

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS

April 26, 2022

1. Call to Order

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

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater

Commissioner Jeff Carlson

Commissioner Larry Modlin

Commissioner Christian Schulte

ABSENT

Commissioner Chelsie Romulo

Commissioner Brian Franzen

Commissioner Erik Briscoe

Under citizen comment, the chair recognized Mike Weiland, 436 47th Avenue, spoke on behalf of the Greeley Chapter of Citizens Climate Lobby. He invited the commissioners to a documentary called Earth Emergency and discussion on May 7, 2022, at 10:30 at the Lincoln Park Library.

3. Approval of Agenda

There were no corrections or additions to the agenda, and it was approved as presented.

4. Approval of March 22, 2022, Minutes

Commissioner Carlson moved to approve the minutes dated March 22, 2022.

Commissioner Modlin seconded the motion. Motion carried 4-0. (Commissioners Romulo, Franzen, and Briscoe were absent.)

5. A public hearing to consider a request to rezone approximately 23.49 acres of land generally located south of Centerplace Drive at 38th Avenue from PUD (Planned Unit Development – Centerplace) to MU-H (Mixed-Use High Density) (Project No. ZON2021-0019)

Brittany Hathaway addressed the Commission and introduced the project, stating that it would provide commercial and residential components. Ms. Hathaway provided a brief history of the site and presented a map showing the location. She described the surrounding zoning and uses. Ms. Hathaway also presented photographs of the site stating that the lot is currently vacant. She noted a drainage channel in an ecologically sensitive area that is anticipated to be preserved in the development. Ms. Hathaway presented the zoning suitability map representing the proposed planning and dedicated commercial area, adding that the northwest corner of approximately 11 acres is residential high-density. She stated that the remaining acres will be set aside as open space for the drainage channel. Ms. Hathaway concluded that the request meets Development Code criteria as outlined in section 24-204 and that staff recommended approval.

Monica Unger from Thompson Thrift addressed the Commission and shared information about the development. She provided several examples of similar developments. Ms. Unger advised that they have been in Colorado for 10 years with 12 projects under construction or already built. Ms. Unger also presented examples of retail developments that were done on 2-acre parcels.

Sam Coutts, Land Planner with Ripley Design, addressed the Commission and explained the goal of the rezone request to allow multi-family use while supporting the existing commercial uses. Mr. Coutts explained that the design was consistent with the Imagine Greeley Comprehensive Plan. Mr. Coutts presenting a zoning suitability map and pointed out the features of the development. Mr. Coutts referenced a study that determined that rezoning the property to MU-H will help normalize some of the current residential vacancy rates.

Chair Yeater opened the public hearing at 1:30 p.m. There being no comments, the public hearing was closed at 1:30 p.m.

Commissioner Carlson moved that, based on the application received and the preceding analysis, the Planning Commission find that the proposed rezoning from PUD (Planned Unit Development – Centerplace) to MU-H (Mixed-Use High Density) meets 1998 Development Code Section 24-204(c)(3) a, b, f, g and h; and, therefore, recommended approval of the rezone to City Council. Commissioner Schulte seconded the motion. Motion carried 4-0. (Commissioners Romulo, Franzen, and Briscoe were absent.)

6. Staff Report

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

7. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 2:06 p.m.

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Justin Yeater

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Justin Yeater, Chair

DocuSigned by:

Becky Safarik

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Becky Safarik, Secretary