

Planning Commission Agenda

Regular Meeting

Tuesday May 13, 2025 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/86716812225>

NOTICE:

Planning Commission meetings are held on the 2nd and 4th 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.

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

Written comments can be mailed or dropped off at the Planning office at 1100 10th 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.municodemeetings.com/](https://greeleyco.municodemeetings.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.



Planning Commission

May 13, 2025 at 1:15 PM
1001 11th Avenue, City Center South, Greeley, CO 80631

Agenda

1. Call to Order
2. Roll Call
3. Approval of the Agenda

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.

4. A public hearing to consider a request by the applicant, Scott Bright, for approval of a USR (Use by Special Review) USR2023-0016 to allow for a childcare/preschool (ABC Child Development Center) at 104 N 16th Avenue, in the R-L (Residential Low Density) zone district.
5. A public hearing to consider a request by the applicant, Ian Skor, Sandbox Solar for approval of a USR (Use by Special Review) USR2024-0007, to allow for a small-scale solar energy facility on approximately 14.41 acres on the northeastern portion of a 132.17 acres parcel. The existing zoning on the 14.41 acres is R-E (Residential Estate) and the remainder of the parcel zoning is zoned (H-A) Holding-Agriculture, located north of County Road 56 and approximately 1,400 feet east of 95th Avenue. A minor subdivision application (case SUB2024-0017) has also been submitted and is being reviewed concurrently. This subdivision would create a new lot specifically for the solar facility.

END OF EXPEDITED AGENDA

6. A public hearing to consider The City of Greeley Three Mile Plan. The Three Mile Plan is a reference document of approved plans and policies describing the infrastructure, land use, and provision of services for areas of potential annexation. Pursuant to state law, the city must have in place a Three Mile Plan that generally describes infrastructure development expectations for the land including the proposed land use (C.R.S. § 31-12-105(1)(e)(I)).
7. A public hearing to consider a Development Code text amendment CU2024-0004, to rename the General Improvement District (GID) zoning overlay to Downtown Overlay District 1, adjust the boundaries to include properties with proximity to 8th Avenue from 11th Street to 17th Street, as well as from 5th Street to 6th Street, and clarify the standards.

8. Staff Report

9. Adjournment