



Planning Commission Remote Meeting Instructions for July 13, 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/89099544943?pwd=TXhaOGJYb1lFOG5hbVpxQ0RyVXVpdz09>

Passcode: 452212

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

July 13, 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
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of June 22, 2021 Minutes
- V. Public hearing to consider a petition to annex approximately 450.477 acres of unincorporated property into the City of Greeley located generally between County Roads 25 and 27 and north and south of County Road 62

Project: The Cache Annexation

Case No.: ANX2020-0002

Applicant: Ryan Littleton

Location: Generally between County Roads 25 and 27 and north and south of County Road 62

Presenter: Brittany Hathaway, Planner III

- VI. Public hearing to consider a request for an establishment of zoning, a rezone from R-L (Residential Low Density) and PUD (Planned Unit Development) to PUD, and a Preliminary PUD Plan for approximately 788 acres of property, known as The Cache, located north of US Highway 34 Business, east and west of 95th Avenue and west of 83rd Avenue

Project: The Cache Preliminary Planned Unit Development Plan

Case No.: PUD2020-0007, ZON 2021-0010, ZON2021-0013

Applicant: Todd Johnson

Location: North of US Highway 34 Business, east and west of 95th Avenue and west of 83rd Avenue

Presenter: Brittany Hathaway, Planner III

- VII. Public hearing to consider a Use by Special Review request to allow for a convenience store with gas sales in the I-M (Industrial Medium Density) zone district

Project: 225 22nd Street and 2123 2nd Avenue Circle K USR

Case No.: USR2021-0001

Applicant: Corey Stinar, Arris Architecture, Inc., in behalf of Circle K Stores

Location: 225 22nd Street and 2123 2nd Avenue

Presenter: Darrell Gesick, Planner III

VIII. Worksession: Code Update, Chapters 3, 4, 5 & 6 (Part II) and Chapter 13

Presenter: Carol Kuhn, Chief Planner

IX. Staff Report

X. Adjournment