

City of Greeley, Colorado  
**PLANNING COMMISSION PROCEEDINGS**

June 28, 2022

**1. Call to Order**

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

**2. Roll Call**

The hearing clerk called the roll.

**PRESENT**

Vice Chair Erik Briscoe  
Commissioner Larry Modlin  
Commissioner Christian Schulte  
Commissioner Brian Franzen  
Commissioner Jeff Carlson

**ABSENT**

Chair Justin Yeater  
Commissioner Chelsie Romulo

**3. Approval of Agenda**

There were no corrections or additions to the agenda, and it was approved as presented. However, staff requested that the three agenda items (5, 6, and 7) be heard together, with separate motions. The Commission concurred.

**4. Approval of May 10, 2022 Minutes**

Commissioner Schulte pointed out that there was one typo regarding the spelling of his last name on the previous minutes. Contingent upon that mistake being corrected, Commissioner Modlin moved to approve the minutes dated May 10, 2022. Commissioner Schulte seconded the motion. Motion carried 5-0. (Chair Yeater and Commissioner Romulo absent.)

**5. Public hearing to consider a rezone from R-H (Residential High Density), C-H (Commercial High Intensity) and C-L (Commercial Low Intensity) to PUD (Planned Unit Development) for approximately 43.42 acres of property located at the northeast corner of 32nd Street and 29th Avenue, known as Hope Springs PUD (PUD2021-0012).**

Vice Chair Briscoe stated that agenda items 5, 6, and 7 will be heard by the staff and applicant together as the items were interrelated and interdependent. He then read each agenda item description.

Mike Garrott, Planning Manager, began by explaining the three separate applications and noted there will also be three separate motions at the end. He

then described the locations of each item in the City of Greeley and surrounding areas. He explained that 16.28 acres would be devoted to single-family and medium density uses. The proposal is a mixture of attached and detached units with a maximum of 557 units. This is inclusive of multi-family as well. Habitat for Humanity, the applicant, is looking to develop smaller lot sizes anticipated for low-income housing opportunities. There is no plan yet for future development of the 12.4 acres of multi-family.

Mr. Garrott also said that there is a 1.0-acre commercial site that the applicant is looking into for possible commercial opportunities. There is an area of open space for detention or recreational activities that is just under six and a half acres as well.

Mr. Garrott then pointed out that the proposed plan is broken up into several areas. Planning area one is proposed for single-family or duplex units that will be owner occupied. Planning area two would be twelve and a half acres in size. The site also contains an abandoned oil and gas site. The likely use for the site would be for multi-family but does not currently have a design for review with staff. Planning area three is on the western portion of the site, which would be used for commercial type uses that would support likely support the residences of the site. Planning area four intends to have some recreational amenities on the site. Planning areas five and six are essentially open space detention areas within the site.

Mr. Garrott said it's worth noting that in order to develop the site, a lift station for a sewer would have to be reconstructed and rebuilt and would be a very significant cost. He then pointed out that the city occasionally sees variations of standards in PUD proposals. One of the variations with the Habitat for Humanity project relates to setbacks. In order to fit some of their units the applicant is requesting the standard 20-foot setback be reduced to 10 feet. For corner lots, they are also requesting that for accessory structures there be a reduction from 20 feet to 10 feet. For planning area two they are only asking for a reduction of the 25-foot normal setback to be change to 20 feet.

The other seven out lots would be for open space areas, drainage facilities, utility areas, landscape areas, and recreational areas as well.

Mr. Garrott then spoke about the preliminary plat noting the location of the different sized lots, open space and city utilities. Relative to access and stormwater, there were substantial discussions with the City of Evans to coordinate service for the property where jurisdictional interests overlapped.

Lastly, Mr. Garrott stated the city received a letter dated April 28, 2022, in which \$990,000 was awarded as a grant for innovative low-income housing projects. He stated the proposed rezone and PUD are consistent with the criteria found in the outline of the summary. Notices were sent to the surrounding property owners; one letter of support was submitted to staff. Staff recommends approval of the request and suggests the motion as noted in the Commission's packet.

Commissioner Schulte asked if the area of side setbacks for corner lots would be too small for something like a side-facing garage. Mr. Garrott stated those areas would more likely only be used for a shed, but they wanted to make sure there was just enough room to get back into those areas if needed.

Commissioner Franzen then questioned if Traffic had any issues with the corner lots. Mr. Garrott stated that they did not have issues.

Commissioner Modlin voiced his concern that there would be too much parking on the street making it unsafe for children. Mr. Garrott said that there would be limited on-street parking and will be further evaluated at time of final platting.

Vice Chair Briscoe asked where the city stands on oil and gas and if building on top of abandoned wells is allowed. Mr. Garrott told him that, per the 2021 Development Code amendments, the abandoned well head in the area requires a 50-foot setback and no physical structures would be impacted with this project.

Commissioner Modlin asked about the plans for non-potable in that area. Mr. Garrott then invited Thomas Gilbert, Civil Engineer, to the podium in order to help answer the question. Mr. Gilbert stated that there are currently plans to bring non-potable water to the site from a developing lot to the west that will connect to this property. Once the property to the west develops then it will come in and serve this growth.

Robert Molloy representing the applicant invited Cheri Witt-Brown, Director of Habitat for Humanity, to speak in more detail about their project. Ms. Witt-Brown stated that Hope Springs will deliver 176 mixed-product housing types to south Greeley. It will be within walking distance to schools, grocery stores, and transportation, and other services. She also stated that they are building a climate friendly community which means that all habitat homes have a standard that provides their families the benefit of much lower utility bills, which is better for the environment, climate and society. Hope Springs will also provide over a \$100 million dollar reinvestment back into the city of Greeley and the county's local economy. And, further, homeowners will have no more than 30% of their monthly income going towards housing which leaves a lot more leftover for food, medical care, transportation, etc.

Commissioner Schulte asked if they are going to be requiring front porches in the design parameters given that there is alleyway parking. Ms. Witt-Brown said they are encouraging front porches in order to be intentional about making space for all residents in a thoughtful and visionary way. She also stated that front porches inspire families to spend more time together. She wanted to note that Habitat for Humanity is unique in the sense that families are already acquainted with one another. This is because they've helped each other build their homes and in turn built lifelong bonds.

Commissioner Carlson asked if the soccer field is a unique amenity or one commonly seen across the country. Ms. Witt-Brown said that it is unique because there is only one other place like that in Colorado. She explained that a young man on their committee was visionary about this amenity and had been searching the City of Greeley for an appropriate development site. Their combined efforts with him helped develop this idea to bring the soccer field to that specific site.

Commissioner Carlson then inquired about how the balance of the development area is being accomplished and by whom. Ms. Witt-Brown replied by saying Habitat for Humanity will go in and complete the civil infrastructure using grants and reserves

that have already been secured. She noted that they'd be starting at the north side of the property to make sure things balance out by adding childcare close to the area as well.

Mr. Molloy approached the podium again to discuss the current zoning and what is being proposed for the design process. He stated that the property is going to be re-zoned from residential medium and residential high to PUD, which would provide a less intense use of what is currently allowed on that piece of property. There is a one-acre parcel that is planned for the daycare center as well. He explained that they want the single families bordering the east property line and duplexes spread throughout. They also made sure to maintain a 15-foot set back on side yards. Mr. Molloy said that the main idea behind these designs is to make a community more livable by providing closer access to shops, grocery shopping, daycare, and schools, etc. He further explained that multi-family is on the front of the property because there will be a higher density and more vehicle traffic. The single-family duplexes will be kept on the outer edges in order to reduce traffic throughout these neighborhoods. He touched again on the fact that parking has been moved to the rear giving the community that old-style feel. There will also eventually be connecting paths to share some of the amenities like the soccer field and basketball courts. They both will be built using unique products that have a concrete base and a rubberized material that is laid over the top.

Mr. Molloy noted they are actually multifunctional and very water wise too. They also have long term upkeep that would defer maintenance for about 10-15 years from the time of installation. Lastly, they are looking at adding a 9-hole disc golf game that will be an amenity anyone can enjoy. This is also a simple design and has simple maintenance.

Commissioner Briscoe asked if the intent of the side setback variance of five to zero is just for the driveways. Mr. Molloy said that duplexes are zero setbacks and everything else is at least a five-foot setback.

Commissioner Briscoe then asked if the soccer field is going to be access controlled only for the residents of Hope Spring community or if it will be for public use. Mr. Molloy said it will be for public use, but they are currently working with the City Culture, Parks and Recreation District to offer that option.

Commissioner Modlin inquired why they don't have the soccer field more isolated on the north side of the buildings since they have a good-sized parking lot. Mr. Molloy reiterated that it's for public use and not just for neighborhood use. They don't want to isolate the soccer field from the rest of the area. The purpose of this park is to operate as a city park for public use and will be put in a location that is easy for the public to reach without driving through the neighboring areas.

Commissioner Schulte wondered if they are envisioning any kind of pedestrian shortcut through that area that goes down to the park. Mr. Molloy stated that they are as it has come up before in previous design discussions. They will look into this further.

Vice Chair Briscoe opened the public hearing at 2:08 p.m. There being no comments, the public hearing was closed at 2:08 p.m.

Commissioner Schulte moved that, based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from R-L (Residential Low Density), C-L (Commercial Low Intensity), and C-H (Commercial High Intensity) to PUD (Planned Unit Development) is in compliance with Development Code Section 24-625(c)(3); and, therefore, recommend approval. Commissioner Franzen seconded the motion.  
Motion carried 5-0. (Chair Yeater and Commissioner Romulo absent.)

**6. Public hearing to consider a Preliminary PUD Plan for 43.42 acres of property located at the northeast corner of 32<sup>nd</sup> Street and 29<sup>th</sup> Avenue, known as Hope Springs PUD (PUD2021-0013).**

*Please note that the staff report, applicant presentation, and public hearing for this item was included under agenda item number 5.*

Commissioner Schulte moved that, based on the application received and the preceding analysis, the Planning Commission finds that the proposed Hope Springs PUD Plan is in compliance with Development Code Section 24-625(c)(3) and section 24-663 (d) and, therefore, recommend approval. Commissioner Modlin seconded the motion. Motion carried 5-0. (Chair Yeater and Commissioner Romulo absent.)

**7. Public hearing to consider a request for a preliminary subdivision plat of 43.42 acres of land into 152 duplex lots, 22 single-family lots, a 12.48 acres multi-family lot, a 1.04-acre commercial lot, and 7 outlots (6.96 acres) for drainage, stormwater detention, recreation and open space. The subject property is located north of 32<sup>nd</sup> Street and east of future 29<sup>th</sup> Avenue, known as the Kirk-Watson Preliminary Subdivision, First Replat.**

*Please note that the staff report, applicant presentation, and public hearing for this item was included under agenda item number 5.*

Commissioner Franzen moved that, based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plot is in compliance with Development Code Section 24-2 (3b1); and, therefore, approves the preliminary subdivision plot with the following condition, the approval of the preliminary plot is contingent upon Hope Springs PUD being approved by City Council. Commissioner Briscoe seconded the motion. Motion carried 5-0. (Chair Yeater and Commissioner Romulo absent.)

**8. Staff Report**

Ms. Safarik stated that there were no items to report.

**9. Adjournment**

With no further business, Vice Chair Briscoe adjourned the meeting at 2:55 pm.

---

Erik Briscoe, Vice Chair

---

Becky Safarik, Secretary

DRAFT