

Vice-Chair Briscoe followed up to Ms. Mintz point, asking for clarification on what is the proposed traffic increase. Mr. Belanger responded that the project is anticipated to have a 10.1 percent increase. Vice-Chair Briscoe asked if the city has any plans for redesigning the intersection. Mr. Belanger informed that the 23<sup>rd</sup> Avenue and Highway 34 Bypass intersection is a CDOT intersection, but that he could speak with city traffic engineers.

Commissioner Modlin asked whether traffic could be diverted down 37<sup>th</sup> Road into Evans. Ms. Stoller explained that an access point to the mall is located south of the liquor store adjacent to the southern parcel and an additional roundabout provides a way to exit the site. Commissioner Andersen asked if 16<sup>th</sup> Avenue is able to empty to 11<sup>th</sup> Avenue via the old John Evans school site. After reviewing a map, Ms. Stoller stated that there appeared to be a way to get to 11<sup>th</sup> Avenue.

Commissioner Andersen moved that, based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for a residential apartment complex in the C-H (Commercial High Intensity) zone district is consistent with the Development Code criteria in Section 24-280; and, therefore, approves the Use by Special Review. Commissioner Modlin seconded the motion.

Commissioner Andersen commented that the proposed project is a creative use and a forward-looking, well-chosen location for residential especially with the bus stop as it currently exists. She noted her shared concerns of the neighbors regarding traffic. Vice-chair Briscoe agreed with Commission Andersen and neighbors regarding traffic concern. He added that the project proposed is an exciting opportunity for Greeley.

Motion carried 4-0.

**V. Public hearing to consider a request for a Preliminary PUD Amendment to add all Residential Low Density uses to Area F and relocate the required city park location from Area F to Areas L and M**

**Project:** Promontory Preliminary PUD, Areas F, L & M, 2<sup>nd</sup> Amendment

**Case No.:** ZON2021-0006

**Applicant:** Larry Buckendorf, on behalf of Promontory Investments LLC and Weldco Investors LLC

**Location:** East of Promontory Parkway, south of 16<sup>th</sup> Street and north of future 20<sup>th</sup> Street

**Presenter:** Mike Garrott, Planning Manager

Mike Garrott addressed the Commission and introduced the proposed agenda item as a Planned Unit Development for Promontory Parkway. Mr. Garrott provided an aerial view of the site located in West Greeley and described surrounding areas. He presented a slide of the Tripointe zoning map, noting that when the area was zoned, the property was sub-zoned resulting in various land uses. He stated that the applicant is requesting to remove the required parkland site from Area F, located near Promontory Parkway and 16<sup>th</sup> Street, a major arterial area to the site, to a more internal site in the site. He reported that Area F

would become Residential Low Intensity. Mr. Garrott showed a zoomed in view of the 99-acre subject site.

Mr. Garrott provided a summary of the current allowed uses in Area F, adding that uses for a fire station and schools were added in 2019. He stated that Area L & M have essentially residential uses with some lower commercial uses. Mr. Garrott presented several site photos.

Mr. Garrott summarized the Planned Unit Development approval criteria stating that the property has been undeveloped since the project was planned in 1999. He described that the proposal is for a community related use, a park site, and stated that a subdivision request will be presented in the coming weeks. Mr. Garrott reported that the project supports the Comprehensive Plan and Planned Unit Development requirements. Notice letters were mailed to 36 property owners with 500 feet, signs were posted and legal notice was provided in the local newspaper on with no citizen input. Staff recommended approval.

Commissioner Modlin asked about the timeline for a traffic light where this project exits onto Highway 34 bypass. Mr. Garrott clarified the location, the north side of the site, and stated he has not heard of an expected timeline but would speculate when warrants are met, a traffic light will be considered for the location. Commissioner Modlin asked if the traffic light would be installed by CDOT or the City of Greeley. Mr. Garrott explained it would be a cooperative discussion between CDOT and the City. He added that an updated traffic study would need to be conducted since the intersection does not warrant a new traffic light at this time.

Morgan Kidder, Journey Homes, 7251 W 20<sup>th</sup> Street Suite, Greeley, addressed the Commission and offered to answer any questions.

Commissioner Franzen asked for clarification regarding the reason for moving the park to a more interior part of the lot. Mr. Garrott responded that it was for functionality and potential proximity to a school site. He noted that the proposed location is more integrated into the neighborhood compared to the original approved location from 1999.

Upon question by Commissioner Modlin, Mr. Kidder reported that the homes would be constructed similar to those at the Sheep Draw project on 83<sup>rd</sup> Avenue.

Vice Chair Briscoe opened the public hearing at 2:04 p.m. There being no communication by U.S. mail, email or Zoom Chat or Q&A, the public hearing was closed at 2:05 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 amendment to the Promontory Preliminary PUD, Areas F, L & M, meets the applicable Development Code criteria, Section 24-625(c) (3) a, b, f, g and h, and Section 24-663(b) 1 and 2; and, therefore, recommends approval of the rezone to the City Council. Commissioner Franzen seconded the motion. Motion carried 4-0.