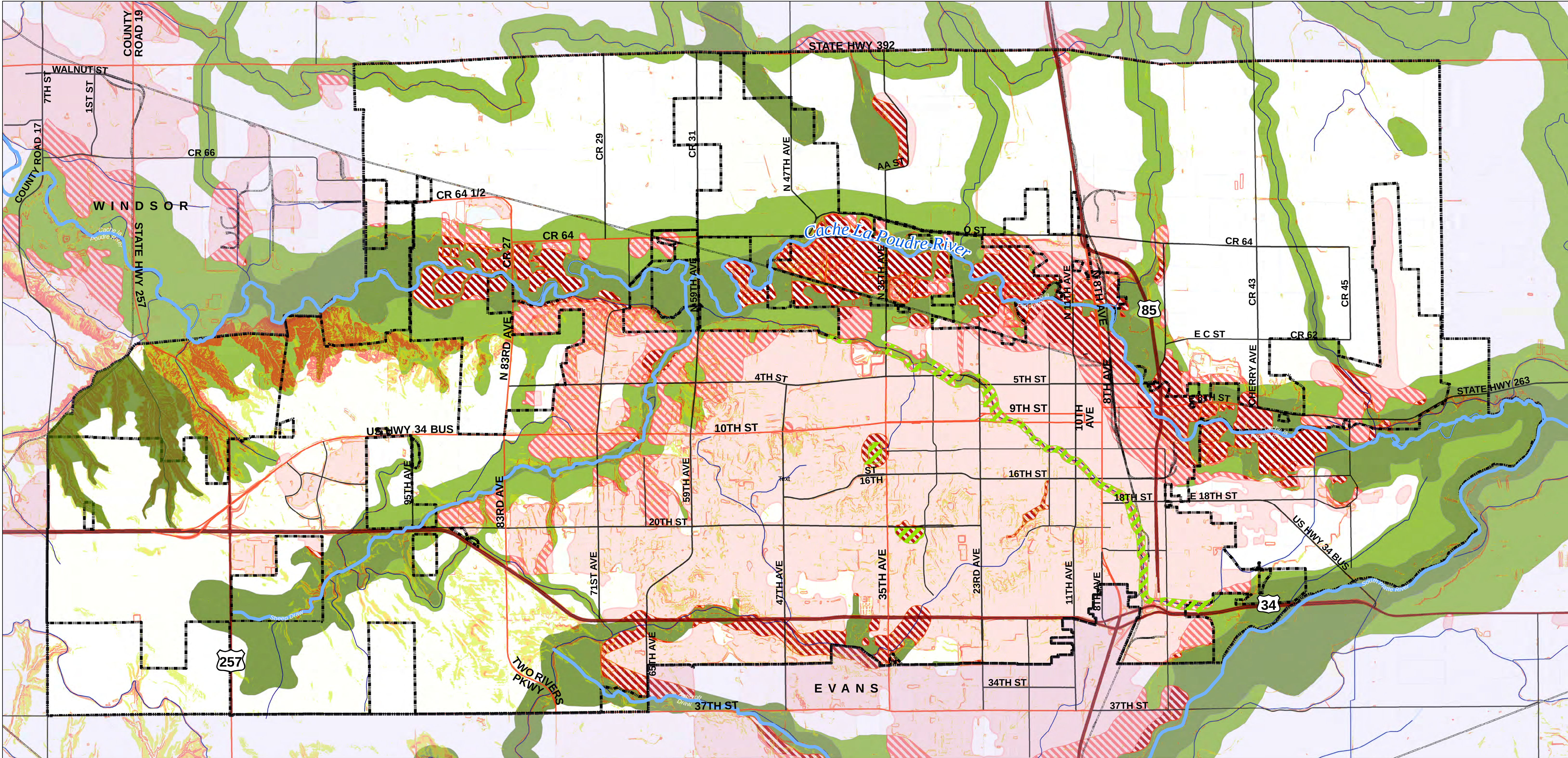
LEGEND

PERCENT SLOPE

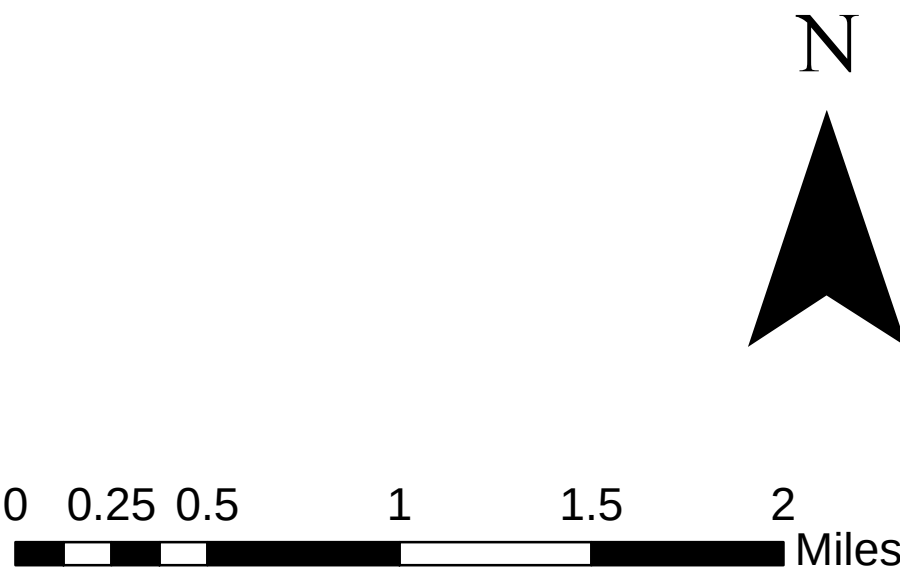


Date of Preparation 07/19/16

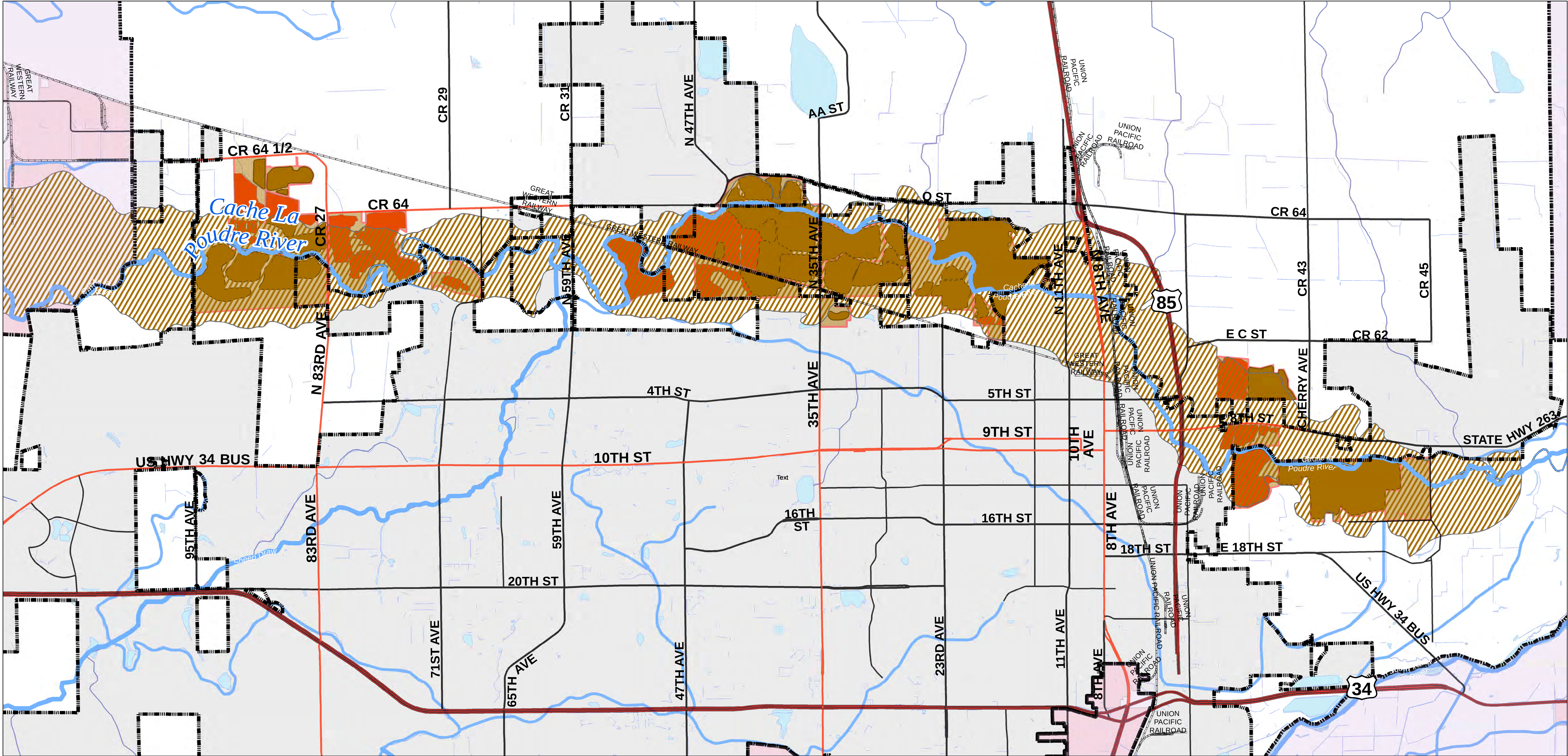
ECOLOGICALLY SENSITIVE AREAS



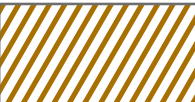
L E G E N D	Proposed additional areas of ecological significance not included in the 1998 mapping.	Areas that contained significant natural features shown on the 1998 map which would be severely affected by Development & Mining	Areas which have not been significantly affected by Development or Mining	Areas which have been significantly affected by Development or Mining that retain significant natural values	Areas which have been significantly affected by Development or Mining
		Areas that contained significant natural features shown on the 1998 map which would be moderately affected by Development & Mining			

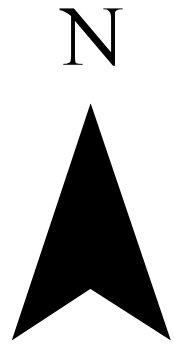


GRAVEL RESOURCES AND MINING



Legend

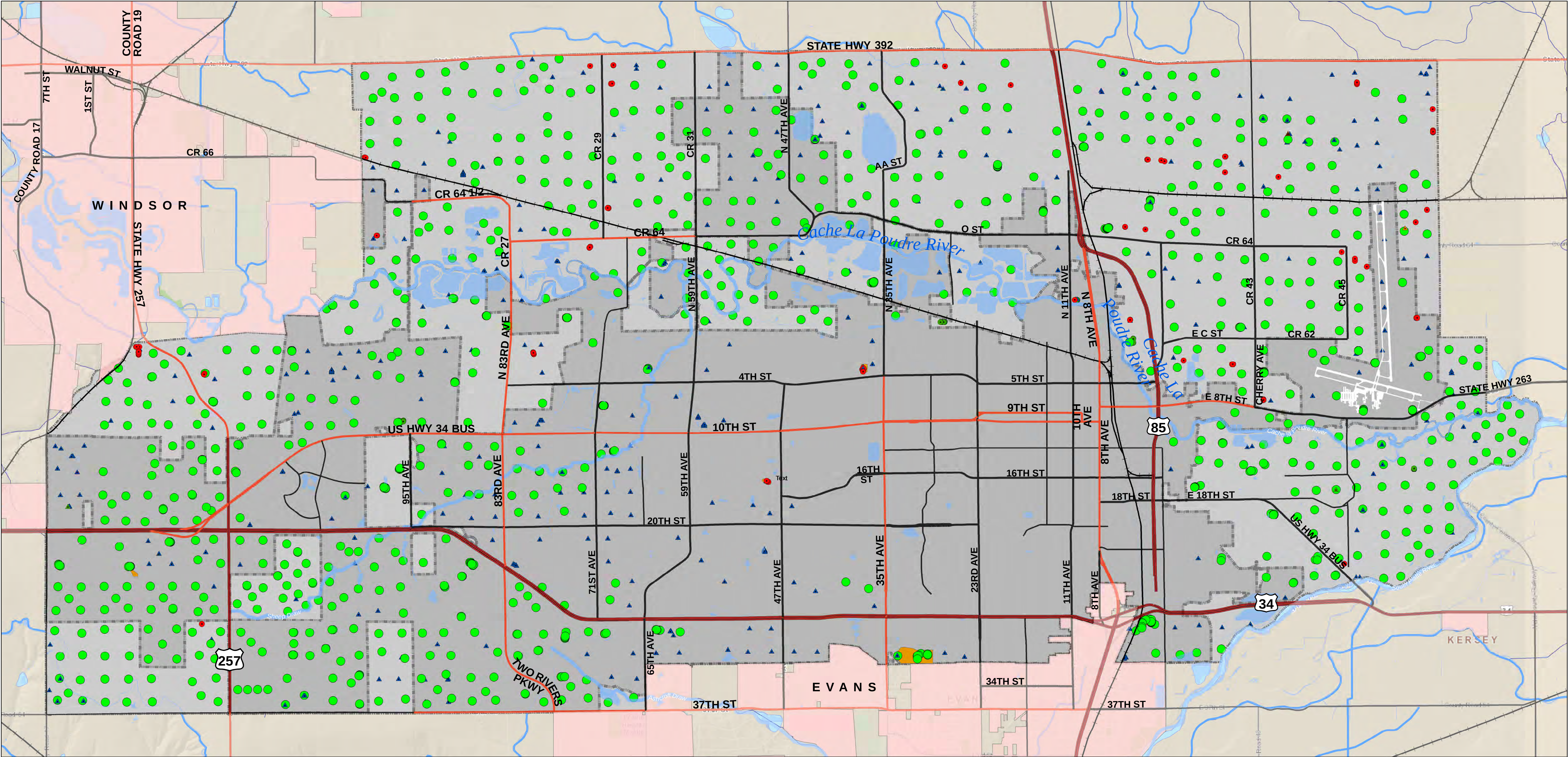
-  Land With Gravel Resources
-  Sand and Gravel Pits where mining began prior to 1998
-  Gravel Pits Where Mining Began Between 1998 and 2015
-  Sand and Gravel Parcels
-  Neighboring Towns
-  Greeley City Limits



0 0.2 0.4 0.8 1.2 1.6 Miles

Date of Preparation 05/26/16

OIL AND GAS WELLS AND ACTIVITY



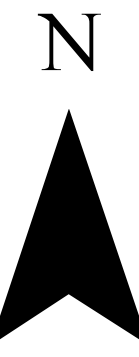
Legend

- CityLimits_Greeley
- Long-Range Expected Growth Area (LREGA)
- NeighboringTowns

- Producing - (PR)
- Injecting - (IJ)
- Permitted Location - (XX)
- Shut In - (SI)

- Abandoned - (AB, AL, DA, PA)
- 2A - Producing - (PR)
- 2A - Drilling - (DG)
- 2A - Permitted Location - (XX)

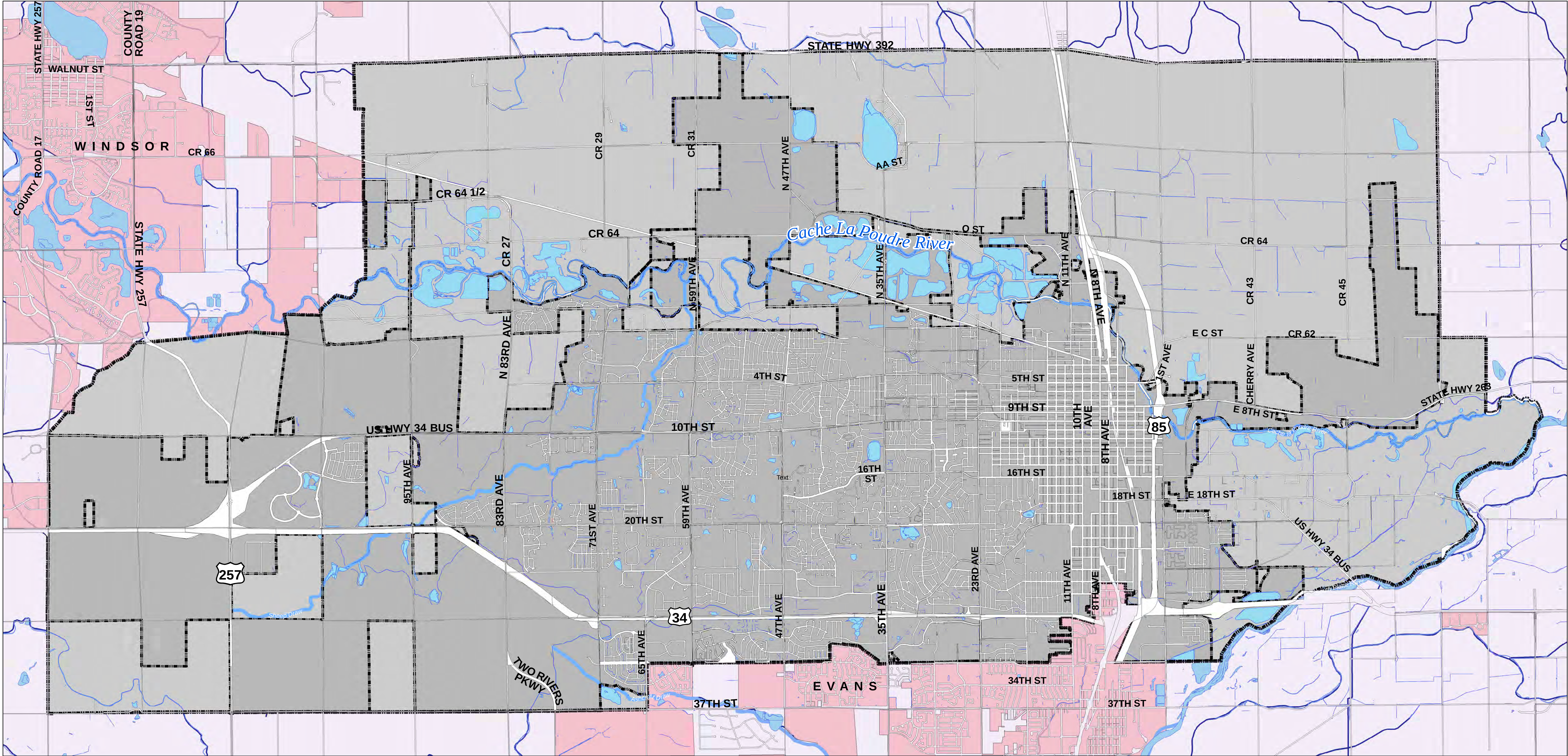
OilAndGasDrillingPads



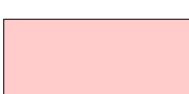
0 0.25 0.5 1 1.5 2 Miles

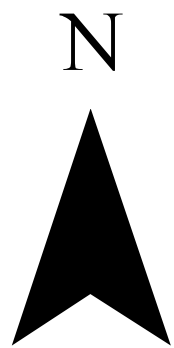
Date of Preparation 7/19/2016

EXISTING RIGHTS OF WAY



Legend

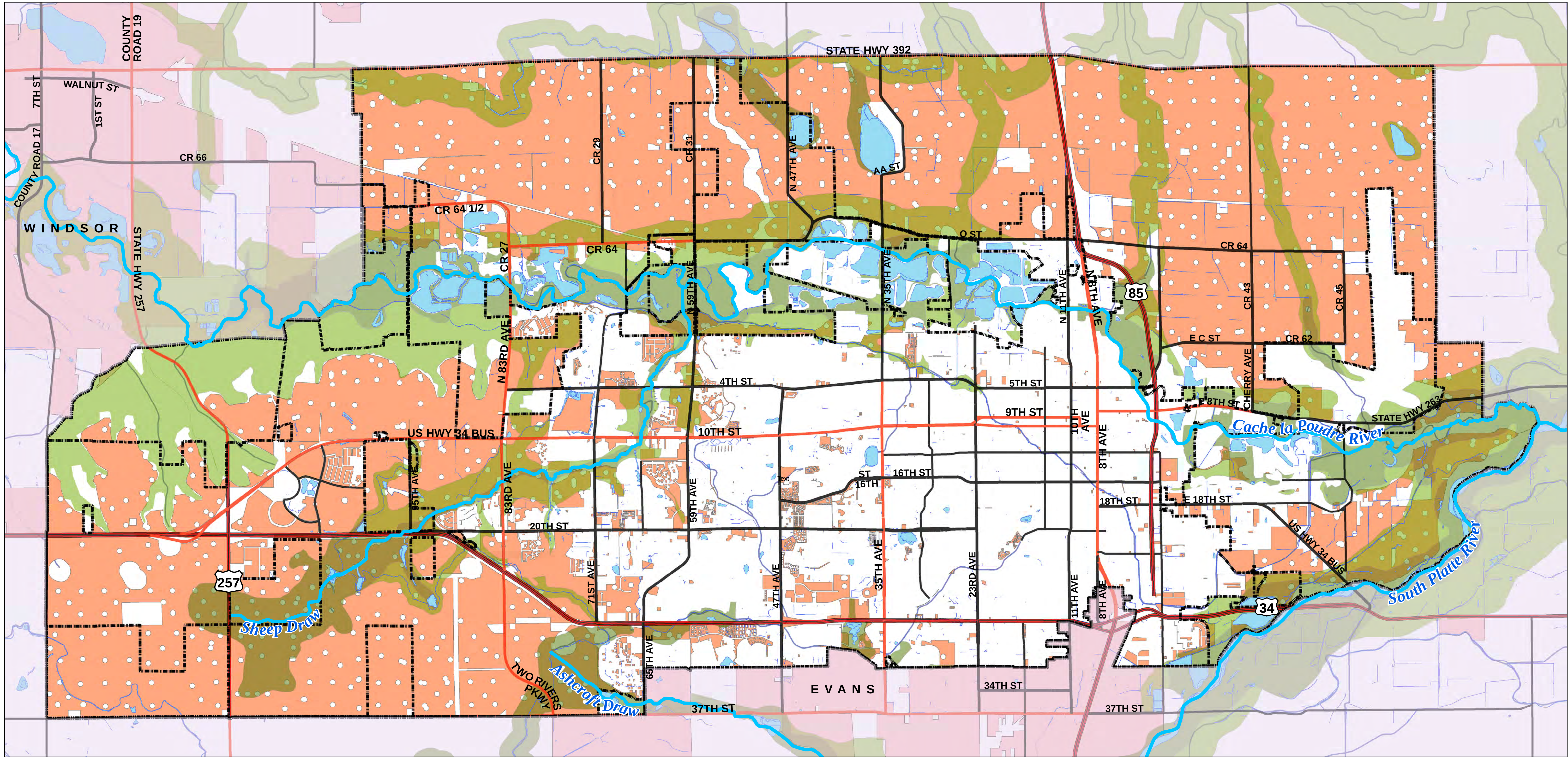
-  Rights-of-Way in the Long-Range Expected GrowthArea
-  Greeley City Limits
-  Long-Range Expected Growth Area (LREGA)
-  NeighboringTowns
-  Area outside the Long Range Expected Growth Area



0 0.25 0.5 1 1.5 2 Miles

Date of Preparation 5/25/17

LAND AVAILABLE FOR FUTURE GROWTH

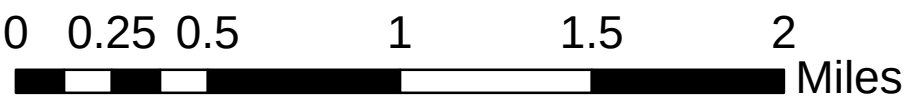


Legend

-  Greeley City Limits
 Long Range Expected Growth Area
 Land Suitable for Future Development
 Neighboring Towns
 Neighboring Towns

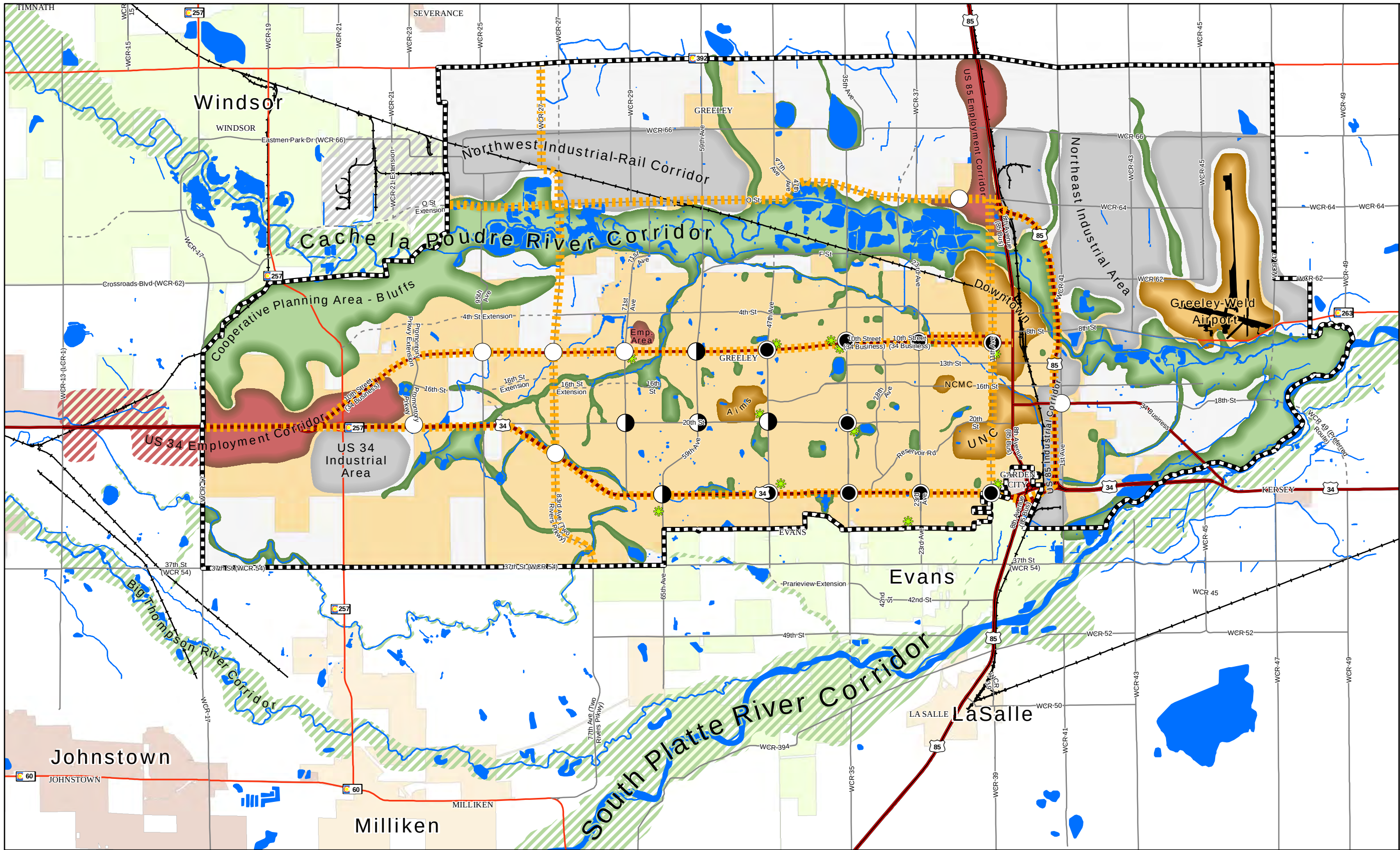
Remaining Ecologically Significant Lands

- Highly Sensitive Area
- Moderately Sensitive Area



Date of Preparation 5/16/17

Land Use Guidance Map



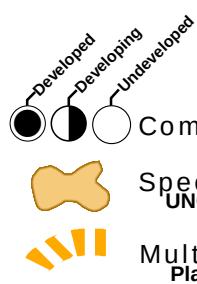
LEGEND



- Employment Uses**
Business Parks, Major Employers
- Industrial Uses**
Industrial Parks, Major Employers
- Natural Uses**
Parklands, Open Space

LAND USE GUIDANCE AREAS*

*Land use areas generated from an analysis of Topography Data, Transportation Features (Rail, Highway, Airport Access), Areas of Ecological Significance, Commercial Gravel Deposits, Floodway & Floodplain Information, Hydrography (Canals, Ditches, Draws etc), Regional Features, visibility, and existing Regional Uses.



- Commercial Nodes**
- Special Uses**
UNC, Aims, NCMC, Downtown
- Multimodal Corridors**
Planned transit corridors

LONG RANGE EXPECTED GROWTH AREA (LREGA)

Area within which the community expects to grow within the next 20+ years. Subject to Cooperative Planning Areas and IGA's.

Updated via annual Capital Improvement Project (CIP) Assessments.

TRANSPORTATION

- U.S. Highway**
- State Highway**
- Major Road**
- Railroad**

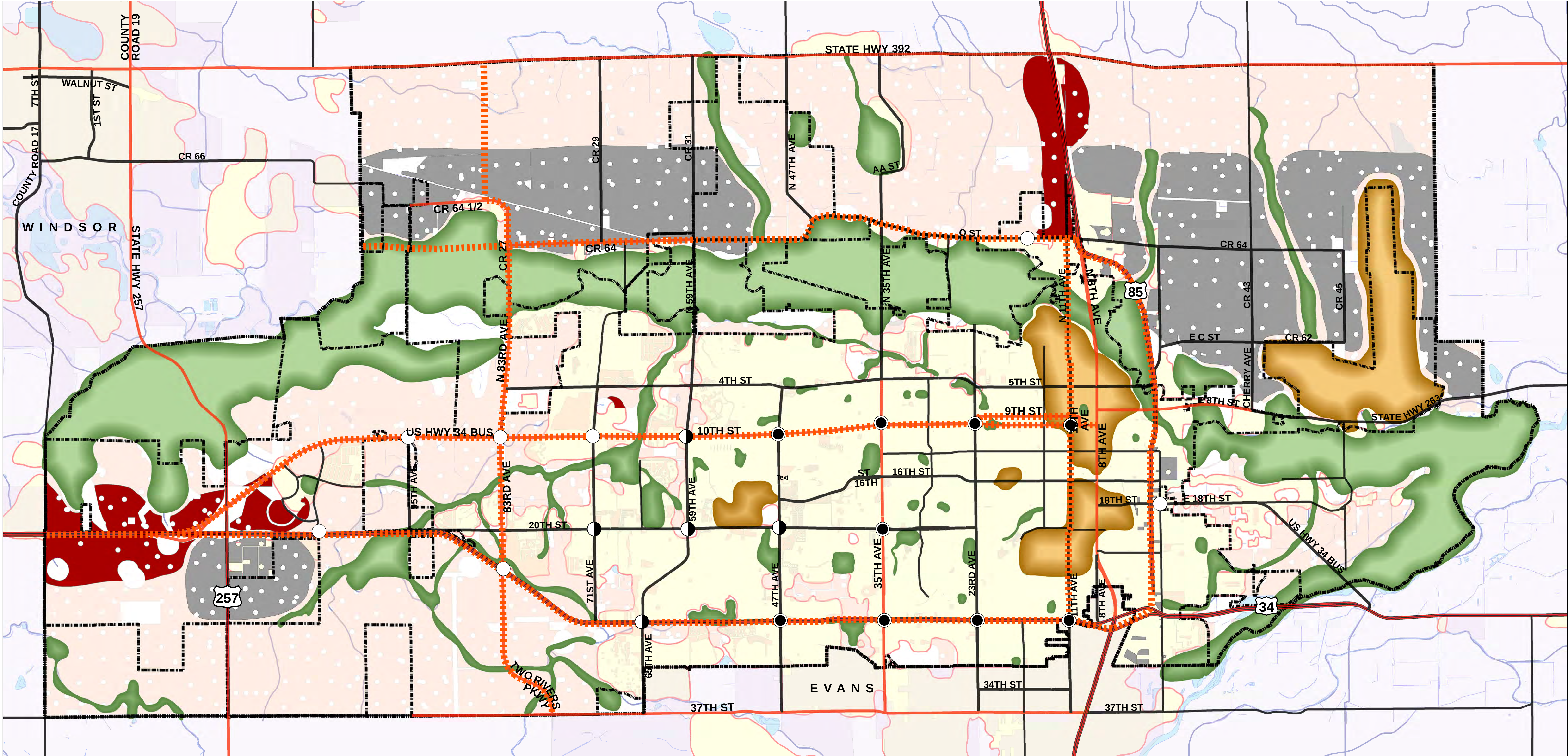


Water Features

All planimetric data was digitized from aerial photographs dated May, 2005. Updates are continual and data representations will change over time. This product is not necessarily accurate to engineering or surveying standards but does meet National Mapping Accuracy Standards (NMAS). The information contained within this document is not intended to be used for the preparation of construction documents.

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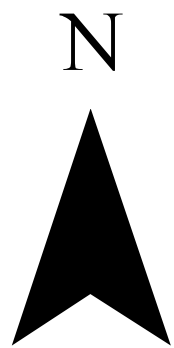
LAND USE AREAS FROM THE 2060 PLAN AVAILABLE FOR FUTURE GROWTH



Legend

- Developed Commercial Node
- Undeveloped Commercial Node
- ◐ Developing Commercial Node
- Multimodal Corridors
- Land Identified in the 2060 Plan Available For Future Employment
- Land Identified in the 2060 Plan Available for Future Industrial Development
- Open Space
- Special Use District

- Long Range Expected Growth Area
- Greeley City Limits
- Land Suitable For Future Development
- Neighboring Towns
- Developed Land

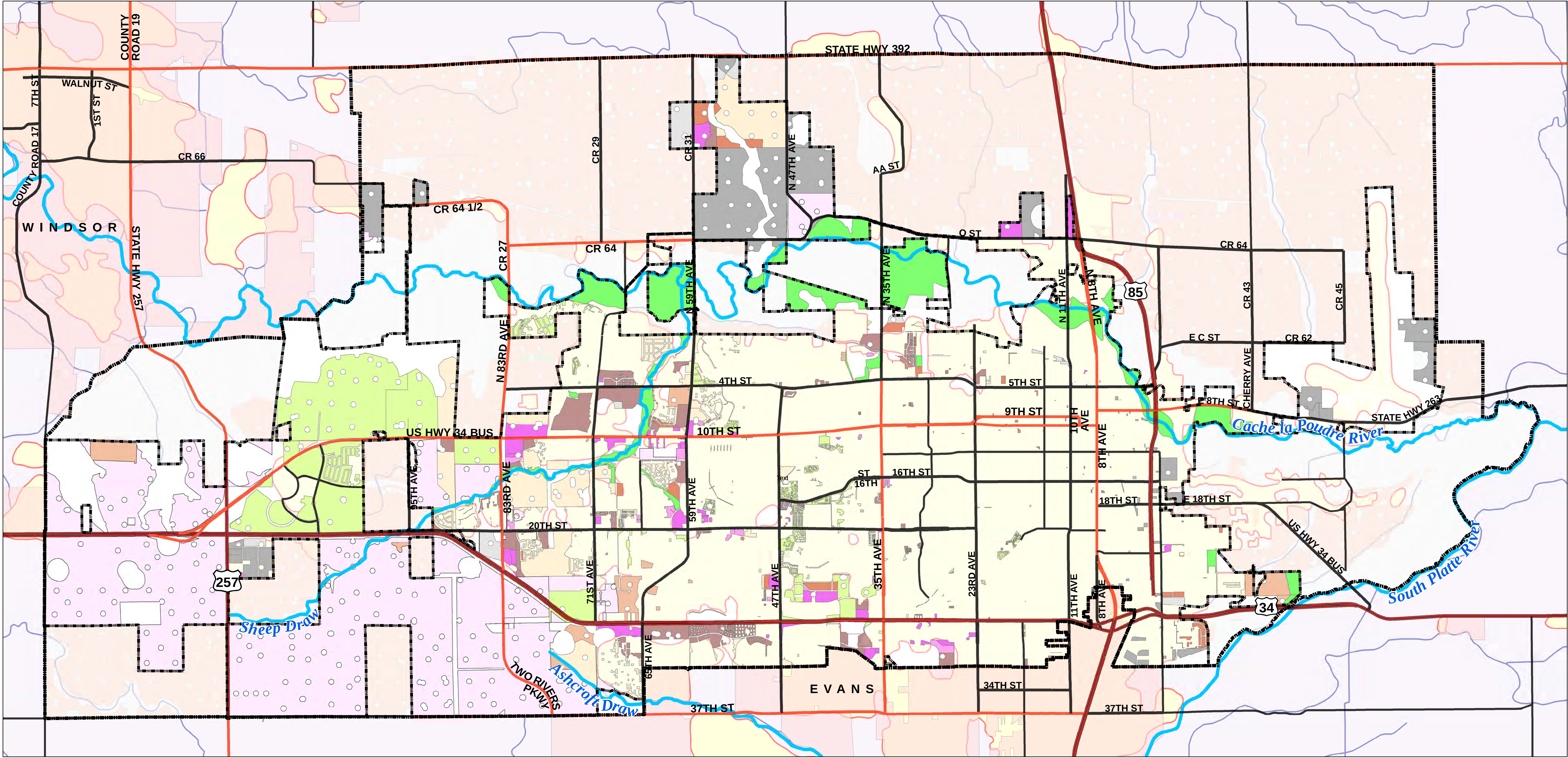


0 0.25 0.5 1 1.5 2 Miles

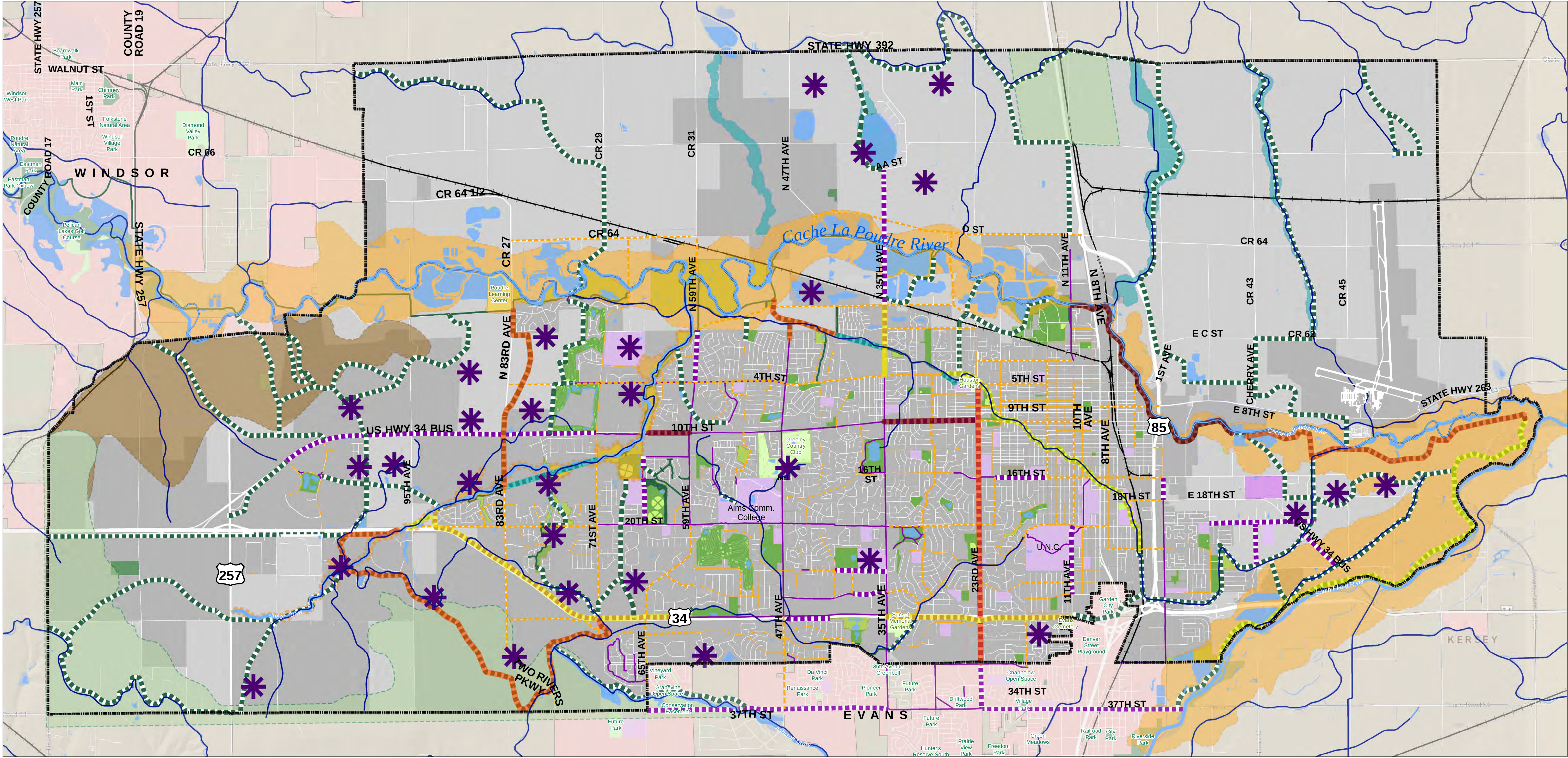
Date of Preparation 5/16/17



EXISTING ZONING OF LAND AVAILABLE FOR FUTURE GROWTH

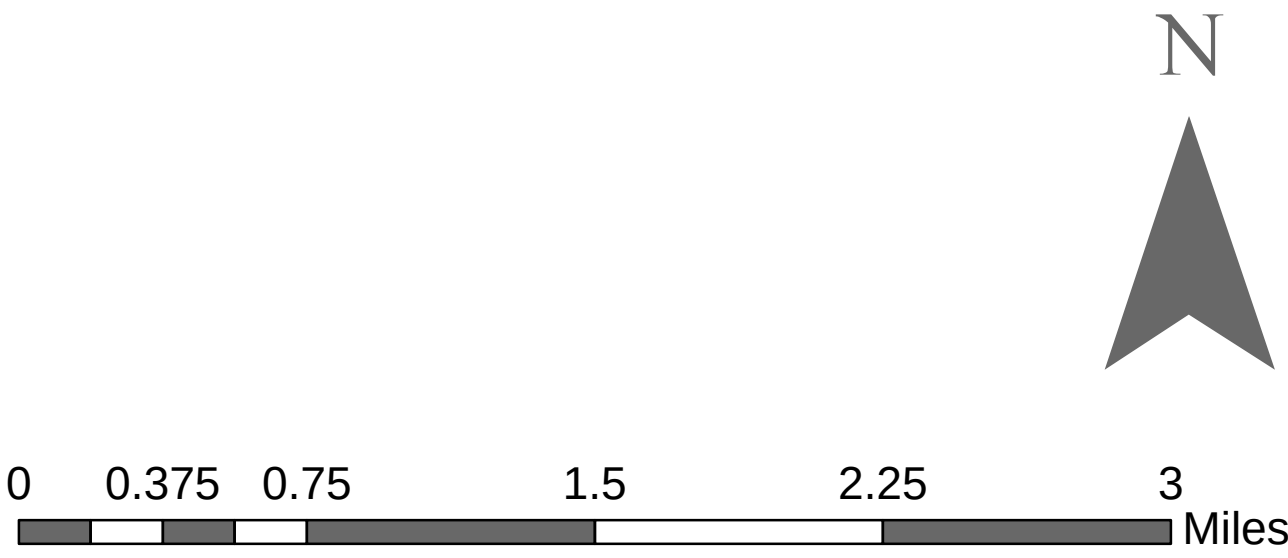


PARKS, TRAILS, AND OPEN LANDS PLAN

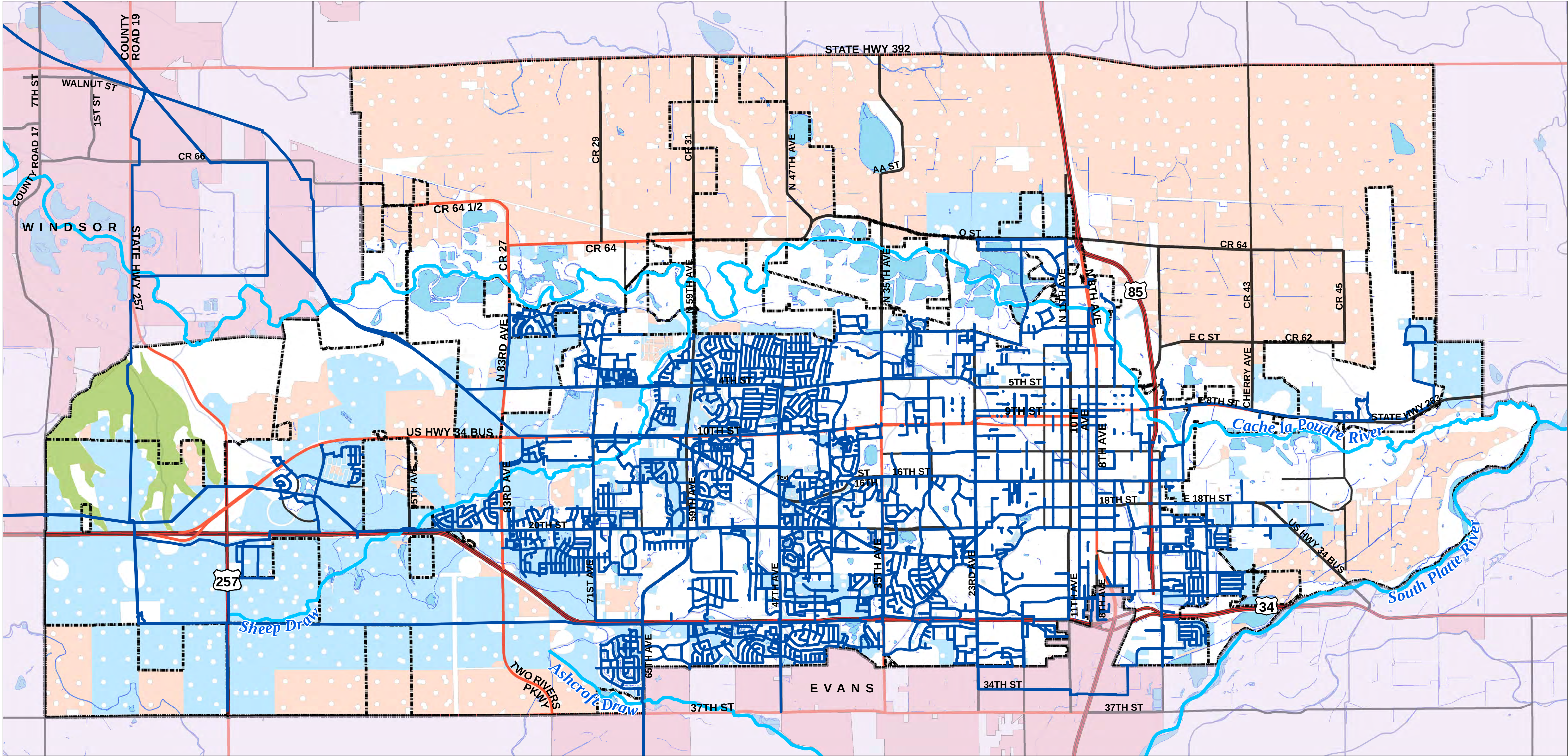


Legend

- | | | | | | |
|---|-------------------------|---------------------------|----------------------------------|-----------------------------|-----------------------|
| City of Greeley | Priority Trail Segments | Other Proposed Trails | Open Space Potential Focus Areas | Sheep Draw Corridor | Existing Bike Network |
| Long-Range Expected Growth Area (LREGA) | Short-term | Proposed Sidewalk | Secondary Riparian Area | Bluffs | Sidewalk |
| Neighboring Towns | Mid-term | Proposed Off-Street Trail | Poudre River Corridor | Agricultural views | Off-Street Trail |
| Proposed Park Location | Longer-term | | South Platte River Corridor | Community Separator - West | |
| | | | | Community Separator - South | |



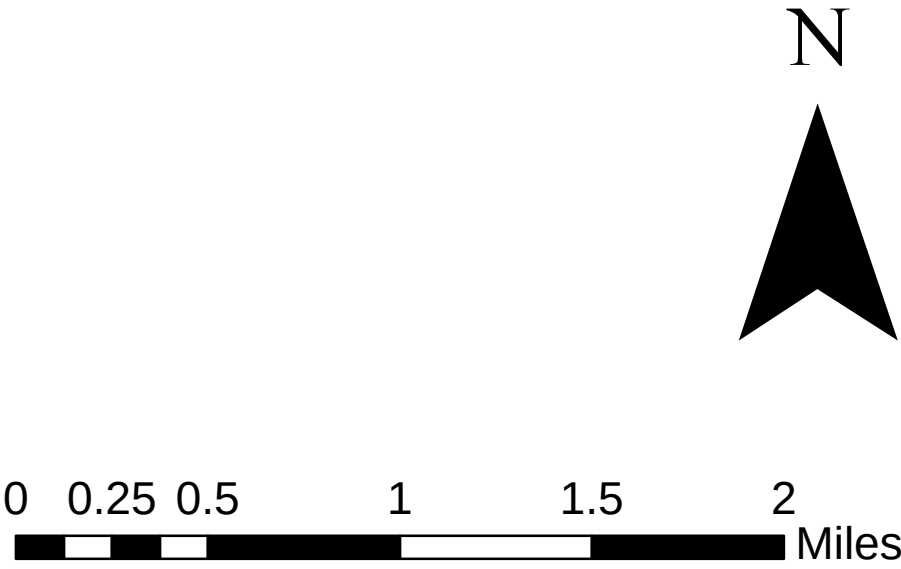
ADEQUATE PUBLIC FACILITIES ANALYSIS (WATER)



Legend

- Long Range Expected Growth Area
- Greeley City Limits
- Land Suitable for Future Development
- Neighboring Towns

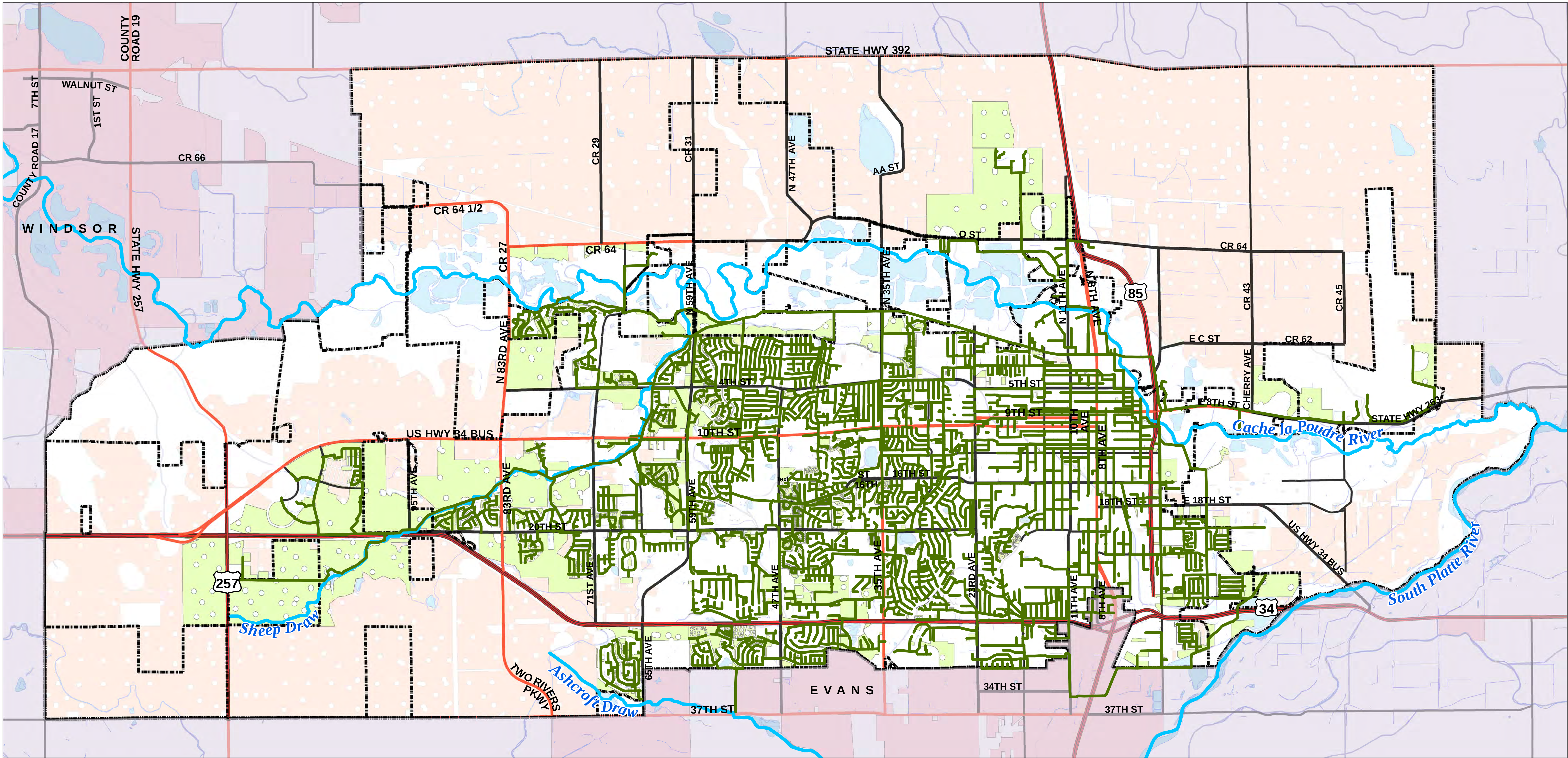
- Water Mains 8 Inch and Larger
- Developable Land with Access to Adequate Water Lines



Date of Preparation 5/31/17



ADEQUATE PUBLIC FACILITIES ANALYSIS (SANITARY SEWER)



Legend

-  Long Range Expected Growth Area
 Greeley City Limits
 Land Suitable for Future Development
 Neighboring Towns

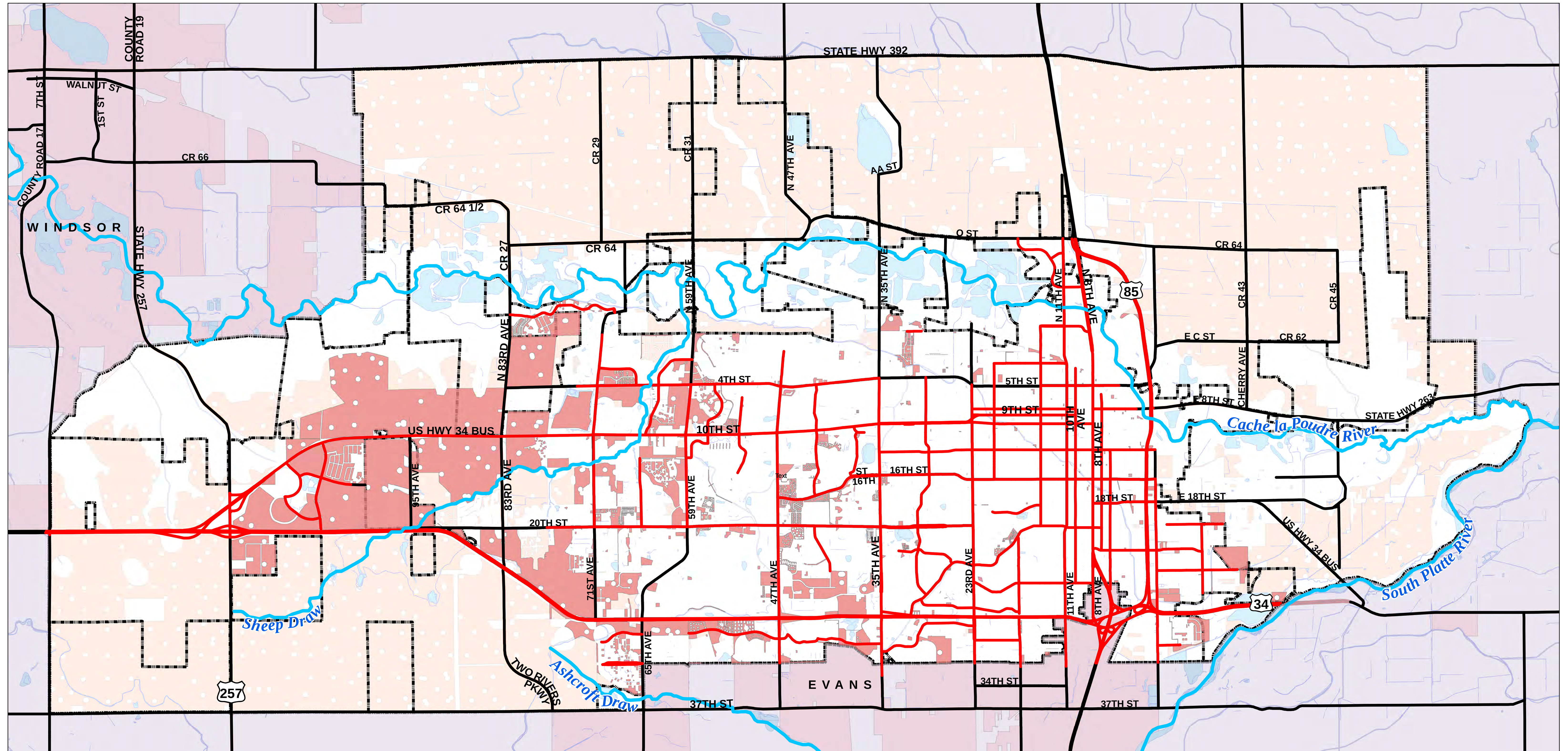
- Gravity Sewer Main 8 Inches and Larger
- Developable Land With Access To Adequate Sanitary Sewer



A horizontal scale bar with tick marks at 0, 0.25, 0.5, 1, 1.5, and 2. The bar is divided into segments: a black segment from 0 to 0.25, a white segment from 0.25 to 0.5, a black segment from 0.5 to 1, a white segment from 1 to 1.5, and a black segment from 1.5 to 2. The word "Miles" is written at the right end of the bar.

Date of Preparation 5/31/17

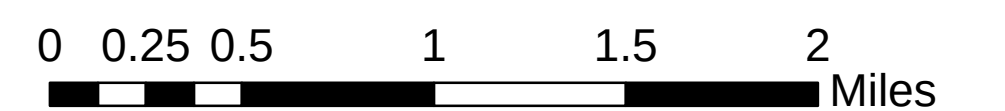
ADEQUATE PUBLIC FACILITIES ANALYSIS (MAJOR STREETS)



Legend

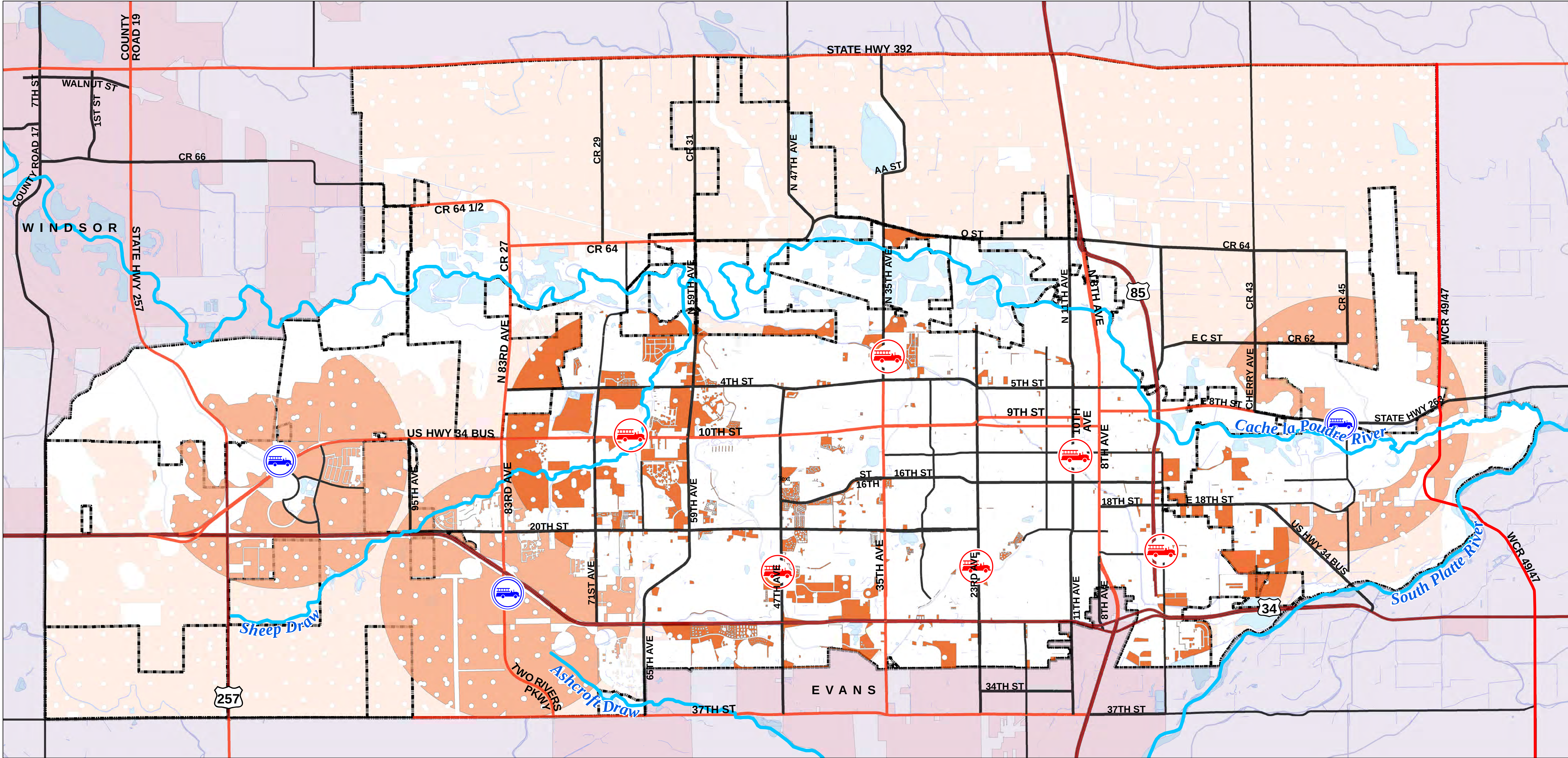
-  Long Range Expected Growth Area
 Greeley City Limits
 Land Suitable for Future Development
 Neighboring Towns

- Major Streets Constructed to City Standards
 Major streets Not Constructed to City of Greeley Standards
 Developable Land with Access to Improved Major Streets

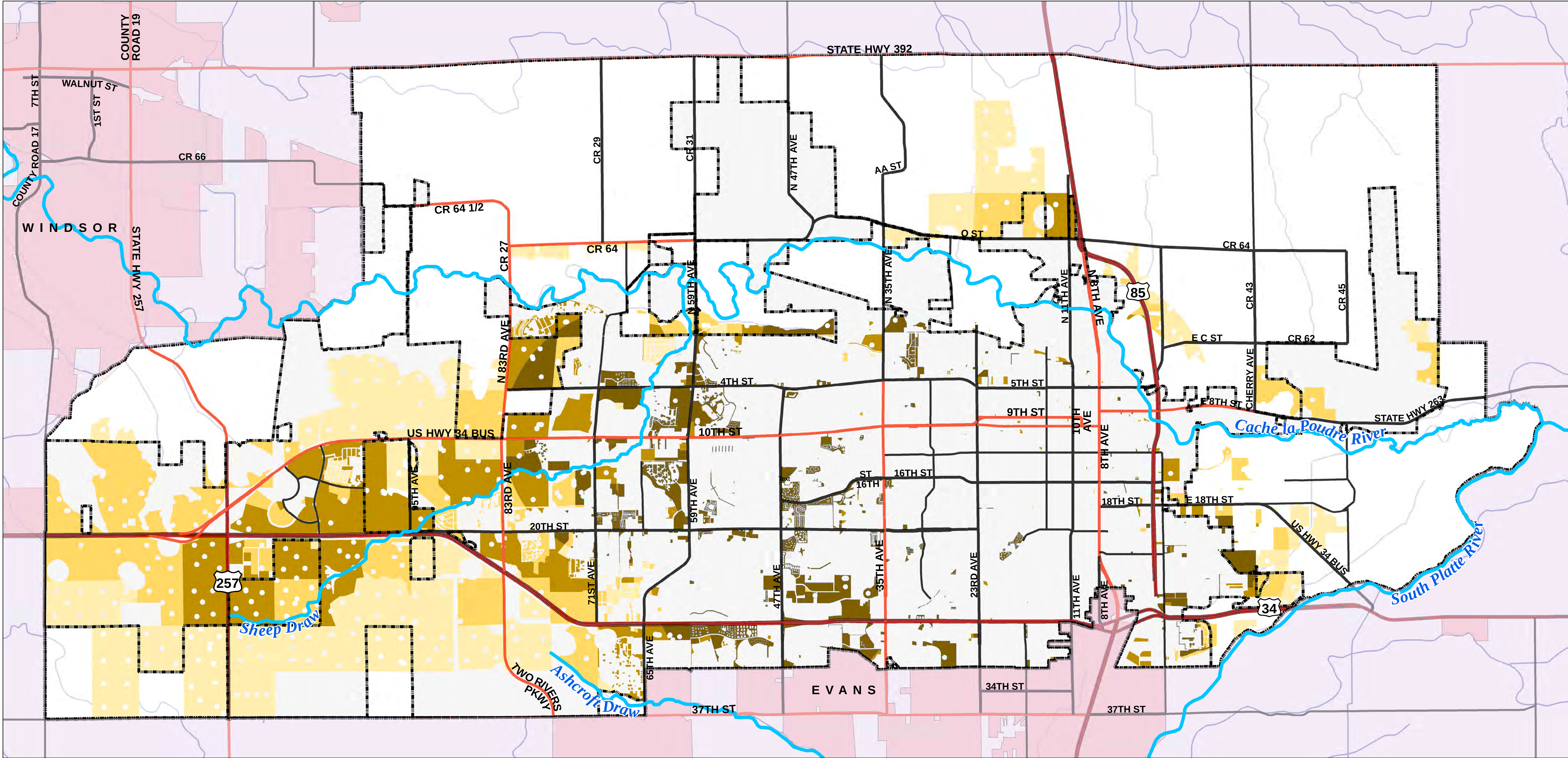


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DEVELOPABLE LAND WITH ADEQUATE PUBLIC FACILITIES ANALYSIS (FIRE PROTECTION)



DEVELOPABLE LAND WITH ADEQUATE PUBLIC FACILITIES (INDUSTRIAL AND COMMERCIAL DEVELOPMENT)

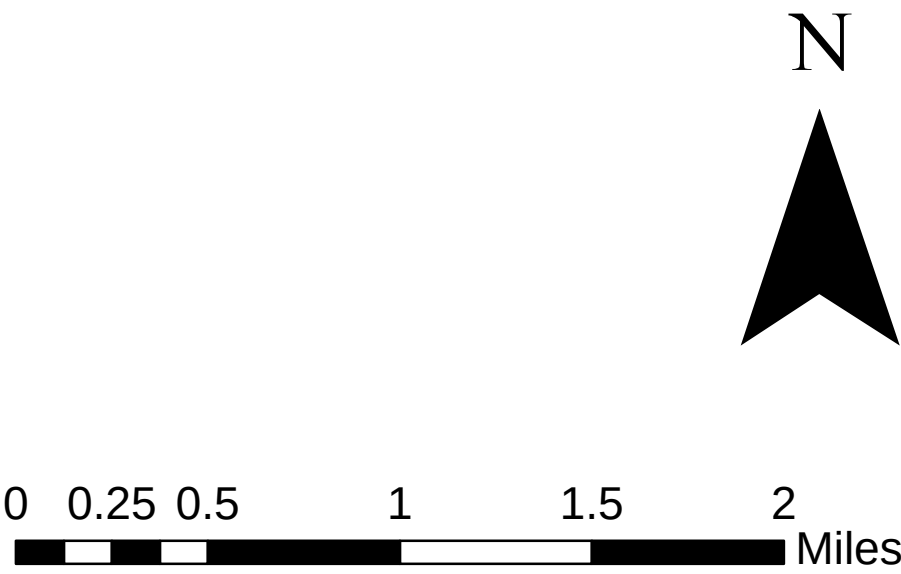


- Greeley City Limits
- Long Range Expected Growth Area
- Neighboring Towns

Legend

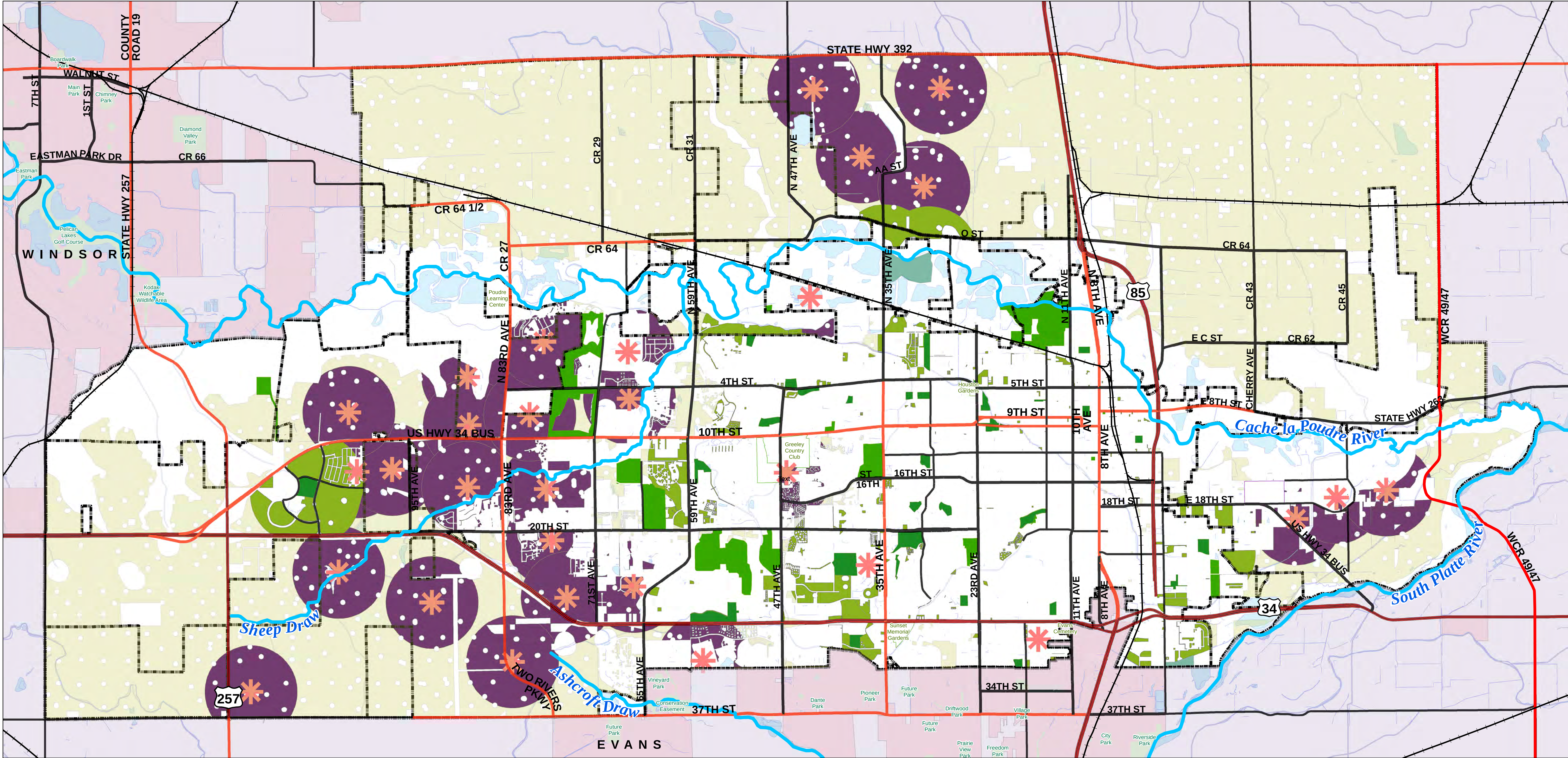
Developable Land with Adequate Public Facilities

- One Adequate Public Facility
- Two Adequate Public Facilities
- Three Adequate Public Facilities
- Four Adequate Public Facilities



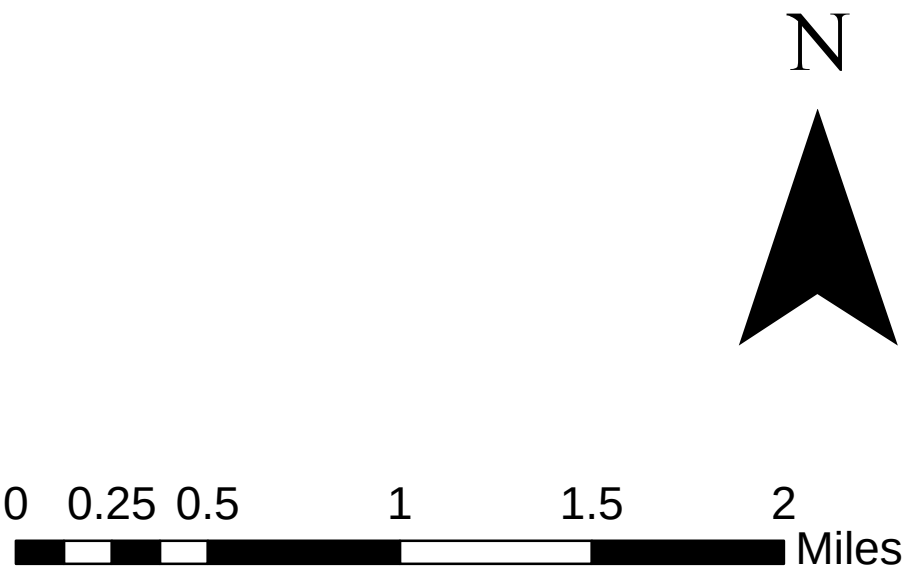
Date of Preparation 6/14/17

DEVELOPABLE LAND WITH ADEQUATE PUBLIC FACILITIES ANALYSIS (NEIGHBORHOOD PARKS)



Legend

- Land Suitable for Future Development
- Long Range Expected Growth Area
- Greeley City Limits
- Neighboring Towns
- Neighborhood Park Location Proposed in the 2035 Parks, Trails, and Open Lands Master Plan
- Neighborhood Parks
- Developable Land with Adequate Neighborhood Parks
- Developable Land with Adequate Service from Neighborhood Parks Proposed in the 2035 Master Plan



Date of DRAFT Preparation 6/12/17

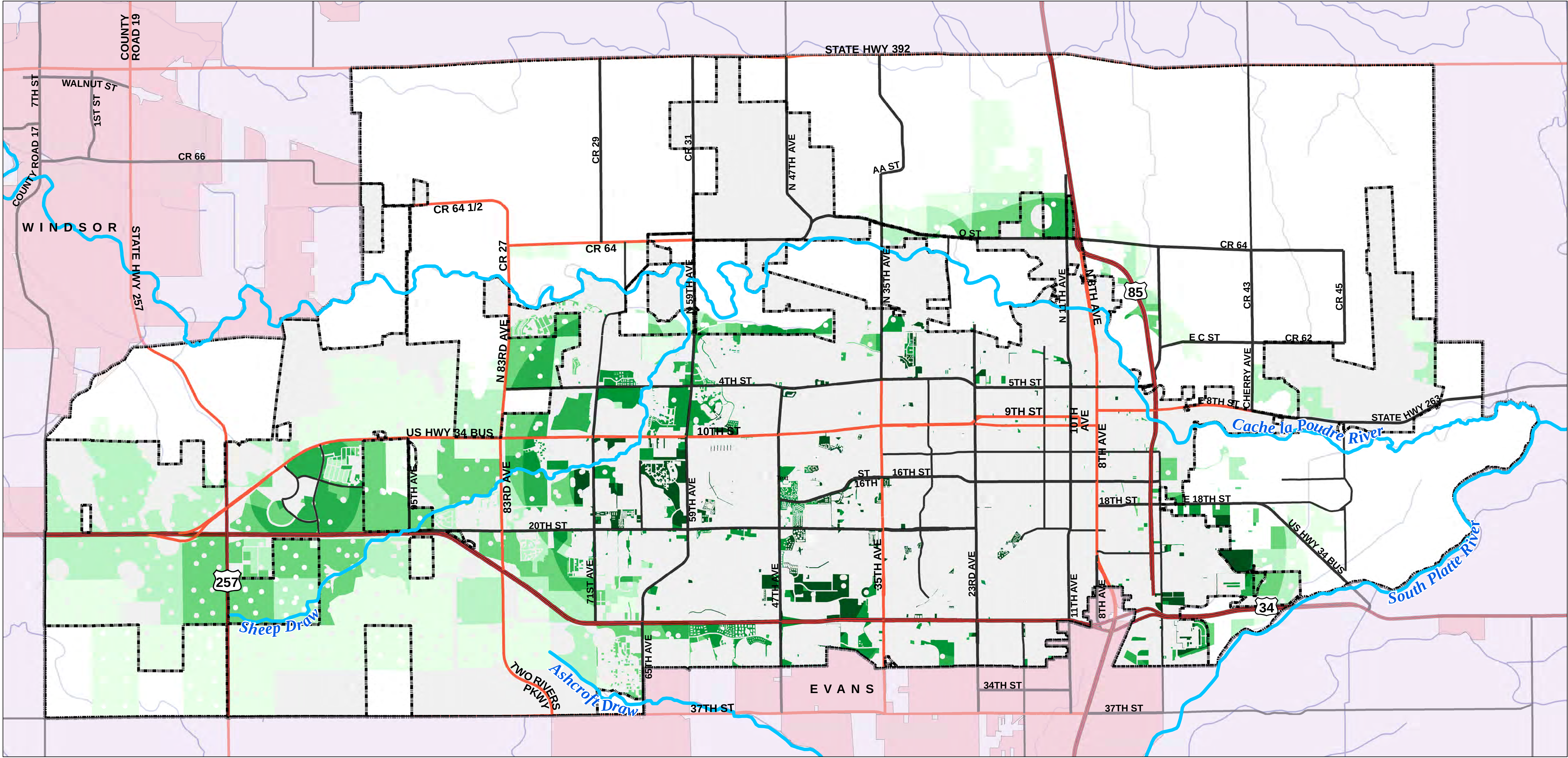
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Date of DRAFT Preparation 6/12/17

DEVELOPABLE LAND WITH ADEQUATE PUBLIC FACILITIES (RESIDENTIAL DEVELOPMENT)



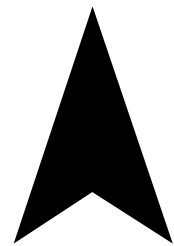
Legend

- Long Range Expected Growth Area
- Greeley City Limits
- Neighboring Towns

Developable Land With APFA for Residential Development

- One Adequate Public Facility
- Two Adequate Public Facilities
- Three Adequate Public Facilities
- Four Adequate Public Facilities
- Five Adequate Public Facilities
- Six (All) Adequate Public Facilities

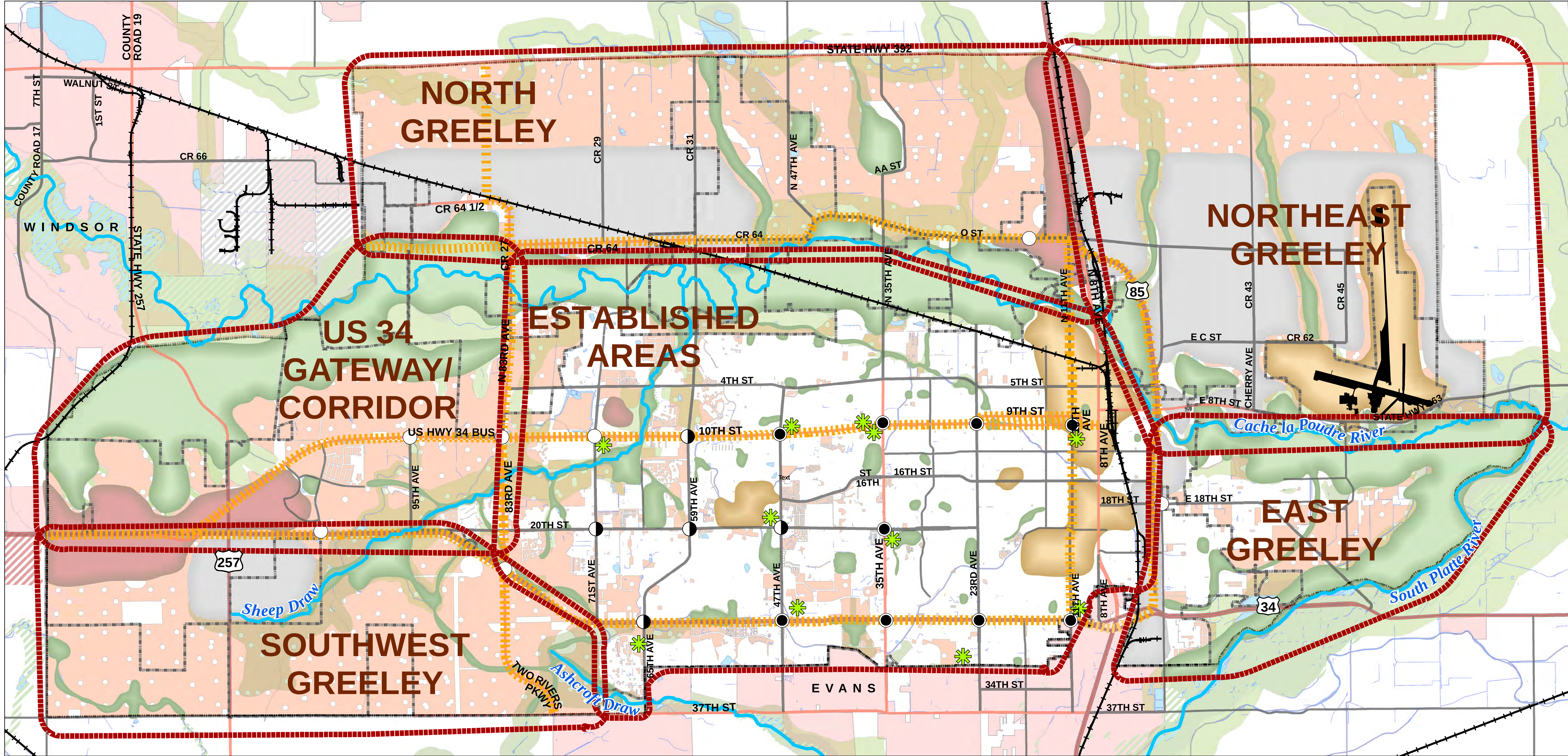
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0 0.25 0.5 1 1.5 2 Miles

Date of Preparation 6/14/17

OPPORTUNITY AREAS AND THE 2060 PLAN



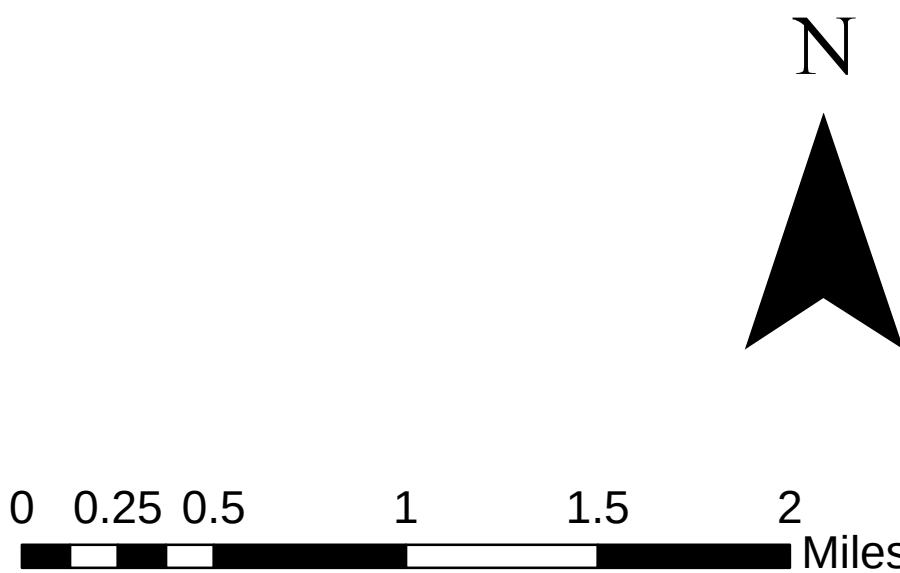
Legend

- Special Use District
- Land Suitable for Future Development
- Multimodal Corridors
- Neighboring Towns
- Neighborhood Markets

- ### Commercial Nodes
- Developed
 - Undeveloped
 - Developing

- ### Open Space
- Within LREGA
 - Outside LREGA

- ### Suited for Industry
- Outside LREGA
 - Within LREGA
- ### Suited for Employment Uses
- Outside LREGA
 - Within LREGA



Date of Preparation 7/26/17