



PLANNING COMMISSION

Proceedings

March 23, 2021
1:15 p.m.

(Zoom Webinar and viewable on City of Greeley YouTube)

I. Call to Order

Chair Yeater called the meeting to order at 1:15 p.m.

II. Roll Call

Chair Yeater, Commissioners Andersen, Briscoe, Franzen, Modlin, Romulo and Schulte were present.

Chair Yeater informed those attending that Item V on the agenda, public hearing regarding household occupancy standards, would be continued to April 27, 2021 and requested a motion.

Commissioner Andersen moved that the Planning Commission continue Item V for consideration of a code update regarding household occupancy standards, case Number CU2021-0001, to the regular Planning Commission meeting on April 27, 2021. Commissioner Schulte seconded. The motion carried 7-0.

III. Approval of March 9, 2021 Minutes

Commissioner Andersen moved to approve the minutes dated March 9, 2021. Commissioner Romulo seconded. The motion carried 7-0.

IV. A public hearing to consider a request to rezone approximately 12.98 acres from R-E (Residential Estate) and H-A (Holding Agriculture) zoning districts to C-H (Commercial High Intensity) zoning district with a DCMP (Development Concept Master Plan) restricting certain land uses from the site

Project Name: 7001 28th Street Rezone
Case No.: ZON2020-0010
Applicant: Faith Tabernacle Church Inc.
Location: 7001 28th Street
Presenter: Caleb Jackson, Planner II

Caleb Jackson addressed the Commission and introduced the rezone request. He presented a map showing the location of the site as well as photographs of the site and surrounding area. Mr. Jackson provided a brief history of the site, including development of the church in Weld County in 2001, annexation to Greeley in 2002 with concurrent rezoning to Residential Estate. He explained that the request before the Commission today is to rezone approximately 12.98 acres to Commercial High Intensity with a Development Concept Master Plan (DCMP) that restricts certain uses from the site.

Mr. Jackson advised that the proposed rezone would include the site and an adjacent right-of-way that is currently zoned Holding Agriculture. He added that the DCMP would serve to restrict uses except for a church, school, child care, telecommunications, utility, or oil and gas. Any other uses would require revising the DCMP and bringing the matter before the Commission

Mr. Jackson briefly explained the overall recodification process and rationale for changing the section numbers associated with a rezone. He described the rezone criteria, adding that staff determined the request meets applicable criteria. Mr. Jackson reported that notices were mailed to property owners within 500 feet, signs were posted on the site, and notice was placed in the newspaper with no inquiries being received. He added that all comments had been addressed and that staff recommended approval.

Rick Baldwin from Faith Tabernacle addressed the Commission and stated that the new zoning would align with surrounding zoning.

Chair Yeater opened the public hearing at 1:24 p.m. There being no communication by U.S. mail, email or Zoom Chat or Q&A, the public hearing was closed at 1:24 p.m.

Commissioner Andersen moved that, based on the application received and the project summary and accompanying analysis, the Planning Commission finds that the proposed rezone from R-E (Residential Estate) and H-A (Holding Agriculture) to C-H (Commercial High Intensity) with a Development Concept Master Plan (DCMP) meets the applicable Development Code criteria, Section 18.30.050(c)(3) a, b, f, g and h [to be re-codified as Section 24-625(c)(3) a, b, f, g and h]; and, therefore, recommends approval of the rezone to the City Council. Commissioner Schulte seconded.

Commissioner Andersen expressed favor of adding a DCMP to restrict uses on the site. The motion carried 7-0.