

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS

August 10, 2021

I. Call to Order

Vice Chair Briscoe called the remote meeting to order at 1:15 p.m. via the city's Zoom platform.

II. Roll Call

The hearing clerk called the roll.

PRESENT

Vice Chair Erik Briscoe
Commissioner Brian Franzen
Commissioner Larry Modlin
Commissioner Chelsie Romulo
Commissioner Christian Schulte

ABSENT

Chair Justin Yeater

One vacancy exists.

III. Approval of Agenda

Commissioner Franzen moved to approve the agenda. Commissioner Modlin seconded the motion. Motion carried 5-0.

IV. Approval of July 20, 2021 Minutes

Commissioner Franzen moved to approve the minutes dated July 20, 2021. Commissioner Romulo seconded the motion. Motion carried 5-0.

V. Approval of July 27, 2021 Minutes

Commissioner Romulo moved to approve the minutes dated July 27, 2021. Commissioner Schulte seconded the motion. Motion carried 5-0.

VI. Citizen Input

None

VII. PUD2021-0007: Public hearing to consider a request for a Final PUD (Planned Unit Development) for approximately 12.44 acres of property located west of 38th Avenue, east of 42nd Avenue and directly south of Greeley West Park, known as the Greeley West Multifamily PUD

Kira Stoller addressed the Commission and introduced the project as an approval of a Final Planned Unit Development (PUD) with a corresponding plat. She presented an aerial photograph showing the location of the site and the surrounding land uses. Ms. Stoller advised that a preliminary PUD establishing a mix of residential, commercial and institutional uses and limited industrial uses was recommended for approval by Planning Commission on November 10, 2020 and approved by City Council on December 1, 2020.

Ms. Stoller advised that at the time of the preliminary PUD, the applicant proposed multifamily use with a maximum density of 25 dwelling units per acre or 311 total units. She added that the proposal included standards that differed from base Development Code regulations, including usable open space of 10 percent more than code requirement in exchange for increased density, building height limited to 30 feet along 42nd Avenue, and reduced setbacks to be supplemented by enhanced landscaping along streetscapes.

Ms. Stoller presented several photographs of the site viewed from various directions and pointed out the nearby development. She advised that a final plat is being processed in conjunction with the final PUD in order to vacate and dedicate a number of easements. Ms. Stoller noted that the project necessitates widening 38th Avenue to accommodate a left turn lane into the site and bike lanes on either side of the road.

Ms. Stoller presented the final PUD design standards and stated that the site is to remain multifamily with 304 units or 24.44 units per acre, which falls within the maximum allowance designated by the preliminary PUD. She added that the height and setback of the buildings align with the maximums in the previous approval. Ms. Stoller reported that the usable open space provided on the property is 10 percent more than the base code standard.

The final site plan was presented that included eight 3-story apartment buildings centralized around a common area with two 2-story dwellings designed to resemble townhomes. She stated that there would be seven detached garages on the southwest portion of the site and a clubhouse near the entrance of the site off 38th Avenue. Ms. Stoller stated that the applicant proposes several outdoor amenities, including a pool, hot tub, fitness areas, playground, dog park, barbeque areas, a farmer's market plaza and amphitheater-style seating. She noted that 60 percent of the open space is usable, adding that the applicant proposes three pedestrian connections to Greeley West Park.

Ms. Stoller reported that the location of buildings and drive aisles on the northeast corner of the site were shifted slightly due to some utility considerations in that area, adding that the overall layout remains consistent with the previous plan. She presented a proposed landscape plan, noting that the preliminary PUD

depicted enhanced streetscapes along 38th Avenue and 42nd Avenue on the east and west side of the site. Ms. Stoller advised that due to the placement of utilities, changes were made to the number and types of plantings on the eastern side of the property, but will still provide the same level of screening as previously proposed. She stated that the project engineer no longer anticipates off-site improvements that might impact the wetlands at Greeley West Park, but if that changes the applicant will be responsible for restoring the site to an equal or better condition than currently exists.

Ms. Stoller presented the approval criteria found in Section 24-673. She compared the details of the preliminary PUD with the final PUD. Notice of the hearing was completed with no citizen input received. Staff recommended approval and Ms. Stoller offered to answer questions.

Commissioner Modlin noted traffic backing up in the turn lanes on westbound Centerplace Road at 47th Avenue and asked whether there were plans to extend the two left turn lanes. He added that the innermost southbound lane blocks use of the far south lane as the light is currently configured, becoming an obstacle during commute times for traffic getting onto Highway 34 bypass. Ms. Stoller reported that a traffic study conducted as part of the review did not indicate the need for improvements at that intersection at this time. She added that Thomas Gilbert from Engineering Development Review was present and might be able to provide additional information.

Thomas Gilbert addressed the Commission. Commissioner Modlin rephrased his question and asked whether the turn lanes could be extended to increase the effect of both turn lanes for traffic turning south onto 47th Avenue and west onto Highway 34. Mr. Gilbert advised that in the transportation impact study, there was a discussion of this intersection. He noted it was determined that the overall service level at the intersection can remain at Level B which is acceptable from a City of Greeley standpoint, acknowledging that it does not mean the situation is ideal. Mr. Gilbert also spoke with staff in the Traffic division who reviewed the intersection. He advised that there are possible plans for improvements for the turn lanes, but nothing has been set at this time. Upon question by Commissioner Modlin, Mr. Gilbert reported that the first interaction with the Colorado Department of Transportation would be at 35th Avenue and Highway 34, adding that he had not heard about improvements at 47th Avenue and Highway 34.

Commissioner Romulo pointed out information in the packet indicating that the current drainage runs from southwest to northeast toward the park where there is stormwater detention planned due to sufficient capacity within the neighboring park. She asked whether "sufficient capacity" means that water will go into the pond and the marshy area. She asked what would happen to the park and whether the capacity would expand to usable areas. Mr. Gilbert advised that there is a development agreement for the site that allows stormwater runoff to enter into Greeley West Park without having on-site retention. He added that the applicant is obligated to provide on-site water quality and pointed out the on-site water quality features at the northwest and northeast corners of the site.

Upon question by Commissioner Romulo, Mr. Gilbert confirmed that those areas are labeled rain gardens. Mr. Gilbert stated his understanding that an Inlet in the middle of the rain garden carries water via a stormwater pipe to a place in the park where it travels through the park to the pond.

Sam Coutts, landscape architect with Ripley Design, 419 Canyon Avenue, Fort Collins, Colorado, addressed the Commission on behalf of the applicant. He introduced Tucker Isgrig, representing McWhinney, the developer on the project. Mr. Isgrig described the McWhinney business model. Mr. Coutts provided a brief presentation about the project, including a concept site plan and described the proposed project. He noted that there are over four acres of open space on the site with connectivity to the park. Mr. Coutts asked Planning Commission to ensure that the final PUD substantially conforms to the preliminary PUD previously approved.

Mr. Coutts described the difference in landscape quantities along 38th Avenue from the time of approval of the preliminary PUD to the present. He advised that during the final PUD process, a rather large storm pipe was identified requiring the removal of 13 of the proposed trees. He noted that additional perennials have been added to mitigate the loss. Mr. Coutts stated that the general framework of the project has not changed and substantially conforms to what was approved by City Council. He introduced Andy Reese.

Andy Reese, Northern Engineering, 301 N. Howes Street, Fort Collins, Colorado, addressed the Commission and responded to Commissioner Romulo's question about stormwater discharge. He stated that water would discharge directly into the park upstream of the detention pond into a concrete bay to filter sediment and debris before being flowed over ground into the park. He described the proposed rain garden. Upon question by Commissioner Modlin, Mr. Reese advised that currently non-potable water is not extended to the site, but that there are plans to make accommodations for future connectivity and pointed out those areas on the map.

Vice Chair Briscoe opened the public hearing at 1:43 p.m.

Karin (last name and address not provided) asked whether there were plans to mitigate the extra traffic that will come onto 42nd Avenue in his neighborhood and onto Centerplace. He expressed concern that additional units will create an increase of traffic in the neighborhood and asked about plans to mitigate the traffic increase and vehicle speed. Chair Briscoe thanked the citizen and stated that the Commission would consider his input and invite staff to respond to the questions posed.

The public hearing was closed at 1:47 p.m.

Chair Briscoe asked staff to address the citizen concerns. Mr. Gilbert reported that similar concerns were expressed during a community meeting about the project. He stated that a traffic impact analysis indicated that 42nd Avenue will experience approximately 160 additional vehicles per day as a result of the

development, increasing daily trips from 800 to 960 per day in the short term. Mr. Gilbert indicated that the long-term projection is 1670 trips per day. He advised that 42nd Avenue is considered a collector road, adding that city criteria allows up to 3500 daily trips. He noted that the road has been operating more similarly to a residential road, which allows 1500 trips per day.

Mr. Gilbert stated that the original plan was for 42nd Avenue to meet up with Centerplace, but that has not occurred. He noted that the traffic study shows that while 42nd Avenue is a collector road, it will operate more similarly to a residential road and that the Traffic division did not express concern about the increase in traffic. Mr. Gilbert added that a speed study conducted in 2018 by the Traffic division indicated that vehicle speed in this area fell within the acceptable range. He stated that the Traffic division is monitoring speeds now and will continue to do so. Mr. Gilbert reported that there was a suggestion at the neighborhood meeting to add speed bumps. He noted that since 42nd Avenue is a collector road utilized by emergency vehicles, the City was hesitant to add speed bumps.

Mr. Gilbert pointed out that access to the site onto 42nd Avenue was originally more to the north and directly adjacent to single-family residences but was moved to the south in response to citizen concerns. To better understand citizen concerns, Vice Chair Briscoe asked what differentiated a collector road from a residential road. Since 42nd Avenue no longer connects to Centerplace, Vice Chair Briscoe asked if that might warrant a second look at the designation as a collector road. Mr. Gilbert reported that the Traffic division wanted to keep it as a collector road since other local roads connect to it to exit the area. To support the original intent, Mr. Gilbert pointed out on the map where driveways on the east side are bulged out, indicating where vehicles would pull out into those areas instead of directly onto the road. He noted that this supports that there was an expectation of more traffic, adding that it has not yet occurred because the area is not fully developed. Upon question by Vice Chair Briscoe, Mr. Gilbert confirmed that the opinion of the Traffic division is that 42nd Avenue remains a collector road. He added that the Traffic division is sensitive to citizen concerns and will continue to monitor the area and conduct additional traffic studies as required.

Commissioner Romulo asked where individuals viewing the meeting and other citizens might obtain information. Mr. Gilbert reported that the City of Greeley 2035 Transportation Master Plan is available on the city website. He also invited citizens with questions to contact him directly at thomas.gilbert@greeleygov.com.

Vice Chair Briscoe turned the matter back to the Commission for discussion and action.

Commissioner Franzen moved that, based on the application received and the preceding analysis, the Planning Commission finds that the proposed Greeley West Multifamily Final PUD and plat is in compliance with the Development Code and consistent with the Preliminary PUD, and therefore approves the request. Commissioner Schulte seconded the motion.

Vice Chair Briscoe acknowledged that the commissioners hear and understand input from citizens. He added that it was helpful for the Commission to take that input along with the explanation provided by Engineering Development Review. Vice Chair Briscoe stated that the proposal seems to comply with the long-term plan for the area and indicated that he would support the proposal.

Motion carried 5-0.

VIII. Staff Report

Becky Safarik addressed the Commission and advised that there were no reports from staff.

IX. Adjournment

With no further business before the Commission, Vice Chair Briscoe adjourned the meeting at 1:56 p.m.

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Erik Briscoe

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Erik Briscoe, Vice Chair

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Becky Safarik

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Becky Safarik, Secretary