

# Planning Commission Agenda

Regular Meeting

**Tuesday September 26, 2023 at 1:15 p.m.**

City Council Chambers-City Center South  
1001 11th Ave, Greeley, CO 80631 Zoom

Webinar Link:

<https://greeleygov.zoom.us/j/84570760786>

## NOTICE:

Planning Commission meetings are held on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays of each month. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in-person meeting in Council Chambers. Members of the public may participate in Planning Commission meetings in the manner that works best for them.

## Watch Meetings:



Meetings are open to the public and can be attended in person by anyone.



Meetings are livestreamed on YouTube at [youtube.com/CityofGreeley](https://youtube.com/CityofGreeley)

## Comment in Real Time:



Join the Zoom webinar (link above). During the public hearing, members of the public may address the Commission.

## Submit Written Comments:



Email comments about any item on the agenda to [cd\\_admin\\_team@greeleygov.com](mailto:cd_admin_team@greeleygov.com)



Written comments can be mailed or dropped off at the Planning office at 1100 10<sup>th</sup> Street, Greeley, CO 80631. Written comments received prior to the meeting will be read into the record in real time.

Meeting agendas and minutes are available on the City's meeting portal at [Greeleyco.municodem meetings.com/](https://greeleyco.municodem meetings.com/) For more information about this meeting or to request reasonable accommodations, contact the administrative team at 970-350-9780 or by email at [cd\\_admin\\_team@greeleygov.com](mailto:cd_admin_team@greeleygov.com).



## Planning Commission

**September 26, 2023 at 1:15 PM**  
**1001 11th Avenue, City Center South, Greeley, CO 80631**

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### **Agenda**

1. Call to Order
  2. Roll Call
  3. Approval of the Agenda
  4. Approval of the September 12, 2023 Planning Commission Meeting Minutes
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#### **EXPEDITED AGENDA**

**The following items are routine in nature, fully described in the accompanying reports, and therefore staff summary presentations will be suspended unless requested by the Commission or member of the public in attendance at the meeting.**

5. A public hearing to consider a request to rezone approximately 11.2 acres located at 2118 N. 47th Avenue from Holding Agriculture (H-A) to Residential Estate (R-E). (ZON2022-0023).
  6. A Public Hearing to consider a Planned Unit Development (PUD) request to rezone approximately 42.64 acres of property located at 10494, 10800, and 10892 Hwy 257 Spur from R-L (Residential Low Density), PUD (Planned Unit Development), and C-H (Commercial High Intensity) to PUD (Planned Unit Development). (Project: PUD2023-0005)
  7. A Public Hearing to consider a Use by Special Review (USR) request for a Parking Lot in the C-L (Commercial Light Intensity) Zone District west of 71st Avenue, north of 29th Street, South of Highway 34 (USR2023-0010).
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#### **END OF EXPEDITED AGENDA**

8. A continuation of a public hearing (continued from September 12, 2023) to consider an application to rezone a property 11.08 acres in size from Residential Low Density (RL) to a Planned Unit Development (PUD). The PUD would allow various Residential and Institutional uses with specific zoning standards (PUD2022-0007).
9. Staff Report
10. Adjournment
11. Workshop: At Home in Greeley: 10th Street Area Concept Plan presentation