



Planning Commission Remote Meeting Instructions for May 11, 2021 Meeting

In order to comply with all health orders and State guidelines to stop the spread of the COVID-19 Coronavirus, **no physical location, including the City Council Chambers, will be set up for viewing or participating in this meeting.**

Citizen Participation During Hearing

Click the link below to join the virtual meeting. During the public hearing portion, use the Q&A or raised hand features at the bottom of the screen and you will be called upon to speak at the appropriate time.

<https://greeleygov.zoom.us/j/88438982396>

Livestream on YouTube:

View a live stream of the meeting on the City of Greeley YouTube channel

<https://www.youtube.com/CityofGreeley>.

Other options for sharing public comments:

E-mail - Submit to cd_admin_team@greeleygov.com

All comments submitted by e-mail will be read into the record at the appropriate points during the meeting in real time. Comments can be submitted up to and throughout the meeting.

Traditional Mail - Planning Commission, 1100 10th Street, Greeley, CO 80631

All written comments must be received no later than the day of the meeting. Written comments received by mail will also be read into the record in real time.

To download the agenda and agenda packet, click on the "Enter City Meeting Portal" button on the Planning Commission web page – <https://greeleygov.com/government/b-c/boards-and-commissions/planning>. You may also call the Planning office at 970-350-9780 if you have any other questions or require special accommodations to attend a virtual hearing.



Chair
Justin Yeater

Vice-Chair
Erik Briscoe

Commissioners
Louisa Andersen
Brian Franzen
Larry Modlin
Chelsie Romulo
Christian Schulte

**A City Achieving
Community Excellence**

Greeley promotes a healthy, diverse economy and high quality of life responsive to all its residents and neighborhoods, thoughtfully managing its human and natural resources in a manner that creates and sustains a safe, unique, vibrant and rewarding community in which to live, work, and play.

Planning Commission Agenda

May 11, 2021 at 1:15 p.m.

This meeting will be conducted remotely. (See previous page or participation instructions and/or to view the YouTube replay.)

- I. Call to Order & Roll Call
- II. Approval of Agenda
- III. Approval of April 27, 2021 Minutes
- IV. Public meeting to consider a request for a preliminary plat on a 162.668 acre site to create 4 lots and 6.592 acres of dedicated rights-of-way

Project: Tointon Academy Preliminary Subdivision Plat

Case No.: SUB2020-0028

Applicant: Thomas Rudary of DLR Group, on behalf of Kent Henson of Greeley-Evans School District, and the City of Greeley

Location: West of 71st Avenue, east of 77th Avenue, north of 10th Street, and south of 4th Street

Presenter: Brittany Hathaway, Planner III

- V. Public hearing to consider a Final PUD Amendment, located at 4214 Centerplace Drive, to revise the allowed uses to those listed within the C-H (Commercial High Intensity) zoning district except for auto and residential uses and to allow modifying guidelines and site improvements

Project: Lot 2, Centerplace 2nd Filing Phase 3 Final PUD – 1st Amendment

Case No.: PUD2021-0008

Applicant: Erica Vester

Location: 4214 Centerplace Drive

Presenter: Caleb Jackson, Planner II

- VI. Public hearing to consider a Final PUD Amendment, located at 4330 Centerplace Drive, to revise the allowed uses to those listed within the C-H (Commercial High Intensity) zoning district except for auto and residential uses

Project: Kohls Final PUD 1st Amendment

Case No.: PUD2021-0009

Applicant: Greg Wheeler

Location: 4330 Centerplace Drive

Presenter: Caleb Jackson, Planner II

- VII. Public hearing to consider a request for a Preliminary PUD Amendment to add all C-H (Commercial High Intensity) and R-H (Residential High Density) uses, including schools and removing the commercial acreage cap within Tract B, Promontory Imagine School Second Filing only

Project: Promontory Preliminary PUD, Areas M & N, 1st Amendment

Case No.: ZON2021-0002

Applicant: Weldco Land Investors LLC

Location: North of Highway 34 Bypass, east of Promontory Parkway, south of future 20th Street

Presenter: Mike Garrott, Planning Manager

- VIII. Public hearing to consider amending Title 24 of the Municipal Code regarding household occupancy standards, specifically regarding the number of unrelated adults allowed to comprise a household, as found in the definition of “family” in Section 24-5

Project: Code Update – Household Occupancy Standards

Case No.: CU2021-0001

Applicant: City of Greeley

Presenter: Caleb Jackson, Planner II

- IX. Public hearing to consider amendments to Title 24 of the 2021 Greeley Municipal Code to adopt Chapter 1 (General Provisions) and Chapter 2 (Procedures) as part of the overall code update to be adopted by ordinance at a future date

Project: Title 24 – Chapters 1 & 2 – Development Code Update

Case No.: CU2021-0002 & CU2021-0003

Applicant: City of Greeley, Community Development Department

Presenter: Carol Kuhn, Chief Planner

- X. Staff Report

- XI. Adjournment

PLANNING COMMISSION MEETING DATES:

Meetings are held on the 2nd and 4th Tuesdays of the month at 1:15 p.m.

May 25, 2021

June 8, 2021

June 22, 2021

July 13, 2021

July 27, 2021

August 10, 2021

August 24, 2021

September 14, 2021

September 28, 2021

October 12, 2021

October 26, 2021

November 9, 2021

November 23, 2021

December 14, 2021

December 28, 2021