

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS

February 22, 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 Erik Briscoe
Commissioner Jeff Carlson
Commissioner Brian Franzen
Commissioner Larry Modlin
Commissioner Christian Schulte

ABSENT

Commissioner Chelsie Romulo

3. Approval of Agenda

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

4. Approval of January 25, 2022 Minutes

Commissioner Franzen moved to approve the minutes dated January 25, 2022. Commissioner Modlin seconded the motion. Motion carried 6-0. Commissioner Romulo was absent.

5. A public hearing to consider a request for a rezoning from PUD (Planned Unit Development) to PUD and a Preliminary PUD Plan for approximately 277.6 acres of property located north of US Highway 34 Business and west of 101st Avenue

Brittany Hathaway addressed the Commission and introduced the request for a new Planned Unit Development, Poudre Heights. She explained that the request, originally submitted in 2019, was reviewed under the 1998 Development Code. Ms. Hathaway stated that the request is being processed as a rezone from the Lake Bluff expired PUD to the new Poudre Heights PUD with an accompanying Preliminary PUD Plan.

Ms. Hathaway presented a map showing the location of the project that will allow up to 1185 acres, including 100 acres of residential uses, 108 acres of mixed use and 30 acres of industrial use located on the west side of the site. She added that there are approximately 50 acres of open space, including 40 acres of bluff preservation, two pocket parks and one city park. Ms. Hathaway presented the overall master plan and pointed out the nature trail that will connect to the Poudre River Trail. Ms. Hathaway advised that mixed uses would allow for some residential or commercial in areas to be determined. She described some of the design features such as garages set back on smaller lots and 50-foot setbacks on lots adjacent to the bluff open space areas. Ms. Hathaway presented photographs of the site. Notices were mailed to property owners within 500 feet of the site and signs were posted at the site. No comments have been received to date. Staff recommended approval.

Upon question by Commissioner Schulte, Ms. Hathaway explained that if the rezone request is denied, the site is part of an expired PUD that would remain unless a party submitted a separate request. Commissioner Schulte asked about contemplated industrial uses and the visual impact, noting that the area is a gateway into Greeley. Ms. Hathaway stated that the applicant could provide more details and added that the PUD would require buffering according to the current standards.

Upon question by Commissioner Franzen, Ms. Hathaway advised that an application was submitted to place appropriate screening at the existing storage facility and that a new application was submitted for a welding headquarters, which is designated as the PAA. She added that the PAA was part of the original Lake Bluff PUD.

Commissioner Modlin asked if 4th Street would continue to Highway 257. Ms. Hathaway advised that there will likely be a roundabout that would head down toward 10th Street, adding that an arterial road would go down to Highway 257 where industrial zoning is proposed. Upon question by Commissioner Modlin, Ms. Hathaway stated that traffic would not travel on the old missile silo road, but that a new road would be installed.

Todd Johnson, Terra Forma Solutions, addressed the Commission on behalf of the applicant and thanked staff for assisting through the process. Mr. Johnson stated that the applicant worked closely with staff on the location of industrial zoning and buffering standards. He pointed out the areas for mixed use that would be primarily commercial zoning. Mr. Johnson described how the roadways would connect to 10th Street and Highway 257. He noted the locations of various types of housing as well as locations for commercial and industrial uses.

Commissioner Schulte noted the configuration of the open space and the placement of residences along that area. Mr. Johnson explained that houses will be set back and retain great views of the front range and river, but will not be visible to someone walking along the trail below. He added that the applicant will work closely with staff on design features at the time a formal application is submitted.

Commissioner Franzen asked about metropolitan districts and whether they extend in perpetuity. Mr. Johnson explained that a metro district typically has two components. The first encompasses the debt that is initially issued on a project to build and expand infrastructure, follows standards and an approved service plan, and has a stipulated timeframe. Mr. Johnson added that each district has its own timeframe and that several districts could be layered in over time, up to several years in totality. He advised that the timeframe for any individual district would not exceed city regulations. Mr. Johnson stated that the other component of a metro district is for operation and maintenance costs where a district takes on obligations like a homeowners' association. He advised that those fees would be in perpetuity like any other tax.

Upon question by Commissioner Modlin, Mr. Johnson advised that the applicant is currently talking with various users and could move forward with individual home builders in the next month or so. At that time, the applicant will return to the Planning Commission with site specific designs. He estimated that they could be breaking ground in late 2022 or early 2023. Mr. Johnson added that sewer lines are being extended through the Lake Bluff and Cache projects and will come to the eastern edge of this project to provide service to the area.

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 Franzen moved that, based on the application received and the preceding analysis, the Planning Commission find that the proposed rezoning from Planned Unit Development (PUD) to Planned Unit Development (PUD) is in compliance with Development Code Section 24-625(c)(3) a, b, e and g; and, therefore, recommend approval. Commissioner Schulte seconded the motion. Motion carried 6-0. (Commissioner Romulo was absent.)

Commissioner Franzen moved that, based on the application received and the preceding analysis, the Planning Commission find that the proposed The Poudre Heights Preliminary PUD Plan is in compliance with Development Code Section 24-625(c)(3) a, b, e and g and Section 24-663(b); and, therefore, recommend approval. Commissioner Schulte seconded the motion. Motion carried 6-0. (Commissioner Romulo was absent.)

6. Appointment of Liaison to Arts Commission

Commissioner Franzen moved to table this item until the next meeting to allow the Commission an opportunity to receive and review more information about the position. Commissioner Schulte seconded the motion. Motion carried 6-0. (Commissioner Romulo was absent.)

7. Staff Report

Ms. Hathaway advised that the Rocky Mountain Land Use Institute will take place on March 24 and 25. She described some of the workshops and advised that the event will be held virtually. She invited any Commissioner who is interested to contact Mike Garrott who will submit the registrations.

8. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 1:35 p.m.

9. Workshop: Greeley on the Go

Justin Yeater, Chair

Julie Cozad, for Becky Safarik, Secretary

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