



PLANNING COMMISSION

Proceedings

February 23, 2021
1:15 p.m.

(Zoom Webinar and viewable on City of Greeley YouTube)

I. Call to Order

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

II. Roll Call

Vice Chair Briscoe, Commissioners Andersen, Romulo and Schulte were present. (Chair Yeater and Commissioners Franzen and Modlin were absent.)

III. Approval of February 9, 2021 Minutes

Commissioner Andersen moved to approve the minutes dated February 9, 2021. Commissioner Romulo seconded the motion. Motion carried 4-0. (Chair Yeater and Commissioners Franzen and Modlin were absent.)

IV. A public hearing to consider approval of a Final PUD (Planned Unit Development) on approximately 20.662 acres located west of N. 35th Avenue and south of C Street for a mobile home community with 142 home sites

Project Name: Stoneybrook Subdivision Filing No. 1 Block 1 Lot 4 Final PUD
Case No.: PUD2020-0009
Applicant: Robert Eck of Stoneybrook 234, LLC
Location: West of N. 35th Avenue, south of C Street
Presenter: Caleb Jackson, Planner II

Caleb Jackson addressed the Commission and introduced the project by presenting an aerial photograph showing the location of the subject site, describing it as a PUD for 142 manufactured home sites. Mr. Jackson described the surrounding areas and zoning.

Mr. Jackson provided a brief history of the site, including its annexation and zoning in 1985 as well as rezoning to Residential High Density in 1998 and Planned Unit Development in 2020. He also presented several photographs of the site and advised that City Council approved a Preliminary PUD in 2020. Mr. Jackson reported that the site was accessible from C Street and would include trail connections along the southern portion. He presented a proposed site plan showing the layout, amenities and perimeter landscaping.

Notices were mailed to property owners within 500 feet and two signs were posted on the site. Notice to mineral owners were also mailed. No comments were received. Mr. Jackson described the PUD criteria and staff recommended approval.

Bob Eck, 6111 Quartz Loop, Arvada, Colorado, addressed the Commission on behalf of Stoneybrook 234, LLC and introduced other members of the team, including Jeffrey French, Will Wagenlander, Joe Locicero, Donna Barrentine. Mr. Eck explained that when the developer began to review the City's Strategic Housing Plan, this project seemed to coincide with the City's needs for affordable housing.

Referring to the widening of 35th Avenue, Mr. Eck reported that the plat will dedicate additional right-of-way and easements for the widening project. He advised that the developer is under contract with RHP Communities, the third largest manufactured home community operator in the United States, adding that RHP also manages the existing Stoneybrook and Friendly Village communities. Mr. Eck advised that new residents will have access to the existing Stoneybrook community's recreation center and pool. He added that RHP will bring homes to the community, including spec/model homes for viewing by potential future residents.

Mr. Eck described some of the amenities to include grass areas, a picnic pavilion, small sports field, playground, horseshoe pits and bike maintenance station. He noted that a decision was made not to replicate amenities of the existing Stoneybrook community, but rather to compliment those amenities. Mr. Eck added that there will be two dedicated trail connections to the future Broadview Acres Regional Trail and that there will be convenient access to transit stops.

Mr. Eck thanked staff for their work and input on the project, and specifically thanked Caleb Jackson (Planner) and Lauren Hillmer (Engineer) for their assistance.

Noting discussion during a prior hearing, Commissioner Andersen recalled that there were potential issues with maneuvering the homes to the site from C Street and asked whether the issue had been resolved. Mr. Eck reported that the developer had worked with RHP to look at a potential alternative to access the site from F Street through the existing Stoneybrook community. He added that, in coordination with Dave Wells from Public Works, the developer also looked at the island portion of the roundabout being set to accommodate large radius vehicles.

Vice Chair Briscoe opened the public hearing at 1:37 p.m. There being no communication by U.S. mail, email or Zoom Q&A, the public hearing was closed at 1:39 p.m.

Commissioner Andersen moved that, based on the application received and the preceding analysis, the Planning Commission finds that the proposed Final PUD is in compliance with the Development Code and is consistent with the Stoneybrook Subdivision Filing No. 1, Block 1, Lot 4 Preliminary PUD; and, therefore, approves the Final PUD as presented. Commissioner Schulte seconded. Motion carried 4-0. (Chair Yeater and Commissioners Franzen and Modlin were absent.)

V. Staff Report

Community Development Director, Brad Mueller, introduced Raymond Lee, new Deputy Director of Community Building, replacing Becky Safarik who retired in 2020. Mr. Lee introduced himself to the Commission and briefly described his background in management and executive positions in Dallas and Amarillo. He added that he will provide direct oversight to Public Works, Water & Sewer, Economic Health & Housing, Culture, Parks & Recreation, and Community Development.

Mr. Mueller advised that the Growth and Development Projection discussion that was listed on the agenda would be moved to March. He reported on several upcoming worksessions. Mr. Mueller shared that a virtual open house to provide information about proposed revisions to the Development Code regarding household occupancy limits was scheduled for March 1 at 6:00 p.m. He added that a link to join the open house was on the City website as well as the Community Development web page and invited Commissioners to attend and invite others to join.

Commissioner Andersen mentioned that she had viewed the recent Council worksession where household occupancy limits were discussed and did not feel that the comments from an earlier Planning Commission worksession were accurately relayed by staff to Council. She expressed a hope that future communication can be improved between the two boards.

Vice Chair Briscoe echoed the thanks and positive comments made by Mr. Eck regarding Caleb Jackson and Lauren Hillmer, shared his experiences of customer service provided by City staff and asked Mr. Mueller to thank all staff for their efforts and hard work.

VI. Adjournment

The meeting adjourned at 2:01 p.m.

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Erik Briscoe

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Erik Briscoe, Vice, Chair

DocuSigned by:

Brad Mueller

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Brad Mueller, Secretary