

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS

July 13, 2021

I. Election of Chair Person Pro Tem

Commissioner Franzen moved to elect Louisa Andersen to serve as Chair Pro Tem for this meeting. Commissioner Romulo seconded the motion. Motion carried 4-0.

II. Call to Order

Chair Pro Tem Andersen called the remote meeting to order at 1:17 p.m. via the City's Zoom platform.

III. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Pro Tem Louisa Andersen
Commissioner Franzen
Commissioner Modlin
Commissioner Romulo

ABSENT

Commissioner Erik Briscoe
Commissioner Christian Schulte
Chair Justin Yeater

IV. Approval of Agenda

Commissioner Romulo moved to approve the agenda. Commissioner Franzen seconded the motion. Motion carried 4-0.

V. Approval of June 22, 2021 Minutes

Commissioner Romulo moved to approve the minutes dated June 22, 2021. Commissioner Franzen seconded the motion. Motion carried 4-0.

VI. 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

VII. 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

A request was made to combine items VI and VII into one presentation. Chair Pro Tem Andersen introduced both items.

Ms. Hathaway addressed the Commission and described the various items that comprised the project and development known as The Cache. The first item was the annexation of approximately 450 acres with an accompanying establishment of zoning. Ms. Hathaway presented a map depicting the area to be annexed. She also pointed out the area requested to be rezoned and reported that the entire area is proposed for a Preliminary PUD plan.

The Preliminary PUD request is for a 788-acre site that includes 450.477 acres currently zoned as Weld County A (agricultural). The Preliminary PUD request contains features that include up to 3,741 residential units, 39.2 acres of commercial mixed use, 239 acres of open space which includes 40.8 acres of bluff preservation dedicated to the City, four pocket parks, two amenity centers, one community/neighborhood park, approximately 7.23 miles of trails, and a school site dedicated for Weld Re-4 School District.

Ms. Hathaway described the master plan that includes open space areas, trails and internal sidewalks that will be determined at the time of subdivision platting. She noted the locations of a future school site and neighborhood and pocket parks throughout the development, adding that commercial will be concentrated along Highway 34 Business. Ms. Hathaway also noted the standards for the subdivision that include lot

sizes, setbacks and architectural standards. She noted that a water-wise landscaping plan is also included in the project.

Ms. Hathaway presented photographs of the site. Notices were mailed to surrounding property owners, signs were posted on the site, and legal notice of the hearing was published in the newspaper. One inquiry was received from a citizen asking about the general location of the project. Staff recommended approval.

Todd Johnson, Terra Forma Solutions, 3465 S. Gaylord Court, Englewood, Colorado, addressed the Commission on behalf of Cache LLC.

Mr. Johnson thanked staff and the Commission. He noted the metropolitan district that was approved by City Council last year and stated that this is the next step to move the project forward and begin development. He stated that this is a unique project for Greeley that brings many amenities while preserving the bluff area.

Chair Pro Tem Andersen opened the public hearing at 1:29 p.m.

An email from Jackie Sokol, 669 White Tail Avenue, Greeley, was read into the record. Ms. Sokol also requested to address the Commission and had a few more questions about the location of commercial development, the eastern boundary of the development and noise concerns. Mr. Johnson reported that commercial development would be located mainly along Highway 34 and that the eastern boundary is near 83rd Avenue and Poudre River Road. He added that the developer will work with the City to mitigate any traffic impacts and will address those during the next stage of the development. Mr. Johnson advised that the developer would also work with the City to provide any required noise studies.

Chair Pro Tem Andersen closed the public hearing at 1:38 p.m.

Referring to the notation in the materials that potable and non-potable water would be available, Commissioner Modlin asked whether non-potable water would be made available to individual residents. Mr. Johnson stated that non-potable water would be available throughout the community for major areas of consumption such as parks and pocket parks. He added that there have been no discussions to date about individual use. Ms. Hathaway stated that this could be reviewed more closely during the subdivision phase.

Commissioner Romulo asked where citizens might obtain information about the project. Ms. Hathaway advised that all agendas and packets are available on the City website and stated that citizens are also welcome to call Planning staff at 970-350-9780.

Ms. Sokol requested permission to speak to the Commission. Chair Pro Tem Andersen reopened the public hearing at 1:43 p.m.

Ms. Sokol expressed concerns about the speed of traffic traveling along 83rd Avenue.

Chair Pro Tem Andersen closed the public hearing at 1:45 p.m.

Commissioner Franzen commended the applicant on the project and indicated that it looked like a good addition to the City.

Commissioner Romulo moved that, based on the application received and the preceding analysis, the Planning Commission finds that the proposed annexation meets the required Development Code criteria of Section 24-581(a)(1-5); and recommend approval of the Annexation to the City Council. Commissioner Franzen seconded the motion. Motion carried 4-0.

Commissioner Romulo moved that, based on the application received and the preceding analysis, the Planning Commission finds that the proposed PUD (Planned Unit Development) zone district is in compliance with Development Code Section 24-583(b)(2) regarding the establishment of zoning and therefore recommends approval, contingent upon the City Council's approval of The Cache Annexation petition (ANX2020-0002). Commissioner Modlin seconded the motion. Motion carried 4-0.

Commissioner Romulo moved that, based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from Residential Low Density (R-L) and 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 recommends approval, contingent upon the City Council's approval of The Cache Annexation petition (ANX2020-0002). Commissioner Franzen seconded the motion. Motion carried 4-0.

Commissioner Romulo moved that, based on the application received and the preceding analysis, the Planning Commission finds that the proposed The Cache 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 recommends approval, contingent upon the City Council's approval of The Cache Annexation petition (ANX2020-0002). Commissioner Modlin seconded the motion. Motion carried 4-0.

VIII. 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 Intensity) zone district

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

Case No.: USR2021-0001

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

Location: 225 22nd Street and 2123 2nd Avenue

Presenter: Darrell Gesick, Planner III

Darrell Gesick addressed the Commission and introduced the case, stating that there is a minor subdivision application running currently with the Use by Special Review. He presented a map of the area and stated that the applicant proposes to erect a 5200-square-foot building on a 2.7-acre site that includes passenger car and truck parking, two access points and open space. Mr. Gesick

presented the site plan, landscape plan and building elevations. He briefly described the approval criteria.

Notices were mailed to surrounding property owners, signs were posted on the site, and legal notice of the hearing was published in the newspaper with no inquiries. Staff recommended approval.

Corey Stinar, Arris Architecture, 3436 New Castle Drive, Loveland, Colorado, addressed the Commission on behalf of the applicant and offered to answer questions.

Chair Pro Tem Andersen opened the public hearing at 1:55.

Roxanne (last name not provided) addressed the Commission through the Zoom Q&A and asked about the plan for traffic control since the intersection already experiences a high volume of traffic.

Chair Pro Tem Andersen closed the public hearing at 1:55 p.m.

Mr. Stinar responded that a traffic study had been prepared and that impacts were determined to be within the means of the existing infrastructure.

Chair Pro Tam Andersen observed that the location of 2nd Street to Highway 85 could make it interesting for large trucks to make a turn at the stoplight and asked whether the City had a way to mitigate any issues at the frontage road. Mr. Gesick advised that the City of Greeley and the Colorado Department of Transportation (CDOT) had reviewed the plans and that CDOT accepted the project as presented. Commissioner Romulo noted reference to a traffic impact study and asked whether it was available to the public. Mr. Gesick stated that citizens could contact the Planning office to obtain a copy and that the packet was available online.

Thomas Gilbert, Engineering Development Review, addressed the Commission and stated that the level of service analysis for the intersection for the short and long term determined that everything was within the City of Greeley criteria. He added that 2nd Avenue is owned by CDOT who determined the project was within their criteria.

Commissioner Franzen moved that, based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for a Convenience Store with Gas Sales in the I-M (Industrial Medium Intensity) Zone District is consistent with the Development Code criteria of Section 24-480(a) (Items 1 through 5), and; therefore, approve the Use by Special Review as submitted. Commissioner Modlin seconded the motion. Motion carried 4-0.

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

Presenter: Carol Kuhn, Chief Planner

Due to a prior commitment, one of the Commissioners had to leave the meeting, creating lack of a quorum. Commissioner Franzen moved to continue Item IX to the next regular meeting on July 27, 2021. Commissioner Romulo seconded the motion.

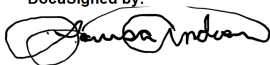
Ms. Kuhn addressed the Commission and asked whether they might entertain scheduling a special meeting on July 20, 2021 so that the Development Code update could remain on schedule. Commissioner Franzen moved to approve a special meeting on July 20, 2021 at 1:15 p.m. Commissioner Romulo seconded the motion. The four Commissioners present indicated that they would be able to attend. Motion carried 4-0.

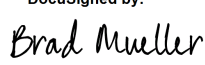
X. Staff Report

Mr. Mueller thanked the Planning Commissioners for their flexibility to schedule a special meeting the following week. Commissioner Modlin asked when the Commission might return to in-person meetings. Mr. Mueller reported that the plan is to return to a hybrid setting allowing both in-person and virtual meetings, adding that the City Clerk's office will be scheduling time to coordinate and train staff and the Commission.

XI. Adjournment

With no further business before the Commission, Chair Pro Tem Andersen adjourned the meeting at 2:09 p.m.

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Louisa Andersen, Chair Pro Tem

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Brad Mueller, Secretary

Read into the recording during public hearing during The Cache presentation.

Hello,

My name is Jackie Sokol. I live at 669 White Tail Avenue. My home backs up to 83rd Avenue (on the east side of 83rd Avenue across from the Poudre Learning Center).

I am submitting several questions and comments detailed below. I hope you will address as many of these items as you can at the Planning Commission meeting on July 13, 2021. These questions and comments are predicated on the assumption that the proposed annexation and rezoning will be approved and that development of the property will occur at some future date. I realize it is so early in the planning process that it may be impossible to answer some of these questions at this time, but thought it better to ask these questions sooner than later. My questions/comments are:

1. What type of development is anticipated to occur on the property? Will it be single-family dwellings, multiple-family dwellings, or a mixture of the two? In addition, is any commercial development planned?
2. Is there an anticipated timeframe for development to commence?
3. If residential development does occur, approximately how many single-family and multi-family dwellings would this property accommodate?
4. What streets and roads are expected to provide the primary means of access?
5. Have any traffic studies been done on either 83rd Avenue or 95th Avenue or are such studies planned? At certain times of day, 83rd Avenue already appears to be exceeding capacity and in some locations the roadway is literally falling apart. In addition, a sizable number of drivers disregard the posted speed limits. I see and/or hear a minimum of at least one instance each week where a vehicle locks up its' brakes to avoid striking a pedestrian in the crosswalk or to avoid colliding with a slower-moving vehicle. I rarely drive on 95th Avenue because it has its' own problems that need to be addressed.
6. If widening of 83rd Avenue is planned, will action be taken to mitigate the increased noise?

Any information you can provide to address these questions would be greatly appreciated.

Thank you for your consideration.

Jackie Sokol