

LAND USE



PERSPECTIVE

- **1870:** 150 homes in Union Colony
 - **1871:** First church was built
 - **1890:** State Normal School (UNC) established
 - **1900 – 1909:** Greeley’s first hospital, new City Hall, First Fire Station commercial buildings, municipal water system
 - **1973:** Greeley Mall adds competing commercial center to Downtown
 - **1980’s:** Rapid growth of oil and gas uses
- **2008:** 46 square miles, population of 93,000+

VISION: Complementary, sustainable, appealing and diverse land use development

GOAL: Establish clear direction for the location, amount, design, and mix of land uses throughout the community that promotes Greeley development as a “complete community” which is sustainable, well designed, efficient, attractive and harmonious

QUICK FACTS



City-wide, the average developed residential density is 5.8 housing units per acre



Including undeveloped land, the average residential density is 2.4 housing units per acre



Residential zoned lands account for about 53% of all land in Greeley



Commercial zoned lands account for about 7% of all land in Greeley



Industrial zoned lands account for about 14% of all land in Greeley



Holding Agriculture zoned lands account for about 23% of all land in Greeley



Conservation zoned lands (flood ways and flood plains, environmentally sensitive areas) account for about 3% of all land in Greeley

PROGRESS

- *Amendments have been made to the Development Code to “raise bar” for design of residential uses*
- *Amendments have been made to the Development Code to encourage and promote mixed-use development*
- *Cooperative planning with area school districts to address future school sites is underway and City and District staff developed criteria to site new schools*

KEY CONCEPTS

- ✚ Certain fixed features influence where development can occur (topography, waterways, major transportation systems, etc.)
- ✚ Balance community development to accommodate a full range of land uses
- ✚ Preserve essential corridors for economic growth (e.g. rail, key hwy access areas)
- ✚ “X” marks the spot for new Greeley focal and identity point at 59th Ave. and the Poudre River

CHAPTER HIGHLIGHTS

Due to the length and detail of the Land Use Chapter of the 2060 Comprehensive Plan, please refer to full chapter for complete list of policies and action steps.

LU 1 LAND USE CHARACTERISTICS – GENERAL

LU 2 LAND USE CHARACTERISTICS - RESIDENTIAL

LU 3 LAND USE CHARACTERISTICS – COMMERCIAL

LU 4 LAND USE CHARACTERISTICS – INDUSTRIAL

LU 5 LAND USE CHARACTERISTICS – MIXED USE

LU 6 LAND USE CHARACTERISTICS – PUBLIC LAND USES

LU 7 LAND USE CHARACTERISTICS – AGRICULTURAL, OPEN SPACE & NATURAL AREAS & RESOURCES

LU 8 LAND USE CHARACTERISTICS - SPECIAL USES AND AREAS