

# PLANNED UNIT DEVELOPMENT APPLICATION PACKET

City of Greeley Community Development Department

City of Greeley  
Planning

Revised December 2023

## Planned Unit Development Pre-Application Checklist

Meeting Date:	Project Address/Parcel ID #:
Applicant Name:	Pre-Application Meeting Number:

- This checklist must accompany all development applications submittal requirements.
- Provide one (1) electronic copy of each required item in a searchable PDF format.
- All files must use the following naming convention: (Name of Document\_Year-Month-Day)  
See attached document naming convention.

Required	Provided	Name of Document (description)
		<b>Application Fees</b> (paid through online project portal – electronic check or *credit card) * credit card fee applies. <b>Project Type:</b> <input type="checkbox"/> Planned Unit Development_ \$3000 + \$10 per lot
		<b>Development Application</b>
		<b>Owner Authorization or Letter of Authorization from property owner</b>
		<b>Project Narrative</b> (Provide a summary of the project information including size, scale, timing, density, design, and compatibility with the surrounding area. Explain how the project meets the development code requirements and describe consistency with the Comprehensive Plan.)
		<b>Title Commitment or Ownership &amp; Encumbrances Report</b> (Current within 90 days)
		<b>Plan Set Required Sheets</b> (see Application requirements within packet) 1. Cover Sheet 2. Existing Conditions Map 3. Master Development Plan 4. Detail Plans
		<b>Civil Construction Drawings</b> (see requirements in Design Criteria and Construction Specification Manual Volumes I-III)
		<b>Biological Report</b>
		<b>Geotechnical Report</b>
		<b>Drainage Report</b>
		<b>Traffic Impact Study</b>
		<b>Hydraulic Analysis</b>
		<b>Additional materials</b> may be required as part of the application review. (Examples: floor plans, parking study, noise study, shadow study, site impact analysis, site circulation exhibit, tenant roster, 3-D drawing of relevant block face context, annexation impact report)
		<b>Other:</b>

<b>Planning Staff:</b>	<b>EDR Staff:</b>
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# Planned Unit Development Application

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# 1. Introduction to the Development Code

This manual is a guide to the Greeley Development Code (Development Code). It helps applicants prepare thorough and well-organized applications. Following the guidelines and requirements of this manual may also shorten review time and minimize the need for resubmitting proposals.

The Development Code ensures that new development projects meet all applicable city standards. It also guides long-term growth and redevelopment toward the vision, goals, and policies of the city’s comprehensive plan. To accomplish this, the Development Code balances private rights and public objectives while promoting investment that contributes to the larger and greater whole – of the block, the neighborhood, the district, and the city.

## Organization of the Development Code:

The Development Code is organized in the following Chapters:

<b>Chapter 1</b> <i>General Provisions</i>	The General Provisions provide legal foundations and technical aspects of the code. This Chapter includes purposes, interpretation, jurisdiction, and authority under the code. It is most useful for those who use the code daily or when a specific question on the general applicability of the development standards arises.
<b>Chapter 2</b> <i>Procedures</i>	The Procedures section outlines the scope of the application, steps involved in the review process, criteria for decision-making, and the outcomes of decisions based on the development code. This Chapter is a valuable resource for anyone who might be engaged in a development application, such as applicants, city staff, public officials, or residents and property owners affected by the proposed development.
<b>Chapter 3</b> <i>Subdivision Standards</i>	The Subdivision Standards are requirements that help coordinate development in various areas over time. This Chapter ensures that all lots and parcels align with the larger plan and have access to public services. It covers development patterns, urban design, engineering, and infrastructure requirements. These standards are helpful for anyone looking to divide land, development professionals working on large-scale projects, and city staff and officials reviewing development applications and their long-term effects.
<b>Chapter 4</b> <i>Zoning Districts &amp; Uses</i>	The Zoning Districts & Uses section establishes regulations for permitted land uses and their locations. It divides the community into different areas and ensures compatibility between various uses in terms of size and type. This chapter aligns with the long-term land use categories in the comprehensive plan. This information benefits landowners, developers, city staff, and officials who review projects and the assess the potential impacts on surrounding areas.

<p><b>Chapter 5</b> <i>Residential Development Standards</i></p>	<p>The Residential Development Standards outline precise guidelines for the design and construction of residential developments. This chapter covers various aspects such as lot size, building heights, setbacks, open space, and accessory building standards for different types of residential buildings. It also incorporates design standards to accommodate diverse building types within different neighborhoods, including standards for streetscape, lot frontages, building design, and open spaces. The information is valuable for individuals planning residential property improvements and designers seeking to ensure projects harmonize with their surroundings.</p>
<p><b>Chapter 6</b> <i>Non-residential Development Standards</i></p>	<p>The Non-residential Development Standards provide clear guidelines for designing and constructing non-residential properties. This chapter includes regulations for lot size, building heights, setbacks, open space, and accessory buildings in non-residential districts. It also offers design standards that focus on hoe projects fit into their specific district, block, and site. You can find frontage design, building design, and open space standards based on the building’s relationship to the surrounding streetscape. This information is valuable for anyone making improvements to non-residential properties, particularly for designers who need to ensure the project blends well with its surroundings.</p>
<p><b>Chapter 7. Access &amp; Parking Standards</b></p>	<p>The Access &amp; Parking Standards set guidelines to enhance site access using different transportation methods, such as walking, biking, and driving. This Chapter considers various factors like streetscape design, access points (curb cuts and driveways), parking spaces for cars and bikes, and internal traffic flow for vehicles, bicycles, and pedestrians. The goal is to strike a balance between different interests while ensuring these elements don't negatively affect the streetscape or neighboring properties. This information is beneficial for designers who need to ensure that a project fits well into its surroundings and for engineers responsible for planning site layouts and minimizing the impacts of the development.</p>
<p><b>Chapter 8</b> <i>Landscape Standards</i></p>	<p>The Landscape Standards are a set of guidelines that outline specific design standards for the undeveloped area of a site, focusing on the living (plant and vegetation) and aesthetic hardscape (non-living elements like pathways, walls, etc.). This chapter divides the site into various components, such as streetscapes, frontages, parking areas, perimeter treatments, and open spaces. Each area has its own set of standards, aimed at creating a harmonious relationship between the project and its surroundings. The standards help designers, especially landscape architects, in addressing the finer details of how the project integrates into its environment They provide guidance on site design, installation specifications, and ensuring the survival and well-being of landscape areas.</p>

<p><b>Chapter 9</b> <i>Signs</i></p>	<p>The Signs standards offer guidelines for any sign on property that might be seen from the road or neighboring sites. This Chapter categorizes signs into a few general types, and property owners can use these types according to specific allowances. It covers basic standards for each sign type, including size, quantity, location, and design. This information benefits business owners who want to manage their property and establish their identity and anyone considering putting up a message on their property.</p>
<p><b>Chapter 10</b> <i>Special Purpose Districts &amp; Areas</i></p>	<p>The Special Purpose Districts &amp; Areas section provides standards applicable only in certain areas of the city that are not strictly dependent on the general zoning districts in Chapter 4. This Chapter includes overlay districts for distinct areas and standards to protect certain geographic or natural features. It is most useful for anyone considering a project within these special districts or areas.</p>
<p><b>Chapter 11</b> <i>Supplemental Standards</i></p>	<p>The Supplemental Standards consist of topic-specific guidelines that apply throughout the city, regardless of the specific zoning district involved in the proposal. These topics often have more intricate or issue-specific regulations and procedures that don't blend smoothly with the other broadly applicable districts, standards, or processes. This chapter is helpful for anyone considering or affected by a project that deals with these specific topics.</p>
<p><b>Chapter 12</b> <i>Metropolitan Districts</i></p>	<p>This Chapter contains the process for Metropolitan Districts.</p>
<p><b>Chapter 13</b> <i>Definitions &amp; Terms</i></p>	<p>This Chapter serves as a "glossary" for all the chapters in this code, except for a few sections with topic-specific definitions. It is organized into three parts: first, defined terms (terms with specific meanings); second, descriptions of uses (details about the type, scale, and nature of general land uses); and third, a glossary of architecture and design terms used to interpret and apply some of the discretionary or design-oriented standards. This information is helpful for anyone who needs to interpret a specific provision in the development code.</p>

## 2. Overview: Common Questions

Before starting a land development application, asking some initial questions is essential. These questions will help applicants and stakeholders understand the required procedures and standards outlined in the Development Code.

### 1. Does the property need to be platted?

- Is the property already platted? Property information can be found on the City's GIS site:

<https://gis3.greeleygov.com/Html5Origin/?viewer=propertyfacts>

Metes and bounds legal descriptions indicate that the property has not been platted. A lot number and a subdivision name denote subdivided property.

- Will the proposed application change the property boundaries?

If the property has not been platted or you are changing property boundaries, you will likely be required to plat the property. Adjustments to public easements or rights-of-way may also require plats or amendments to existing plats. *[See Chapter 3, Subdivision Standards, and the options for different platting procedures in Chapter 2, Procedures, Section 24-202 and 24-203 of the Development Code.]*

### 2. Is the proposed use allowed in the applicable zoning district?

- Check the current zoning. Zoning information can be found on the City's GIS site:

<https://gis3.greeleygov.com/Html5Origin/?viewer=propertyfacts>

- Is the proposed use listed in the use table and permitted in the current zoning district? *[See Table 24-4-2 Zoning Districts & Uses.]*
- Does the proposed use require any special review process? *[Uses noted "S" in the table; consult the Use by Special Review processing in Section 24-206, Development Code.]*
- Does the proposed use require any specific additional standards? *[See Section 24-404, Specific Use Standards, or Chapters 10 and 11 for special districts, areas, or topics requiring additional standards.]*
- Will the conceptual plan or the anticipated development layout match the development standards applicable to the lot and site? *[See Table 24-5-2 and 24-6-2, Development Code.]*

Uses not permitted in the designated zoning district require a rezoning process. This involves a discretionary review, which includes public hearings. The Planning Commission provides a recommendation, and the City Council makes the final decision. The goal is to assess whether rezoning aligns with the comprehensive plan, adequate public facilities, and other criteria outlined in the Development Code. *[See Section 24-204 of the Development Code]*

If a rezoning application is not required, applicants will be required to follow other development review procedures based on the project's level of development or scale.

### 3. **What if anticipated plans do not meet certain standards?**

The Development Code is intended to be a flexible document. However, flexibility is limited to meeting specific criteria and the extent or type of deviation requested on a particular application. There are three general types of flexibility in the Development Code:

- ❑ **Alternative Compliance.** Alternative Compliance is an administrative process where the Community Development Director can approve alternatives to what the Development Code would ordinarily require. It only applies to specific circumstances, with criteria to guide how alternatives are reviewed and approved. This is essentially an “equal or better” process. It does not allow the Director to waive or change the standards but does allow for different solutions when the intent or design objective can be equally or better met by design that was not anticipated by the standard. *[See Section 24-208 Alternative Compliance, Development Code, and any additional criteria in the subsection of the standard for which the alternative is proposed.]*
- ❑ **Planned Unit Development (PUD).** Projects of a certain scale can benefit from more advanced planning and may be granted flexibility through “planned zoning.” This is not a way to waive or alter the standards on a specific site or development project. In contrast, these applications allow the Planning Commission and City Council to view projects in a broader scale, based on plans to integrate a project into a specific context. These applications start with the base zoning districts and development standards, but can allow deviations, additions, or subtractions from the otherwise applicable standards where the plan demonstrates broader public benefits. This type of rezoning requires public hearings and formal review to establish the parameters for any area or project. *[See Section 24-205 Planned Unit Development, Development Code]*
- ❑ **Variances.** Variances offer project-scale relief from Development Code numeric standards. Variances are not a tool for flexibility in the standards; they provide relief from the standards for unique circumstances not anticipated or addressed by the Development Code and where no other alternative exists. Applicants have the burden of proof and must demonstrate that their site is unique from other similarly zoned or situated sites, and the applicant must establish that they meet **all** criteria required for a variance to be granted. *[See Section 24-209, Development Code.]*

#### 4. **How is a proposed project reviewed?**

The Development Code provides for two basic types of review:

- ❑ **Administrative Review.** This applies to proposals generally allowed “by right” under applicable regulations and standards. The property has been platted, and the proper zoning is in place. However, review is still required to ensure the application meets the standards of the Development Code. Decisions are made by administrative staff, and discretion is limited to determining if the application meets the standards if changes are needed so that it better meets approval criteria, or if it meets any specific criteria for flexibility included in the standards.
- ❑ **Public Hearing.**  
This applies to projects that have a broader impact on surrounding property or projects that otherwise require a public hearing. Often these projects involve a change in laws applicable to the property (rezoning) or a change in the boundaries, ownership, and development patterns (plating). State statutes often require public hearings and notices to specific property owners, giving the public the right to testify. This testimony can become part of the record upon which a decision should be made.  
*[See Table 24-2-1, Procedure Summary, Development Code, for a summary of application procedures and Chapter 2, Procedures, for details on each specific application.]*

5. Does the project involve a substantial scale and scope that might require specialized, advanced planning tailored to the project's unique requirements?

The following questions aim to assess the scale and scope of the project to determine if the approval process would benefit from conceptual plans, master planning, or other advanced plans.

- Are there multiple existing or proposed zoning districts within the project area?
- Does the project impact street networks and open space systems, whether on the perimeter or internal to the project?
- Does the project propose different “frontages” (the relation of building and sites to the street) at different locations, and would planning and coordinating different frontages be advantageous to the design and character of different project components?
- Is the project site already subject to an area plan or some other smaller scale plan that gives more specific guidance than offered from the comprehensive plan?
- Does the project propose flexibility offered through planned zoning applications?

#### 6. What happens after a project is approved?

- As part of the application process, applicants are required to submit detailed plans and construction documents for required permits that may be impacted by other codes and standards. This further level of technical review can often refine projects further within the parameters of previous approvals. This “behind the scenes” review may take additional time before a project is ultimately built.
- In case a project is denied, there may be options available to appeal the decision.
- If construction documents and plans are not submitted or completed, or if no appeal is made to the decision, some approvals may expire, necessitating the submission of a new application before any development can proceed.

### 3. Development Procedures

The general path for approval of a development project, the specific submittal requirements, and detailed procedures are determined by three main factors:

1. The scale and complexity of the project.
2. Whether the proposed location has been platted into developable lots.
3. Whether the proposed site is zoned for the use and building type.

A small-scale or simple project on property that has been platted and is appropriately zoned will take fewer steps and have basic submittal requirements. A large-scale or complex project, where land needs to be subdivided, infrastructure needs to be built, and where rezoning must occur, may take several steps and require detailed, technical, and comprehensive submittal requirements. These same factors usually dictate the type of notice, the extent of public review, and the final decision-making authority. These factors and the submittal requirements and procedures can be defined at a pre-application conference with staff.

*[See Table 24-2-1, Procedure Summary, Development Code for a summary of these factors and procedures, and Chapter 2, Procedures for detailed provisions.]*

## **A. Application Steps.**

### **Step 1 – Due Diligence: Call the On-Call Planner**

- General staff-level preliminary questions.
- Zoning or Development Code questions to assist with your due diligence on a specific property.
- General code review - review the Development Code for any impacts on your specific concept, including the zoning districts/ allowed uses, basic development parameters, any special approvals, etc.
- General review of design criteria and specifications: <https://greeleygov.com/services/pw/design-criteria-and-construction-specifications> (Contact Engineer Development Review Team)
- Property due diligence (review property for relationship to the comprehensive plan, current zoning, platting status, and other opportunities and constraints)

### **Step 2 - Pre-application: Prepare Pre-Application Materials & Schedule Meeting**

- Prepare pre-application meeting materials. (Refer to pre-application instructions)
- At the time of meeting request, provide all required pre-application documents.
- Planning & Engineering Development Review staff will discuss the project plans, submittal requirements, specific code requirements, and review process (notice, review meetings, etc.).
- Staff will provide applicant with a **Submittal checklist** [see Checklist; to be filled out by staff during the pre-application meeting]
- A professional Engineer and/or Architect will be required to be present at the meeting.
- Staff will provide meeting notes & next steps [available in eTRAKiT]

### **Step 3 - Formal Application: Submit Completed Plans**

- Follow submittal checklist requirements provided at Pre-application Meeting.
- Follow electronic document submittal guide and naming convention.
- Applicant pays all applicable fees through the eTRAKiT site. Fees may be paid via electronic check or credit card – electronic check is preferred [refer to City of Development Fee Schedule]
- Submit all application materials, technical studies and reports [see Application Checklist provided during Pre-Application meeting]
- Staff reviews application for completeness [Application Checklist provided during pre-application meeting]

### **Step 4 - Technical Review: Coordinate with City and Other Review Agencies**

- Technical internal review by city departments and external referral agencies where applicable.
- Requested changes / recommendations (if any)
- Resubmittal (if necessary)
- Formal scheduling & public notice (if required, otherwise formal decision)

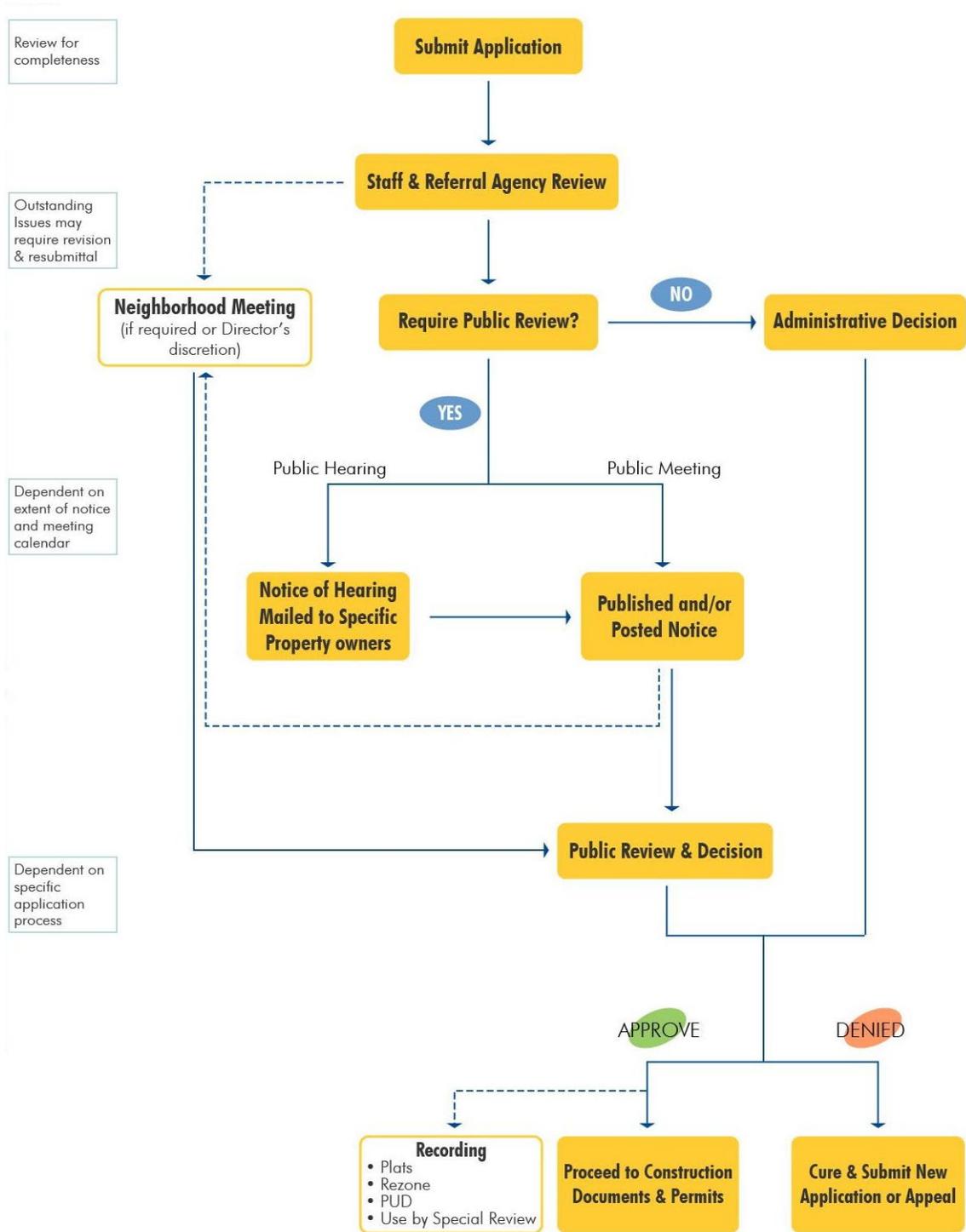
Complete applications that have addressed all comments, completed any necessary resubmittals or additional information, or have not been withdrawn by the applicant or due to inactivity, proceed to Step 6.

### **Step 6 - Formal Review & Decision: Public Hearings, Public Meetings, or Administrative Decisions**

### **Step 7 - Post-Decision Actions: Approval of CDs, Final Signed Plan Set, Development Agreements, etc.**

### **Step 8 - Interim & Post Approval Inspections: Pre-Construction Meeting, Final Inspection, etc.**

## B. Application Process Flowchart



## Planned Unit Development Application Requirements



### Planned Unit Development Application Requirements

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#### PUD Purpose Statement:

This district is intended to be used only when no other base or overlay district in this Code, and no combination of those districts can be used to approve a large new development. Prospective districts shall provide substantial additional benefits to the city that would not otherwise be required by this Code. The PUD district is not intended to be used to approve types, mixes, patterns, or densities of development that would otherwise only be permitted in a base zone district that is incompatible with the existing zoning and/or pattern of development. The additional public benefits should be clearly articulated and align with adopted city policies, priorities, and/or plans.

In 2021, the Development Code was updated to streamline the Planned Unit Development (PUD) process. The revision is now consolidated into a single step, making the PUD process more efficient. This one-step process resembles a rezoning application, simplifying the overall procedures for PUDs. Application Standards have been adopted by reference and are required and reviewed in conjunction with the City's Development Code. Please refer to the Application Checklist, Development Application, and Fee Schedule for additional information.

#### Planned Unit Development Review Requirements

1. The City of Greeley will not accept copyrighted plans. Copyright restrictions shall not be included on any of the plan sheets.
2. All plans must be full-sized plan sheets, 24 x 36 inches provided in .pdf format.
3. Page numbering format for the plan set is: Sheet/Page 1 of X. Pages and Sheets shall be numbered consecutively.
4. The full title block shall be shown and included on all sheets and shall be placed on the top, center of each sheet.
5. Include a detailed project **Narrative** that describes how this proposed PUD request is consistent with the goals, policies, and strategies described in the City's Comprehensive Plan, how the proposed PUD meets PUD approval criteria, how this PUD request is consistent with the existing, surrounding uses, and clearly describe and provide justification for any requested deviations from the zone district standards, design standards, or street standards.
6. All drawings must be prepared using an **engineering** scale. Plan sets using architect's scale will not be accepted.
7. Required signature and certification blocks can be found in Appendix A of the Application Manual.
8. All applications shall comply with Volumes I through III of the City of Greeley Design Criteria and Construction Specifications.

#### Required Sheets

1. Cover Sheet
2. Existing Conditions Map
3. Master Development Plan
  - Project Boundary
  - General Layout
  - Public & Community Facilities
  - Statement of Commitments

Specific Regulations & Deviations from Conventional Zone District Standards  
Phasing or Implementation

4. Detail Plans

**Cover Sheet – Sheet 1 of X**

Title block for a new Planned Unit Development (example)

**SUCH AND SUCH PLANNED UNIT DEVELOPMENT**  
Legal Description if Platted  
SE 1/4 of Section 21, Township 6 North, Range 66 West of the 6th P.M.  
City of Greeley, County of Weld, State of Colorado  
XXXXXX Acres  
Project Number: PUD2021-XXXX

Title block for a Planned Unit Development/Amendment (example)

**SUCH AND SUCH PLANNED UNIT DEVELOPMENT**  
Legal Description if Platted  
SE 1/4 of Section 21, Township 6 North, Range 66 West of the 6th P.M.  
City of Greeley, County of Weld, State of Colorado  
XXXXXX Acres

Project Number: PUD2021-XXXX (Amendment to: PUD2020-XXXX; include Planning Area if applicable)

Include the following Certification Blocks:

- Certification of Ownership (property owner – must match title work)
- Community Development Director
- Planning Commission
- City Council

1. Vicinity map (clearly show subject site, streets, street names, and other identifying features of the area within ½ mile from the proposed site).
2. Include names, addresses, and phone numbers of the applicant, legal property owner, and consultants. Include applicable seal(s) and license number(s).
3. Include an intent statement. For Planned Unit Development Amendments, also include an amendment history, including previous project numbers, approval dates, and any applicable reception numbers.
4. Include the preparation date, as well as each of the revision dates. These must be placed in the lower right-hand corner on all sheets of the plan set. Each subsequent submittal must include updated revision dates for each of the sheets.
5. Include legal description for entire PUD area. If a PUD amendment, include planning area legal description.
6. For a PUD Amendment, include an amendment history with case numbers and approval dates.

**Planned Unit Development Standard Notes:**

Include the following Standard Notes:

1. Approval of site construction plans by the City of Greeley shall be required (as applicable) prior to issuance of building permits.
2. Signage shown on this plan is for illustrative purposes only. A separate sign permit shall be submitted to the city for review and approval.
3. All existing and proposed utilities shall be installed underground.
4. 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).
5. All elevations shown on these plans are tied to NAVD 88 datum.

### **Existing Conditions Map – Sheet 2 of X**

1. North arrow.
2. Include scale – engineer's scale only – (both written and graphic) not smaller than 1"=50' with 1"=20' desired.
3. Show project boundary area, all property lines and lot dimensions (bearing and distance).
4. Include existing zoning.
5. Delineate all existing and proposed adjacent right-of-way dimensions and streets.
6. Delineated to scale, the existing easements on the site, their use and titleholder or rightholder to that easement, and reception numbers.
7. Show topography at 10-foot contour levels. Delineate areas of 20% or greater slope. Show existing contours 20-feet beyond the property line in all directions.
8. Include the area within the PUD area as well as all planning areas (square feet and acres).
9. Label adjacent zoning, subdivision name (lots & tracts), and uses.
10. Label and dimension all existing (to remain on site); all structures to remain on site must be clearly labeled as "Existing – to Remain".
11. Label any structures to be removed as "Existing – to be Removed"; separate demolition permit is required.
12. Label the width and direction of flow of all watercourses and any area inundated by the 100- year frequency flood.
13. Show all floodplains and/or floodways.
14. Show location, size, and grades of existing water and sewer lines.
15. Show location of all existing dry utilities. Label any existing overhead utilities accordingly. No new overhead utilities are permitted.
16. Label and dimension the location and dimensions of all known oil and gas production facilities, including well heads, flow lines, transmission lines, gathering lines, tank batteries and access roads within 1,000 feet of the subject property, for determining high density classification for oil and gas regulation purposes.
17. If applicable, setbacks for existing oil and gas production facilities on the site, as required in Chapter 11 of the Development Code.
18. Show location of nearest fire hydrant(s).
19. Label all sanitary sewer mains and stormwater facilities.

### **Master Development Plan & General Layout – Sheet 3 of X**

#### **Project Boundary**

1. Clearly depict the entire PUD boundary area.
2. Include metes and bounds description of entire PUD area.
3. Clearly delineate and label all proposed planning areas.
4. Include perspectives and/or cross-sections to demonstrate compatibility.
5. Include a Site Summary Table:

Site Summary					
Area	Use	Acres	Dwelling Units – OR – Amount of Commercial / Industrial	Density/FAR	% of Acreage
PA-1					
<b>TOTAL</b>					<b>100%</b>

6. Provide a Development Standards Table. Include densities, uses, FAR, minimums and maximums, and other performance standards for overall PUD and specific details for each planning area.

Development Standards	
DESCRIPTION	PROPOSED
<b>PLANNING AREA</b> [insert planning area]	
Permitted Uses	[insert proposed land use – i.e. general categories based on zone districts - residential, commercial, industrial]
Uses not allowed	[list any uses not permitted – deviations from allowances of the Development Code zone district uses]
Minimum lot area	[provide any minimum lot requirements]
Density	[insert maximum density]
Building coverage	[insert: sq.ft. & ac.]
Drive, parking, and walks	[insert: sq.ft. & ac]
Open space	[insert: sq.ft. & ac]
Maximum lot coverage	[insert: % & sq.ft.]
Parking	[insert: total spaces & list any deviations/reductions from Development Code standards]
Minimum setbacks	Front Side Rear Corner Adjacent to Open Space
Accessory Structure Setbacks	Front Side Rear Corner Adjacent to Open Space
Encroachments	[list encroachments that deviate from the Development Code standards]
Building height	Principal structure Accessory structure
Sign Standards	[list any deviations from City’s sign code requirements]
Other	[list any deviations or requirements specific to this planning area]
<b>PLANNING AREA</b> [insert planning area and include specific information pertaining to that planning area]	
Provide Information for each planning area	

*Note: Additional items may be requested based on unique site characteristics or project details.*

7. For a PUD Amendment, include:

<b>ZONING TABLE</b>			
Specific Regulations & Deviations from Conventional Zone District Standards			
DESCRIPTION	PUD AMENDMENT [INSERT CASE #]	EXISTING PUD REQUIREMENTS [INSERT CASE #]	
ZONING	[insert: Zoning information]	[insert: Zoning information]	
PRIMARY LAND USE			
PLANNING AREA(S)			
SITE AREA		[insert: sq.ft. & ac.]	100%
BUILDING COVERAGE	[insert: required sq.ft.]	[insert: sq.ft. & ac.]	[insert: percent]
DRIVE, PARKING, AND WALKS	[insert: required sq.ft.]	[insert: sq.ft. & ac]	[insert: percent]
OPEN SPACE	[insert: required sq.ft.]	[insert: sq.ft. & ac]	[insert: percent]
PARKING <i>(list specific deviations from parking requirements)</i>	[insert: required total spaces]	[insert: total spaces]	
MINIMUM SETBACKS <i>(add additional rows as needed to capture all sides (front, rear, side) for all structures)</i>			
[insert: setback direction]	[insert: required feet]	[insert: feet]	
FLOOR AREA RATIO <i>(Commercial projects only)</i>	[insert: required F.A.R.]	[insert: F.A.R.]	
DENSITY <i>(Residential projects only)</i>	[insert: required dwelling units per acre]	[insert: dwelling units per acre]	
MAXIMUM BUILDING HEIGHT	[insert: required feet]	[insert: feet]	

**Detail Plans & Public & Community Facilities - Sheet 4 of X**

1. Show location of all proposed open and civic spaces, whether public, common or private, required by Section 24-302.
2. Include proposed street network.
3. Include requirements and information related to perimeter, common, and street landscape designs on a conceptual street network, open space, and landscape plan. Provide general plan layout for entire PUD as well as Planning Areas.
4. Clearly delineate and label planning area boundaries.
5. Include use-specific information for each planning area.
6. Provide details for and depict the general location of all public and community facilities.

**Statement of Commitments - Sheet 5 of X**

1. Include all improvements and performance and maintenance guarantees required by Section 24-304.
2. Include any additional improvements or dedications to other public entities needed by the adequate facility analysis in Section 24-305.
3. Include a Commitments Matrix.

<b>Commitments Matrix</b>					
<b>Improvement or Commitment</b>	<b>Plan Preparation &amp; Approval</b>	<b>Construction Timing</b>	<b>Construction Responsibility</b>	<b>Maintenance Responsibility</b>	<b>Ownership</b>
[insert commitment or improvement – i.e. ROW dedication; trail construction; detention facility construction; etc.)	[insert timing – i.e. preliminary plat, final plat, prior to submittal of first building permit; prior to issuance of the first building permit; etc.]	[include timing of construction of improvement]	[list responsible party]	[list responsible party]	[list owner]

# Appendix – Technical Requirements

## *Signature Blocks & Certifications*

The City of Greeley has standard certification and signature blocks for various application types.

### **CLERK & RECORDER**

10-19-20 – No need to have separate signature block for Clerk & Recorder – recording information will be added through the Clerk’s standard process (since plans are sent over electronically – the Clerk will not be filling in a separate approval block).

### **PLANNED UNIT DEVELOPMENT CERTIFICATION BLOCK**

THIS PLANNED UNIT DEVELOPMENT (PUD) HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE CITY OF GREELEY DEVELOPMENT CODE REGULATIONS. THIS PLANNED UNIT DEVELOPMENT APPROVAL SHALL BE VALID FOR 3 YEARS FROM THE DATE OF THE APPROVAL BY CITY COUNCIL.

**(for Corporate or LLC owner)**

(print Corporation/LLC name)

By: \_\_\_\_\_  
(signature)

Title: \_\_\_\_\_

Date: \_\_\_\_\_

ATTEST: (if corporation)

Secretary/Treasurer

**(For Individual Owner)**

Owner Name

\_\_\_\_\_  
(signature of owner(s)) Date

**Include: PC recommendation, CC approval, and CD Director  
\* Will be recorded**

**CITY COUNCIL APPROVAL**

Approved by the Greeley City Council on this \_\_\_\_\_ day of \_\_\_\_\_

(leave 2" blank for month), 20\_\_\_\_\_.

**City of Greeley Signature Blocks:**

**COMMUNITY DEVELOPMENT DIRECTOR**

\_\_\_\_\_

Director of Community Development

Date

**DEVELOPMENT REVIEW MANAGER**

\_\_\_\_\_

Development Review Manager

Date

**CITY OF GREELEY FIRE MARSHAL**

\_\_\_\_\_

City of Greeley Fire Marshal

Date



## Development Application

1100 10<sup>th</sup> Street Greeley, CO 80631  
 970-350-9780 [www.greeleygov.com](http://www.greeleygov.com)  
[Planning@greeleygov.com](mailto:Planning@greeleygov.com)

Pre-Application Meeting Date: _____ Meeting Number: PAM _____		
Type of Application: _____		
Project Name: _____		
<b>APPLICANT NAME:</b>	<b>ADDRESS:</b>	<b>PHONE:</b>
	<b>EMAIL:</b>	
<b>OWNER(S) OF RECORD:</b>	<b>ADDRESS:</b>	<b>PHONE:</b>
	<b>EMAIL:</b>	
<b>OWNER(S) OF RECORD:</b>	<b>ADDRESS:</b>	<b>PHONE:</b>
	<b>EMAIL:</b>	
<b>POINT OF CONTACT:</b>	<b>ADDRESS:</b>	<b>PHONE:</b>
	<b>EMAIL:</b>	<b>CELL:</b>
<b>PARCEL / LOT INFORMATION</b>		
<b>Account Number:</b>		
<b>Address or Cross Streets:</b>		
<b>Legal Description:</b>	Inside City Limits: Lot/Tract _____ Block _____ Outside City Limits: County Parcel Number: _____	
<b>Subdivision Name &amp; Filing No.:</b>		
<b>Related Case Numbers: (PUD, Rezoning, and/or Plat)</b>		
	<b>EXISTING</b>	<b>PROPOSED</b>
<b>Zoning:</b>		
<b>Use:</b>		
<b>Site Area (Acres &amp; Square Ft.):</b>		
<b>Density (Dwelling Units/Acre):</b>		
<b>Building Square Footage:</b>		
<p><b>This application must be signed by owner(s) of record or authorized officer if a corporation. Owner(s) listed must match title work. Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the City of Greeley Development Code and application packet. After three (3) months of inactivity, a reminder will be sent to applicants stating that action is required within the next thirty (30) days, or the application will be closed due to inactivity. Any additional reviews beyond the included 3 rounds will be charged additional review fees.</b></p> <p>I hereby certify that, to the best of my knowledge, all information supplied with this application is true and accurate and authorize the applicant listed above to process the application on my behalf.</p>		
<b>Owner's Signature:</b> _____		<b>Date:</b> _____



### Owner Authorization Form

I, (We) \_\_\_\_\_ (Owner), give permission to \_\_\_\_\_

(Applicant/Agent) to apply for permits on our behalf for property located at: \_\_\_\_\_ (Address).

Legal Description: \_\_\_\_\_ of Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

or

Subdivision Name: \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

#### Property Owner Information

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

#### Applicant/Agent Information

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Email and Postal Correspondence to be sent to:

- Owner
- Applicant/Agent
- Both

Additional Info: \_\_\_\_\_  
\_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*Note: If owner is LLC/Corporation, please attach documentation authorizing representative signatures.*



**City of Greeley Planning  
Community Development Department**  
1100 10<sup>th</sup> Street  
Greeley, CO 80831  
**970.350.9780**  
*Greeleygov.com/planning*

## Electronic Document Submittal Guide

**The following are instructions for completing an Electronic Document Submittal:**

- I. Prepare required documents.
- II. Organize and format files as follows:
  - a. PDF “Plan Set” must be combined into a single PDF file.
  - b. PDF “Construction Documents-CDs” must be combined into a single PDF.
  - c. All Plans must be generated to scale (e.g., 1/4" = 1'; 1/8" = 1'; 1:10; etc.)
  - d. PDF plans must be legible when printed to scale (Font size on plans shall not be smaller than size 8)
  - e. PDF documents/files cannot be locked, or password protected, and shall have permissions set to allow annotations, form fill, and signing by City staff.
  - f. Plans prepared by design professionals shall contain an information block with name, license number, signature and contact information.
  - g. If required for your project type, each sheet of the plans must be sealed and signed by the designer of record. The signature may be applied to the drawing electronically in accordance with Colorado architectural and engineering standards in a flattened, non-working format.
  - h. PDF plans must be oriented so that north is always at the top of the monitor and oriented either landscape or portrait view so that the top of the page is always at the top of the monitor. Pages cannot be rotated in different directions/orientations).
  - i. Plans cannot have any working, active, or living comments (must be a clean, flattened set).
  - j. Group and name each file according to the [Electronic Document Naming Convention](#) below.
- III. Submit all required plans and documents. Incomplete submittals will not be accepted or routed for review. A project will be considered withdrawn after 30 days incomplete.
- IV. Login to your [City of Greeley Citizen Portal](#) to apply for a project. You must create an account if you do not have one. If you’re a contractor, architect, engineer, or professional, contact [cd\\_admin\\_team@greeleygov.com](mailto:cd_admin_team@greeleygov.com) to obtain a professional login.
- V. Click on apply for a project and complete all steps required for submittal. The City of Greeley will not receive your application until the last step, payment, is complete.
- VI. If you are not able so submit an application or need further clarification, contact [planning@greeleygov.com](mailto:planning@greeleygov.com)



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## Electronic Re-Submittal Instructions

**The following are instructions for completing an Electronic Document Re-Submittal:**

- I. Login to your [City of Greeley Citizen Portal](#)
- II. Click on “my dashboard”
- III. Navigate to the section, “my active projects” and locate the project you are wanting to resubmit documents.
- IV. Documents must be complete, full set, without any active or working comments (must be flattened)
- V. Under the “attachments” click on the paperclip icon
- VI. Click on “upload project attachments” to find the document to attach. In the “description” box, name document according to Electronic Document Naming Convention.
- VII. Click “upload”
- VIII. Repeat steps 4-6 until all documents required for re-submittal are uploaded.
- IX. City of Greeley Staff receive 2 daily reports that will provide notification of uploaded attachments.



City of Greeley Planning  
 Community Development Department  
 1100 10<sup>th</sup> Street  
 Greeley, CO 80831  
 970.350.9780  
 Greeleygov.com/planning

## Electronic Document Naming Convention Instructions

Each file included in a submittal should be named according to the table below.

If you are submitting a document that is not listed below, contact [planning@greeleygov.com](mailto:planning@greeleygov.com) for guidance in the naming of said document.

**\*\*\*To find out what documents are required for your project, please refer to the applicable Submittal Checklist.\*\*\***

Name	Naming Convention 4-digit year, 2-digit month; 2-digit day
<b>General Documents</b>	
Conceptual Rendering	Conceptual Rendering
Application	Application 2022-06-01
Letter of Authorization	Authorization 2022-06-01
Project Narrative	Narrative 2022-06-01
Title Commitment or O&E	Title 2022-06-01
Plan Set	Plan Set 2022-06-01
Final Plan Set	Final Plan Set 2022-06-01
<b>Engineering Documents and Reports</b>	
Development Agreement - Final	Final Agreement - Development 2022-06-01
Development Agreement (Not Final)	Agreement - Development 2022-06-01
Subdivision Improvement Agreement (not final)	SIA 2022-06-01
Final Subdivision Improvement Agreements	Final SIA 2022-06-01
Civil CD's (Final)	Final Civil CDs 2022-06-01
Civil CD's (Not Final)	Civil CDs 2022-06-01
Construction Cost Estimates	Construction Cost Estimates 2022-06-01
Site Circulation Exhibit	Site Circulation 2022-06-01
Traffic Study	Traffic Study 2022-06-01
Traffic Memo	Traffic Memo 2022-06-01
Final Traffic Study	Final Traffic Study 2022-06-01
Final Traffic Memo	Final Traffic Memo 2022-06-01
Drainage Report	Drainage Report 2022-06-01
Final Drainage Report	Final Drainage Report 2022-06-01
Drainage Memo	Drainage Memo 2022-06-01
Final Drainage Memo	Final Drainage Memo 2022-06-01
Hydraulic Analysis	Hydraulic Report 2022-06-01
Final Hydraulic Report	Final Hydraulic Report 2022-06-01
Biologist Report	Biological Report 2022-06-01
Surveyor's Closure Calculations	Closure Calcs 2022-06-01
<b>Planning Documents</b>	
Materials Board	Materials Board 2022-06-01
Landscape Plan	Landscape Plan 2022-06-01
Site Photo	Site Photo 2022-06-01

Conceptual Elevations	Conceptual Elevations
Annexation Impact Report	Annexation Report 2022-06-01
Final Landscape Plan	Final Landscape Plan 2022-06-01
<b>Other Reports &amp; Studies</b>	
Floor Plans	Floor Plans 2022-06-01
Parking Study	Parking Study 2022-06-01
Noise Study	Noise Study 2022-06-01
Shadow Study	Shadow Study 2022-06-01
Site Impact Analysis	Site Impact Report 2022-06-01
Tenant Roster	Tenant Roster 2022-06-01
3-D Rendering	3-D Drawings 2022-06-01
<b>Public Notice &amp; Neighborhood Outreach</b>	
Neighborhood Meeting Notes	Neighborhood Mtg Notes 2022-06-01
Neighborhood Meeting Minutes	Neighborhood Mtg Minutes 2022-06-01
Public Notice - Sign	Public Notice-Sign 2022-06-01
Sign Posting Agreement	Sign Posting Agreement 2022-06-01
Public Notice - Mailed	Public Notice-Mailed 2022-06-01
Mailed Notice Agreement	Mailed Notice Agreement 2022-06-01
Public Notice - Published	Public Notice-Published 2022-06-01
Mineral Estate Notification	Mineral Notice 2022-06-01
<b>Metro District &amp; Special District Documents</b>	
Service Plan - Clean - Metropolitan Districts	Metro District Service Plan Clean 2022-06-01
Service Plan- Word-Metropolitan Districts	Metro District Service Plan Word 2022-06-01
Service Plan- Redlines-Metropolitan Districts	Metro District Service Plan Redlines 2022-06-01
Final Service Plan – Metropolitan Districts	Final Metro District Service Plan 2022-06-01
Final Service Plan – Special Districts	Final Special District Plan 2022-06-01
Service Plan - Clean – Special Districts	Special District Service Plan Clean 2022-06-01
Service Plan- Word - Special Districts	Special District Service Plan Word 2022-06-01
Service Plan- Redlines-Special Districts	Special District Service Plan Redlines 2022-06-01
<b>Other Documents</b>	
Geotechnical Report	Geotechnical Report 2022-06-01
Traffic Study Addendum	Traffic Study Addendum 2022-06-01
Stormwater Management Plan	SWMP 2022-06-01
Emergency Response Plan	Emergency Response Plan 2022-06-01
Pollutant Emission Notice	Pollutant Emission Notice 2022-06-01
Safety Data Sheets	Safety Data Sheets 2022-06-01
Ecological Significance	Ecological Significance 2022-06-01
Utility Report	Utility Report 2022-06-01
Traffic Compliance Letter	Traffic Compliance Letter 2022-06-01
Photometric Plan	Photometric Plan 2022-06-01
Affidavit of Circulator	Affidavit of Circulator 2022-06-01
Petition for Annexation	Petition for Annexation 2022-06-01
Authorization to withdraw from fire district	Withdraw from Fire District 2022-06-01
Site Analysis Map	Site Analysis 2022-06-01
Exhibit A- *	Exhibit A- * 2022-06-01
Eligible Facility Request Criteria of Determination	EFF Criteria of Determination 2022-06-01
Photometric Study	Photometric Study 2022-06-01
Zoning Suitability Map	Zoning Suitability Map 2022-06-01
Property Boundary Map	Property Boundary Map 2022-06-01

Market Study	Market Study_ 2022-06-01
Comment Responses	Comment Responses_ 2022-06-01
Radio Frequency Emission Statement	Radio Frequency Emission Statement_ 2022-06-01
Radio Frequency Letter	RF Letter_ 2022-06-01
Wireless Communication Facility Affidavit	WCF Affidavit_ 2022-06-01
Updated Inventory of Sites	Inventory_ 2022-06-01
Annexation Information Sheet	Anx Info Sheet_ 2022-06-01

### ***Permits***

Post-approval, the following permits may be applicable depending on the scale, context, and type of project:

- [Right-of-way Permit](#)
- [Flood Plain Development Permit](#)
- [Grading Permit](#)
- [Sign Permit](#)
- Building Permit
- Fence Permit (for fences higher than 6-feet)
- [Flat Work Permit](#)
- [Business License](#)
- [Home Occupation](#)

### ***Technical Studies / Reports***

Various technical studies and reports are required as part of the development review process. These studies and reports will be identified on the Submittal Checklist and during the review process:

- [Drainage Report](#)
- [Traffic Impact Study](#)
- [Soils Report](#)
- [Infrastructure Capacity & Impact Report \(Hydraulic Analysis\)](#)
- [Environmental Impact Study \(Biologist's Report\)](#)

## Neighborhood Meeting

A neighborhood meeting may be required or chosen in different scenarios:

1. **Director Option:** The Community Development Director can mandate a neighborhood meeting for projects that are complex, could have significant impacts on nearby properties, or generate many questions or concerns from property owners.
2. **Applicant Option:** The applicant has the choice to hold a neighborhood meeting to gather input and address concerns from potentially affected parties.

The meeting should follow these guidelines:

- The Director arranges the schedule, location, and notice.
- The applicant must pay the mailing noticing fee, which is currently set at \$1.25 per mailing.
- The meeting should be held at a public facility, easily accessible to the project's vicinity.
- The applicant is responsible for the meeting's content, including presenting the project's nature, land use details, plans, and future uses.
- The applicant should also explain the subsequent formal review process with the city, noting that changes may occur from the initial concepts.
- The applicant must keep minutes of the meeting, including notice evidence, attendee list, contact information, presentation materials, discussion summary, issues, outcomes, and any changes. These minutes will supplement the formal application.
- If a neighborhood meeting is required for a proposed project, the applicant will be notified by the staff.

## Public Notice for Public Hearing

The notice requirements for proposed projects requiring a public hearing as indicated in Table 24-2-1 include published, posted, and mailed notice.

1. **Published Notice:** The City will post the notice on its official website at least 15 days before the public meeting. It will contain a general description of the property, zoning classification, specific use or action requested, meeting date, time, location, and a statement that additional information about the request is available at the Community Development Department.
2. **Posted Notice:** The applicant must post signs provided by the City on or near the property visible to the public from adjacent public ways at least 15 days before the public meeting. Additionally, the applicant must provide evidence and a signed statement of compliance with the notice requirement as part of the application. Throughout the proceedings, the applicant must make a reasonably good faith effort to maintain the posted notice. The applicant will be notified via email when the signs are ready and are required to pay the sign fee of \$20.00 per sign.
3. **Mailed Notice:** When mailed notice is required, a courtesy letter must be sent to all record landowners within 500 feet of the property. However, the Director has the authority to extend the distance up to 1000 feet for very large or intense projects or in cases where few landowners would be notified due to ownership patterns. The city will create the letter, mailing list, and is responsible for mailing the notice 15 days prior to the public meeting. The letter will contain a general description of

the property, zoning classification, specific use or action requested, meeting date, time, location, and a statement that additional information about the request is available at the Community Development Department. The applicant is responsible for the mailing fee. The current mailing fee rate is \$1.25 per mailing.

4. **Failure of Notice:** Failure of published, posted, or mailed notice will not void subsequent proceed of decision, and the Director has the authority to make this determination. The Director will take into account the follow factors when deciding on the impact of the failure to notice:
  - a. Whether the applicant made good faith efforts to comply with the notice requirements and if the failure of notice was beyond their control.
  - b. If there were technical errors in the notice, but all interested parties still received constructive and actual notice.
  - c. Whether the failure of notice has a significant influence on the proceedings, criteria, or decision record.

The Director will assess the situation and consider these factors to decide if the failure should affect the process or decision.

5. **Surface Development Notice:** Surface Development Notice is a requirement for certain projects related to mineral estate owners identified in the county tax assessor's records or those who have filed a request for notification with the county clerk and recorder, as mandated by state statutes. The responsibility for providing this notice falls on the applicant. They must certify that they have fulfilled the notice requirement as peer the local code and Colorado law before any public hearing, public meeting, or administrative decision takes place. In essence, the applicant must ensure that all relevant mineral estate owners are informed about the project in accordance with the specified regulations.
6. **Public Hearings.** Where public hearings are required by Table 24-2-1, the following procedures apply:
  1. The hearing shall be conducted, and a record of the proceedings shall be preserved.
  2. Any interested person or party may appear and be heard in person or by agent.
  3. The review body may request testimony or a report on the application from any government official or agency, or any other person with information pertinent to the application.
  4. A public hearing for which proper notice was given may be continued to a later date without again requiring notice, provided the specific date, time, and place of the continued hearing is announced at the original hearing.
  5. If the review body is a recommending body, a written summary of the meeting and the recommendation shall be forwarded to the decision-making body.
  6. A review body is authorized to establish meeting procedures and bylaws, or otherwise state rules regarding specific conduct and management of public hearings, within the parameters of these regulations.