

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS

January 14, 2025

1. Call to Order

Chair Yeater called the meeting to order at 1:15 PM.

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater

Vice Chair Erik Briscoe

Commissioner Louisa Andersen

Commissioner Jeff Carlson

Commissioner Larry Modlin

ABSENT

Commissioner Brian Franzen

Commissioner Christian Schulte

3. Approval of Agenda

There were no changes to the agenda.

4. Approval of the November 12, 2024, Planning Commission Meeting Minutes

Commissioner Andersen moved to approve the minutes dated November 12, 2024.

Commissioner Carlson seconded the motion.

Motion carried 5-0 (Commissioner Franzen and Commissioner Schulte absent).

5. A public hearing to consider a request by ENFR Management, LLC to rezone 49.056 acres of land located at the northwest corner of the intersection of 71st Avenue and 25th Street from HA (Holding Agriculture) zoning district to PUD (Planned Unit Development) zoning district (Case number PUD 2024-0001, The Village at Greeley PUD)

Chair Yeater introduced the item as published and asked the Commission if they wish to see a presentation. Seeing none, Chair Yeater asked if anyone in attendance wishes to see a presentation. Seeing none, Chair Yeater suspended the presentation and asked for staff to answer Commissioner Anderson's question of how the workflow will proceed as it pertains to a PUD. Jeff Woeber (Planner III) answers the question. The rest will be staff level review, and we do not have the subdivision plan yet. Chair Yeater asks if the applicant is present and wishes to make a presentation. No presentation from the applicant, Chair Yeater opens discussion to the public. Loni Nevil at 76th Avenue Court, speaks to the item in opposition. Chair Yeater closes the public hearing portion seeing no others wishing to speak and gives the applicant an opportunity to respond. Applicant Brian Freel with the Empire Group out of Scottsdale, AZ. Speaks to Mrs. Nevil's concerns. Stating this development is a 50 acre site that

will have 500,000 square feet of living space. This is not a bunch of small individual homes, it's a substitute for an apartment, these are small cottage homes. Chair Yeater asks for other questions for the Applicant, Chair Discussion ensued between Mr. Freel and the commissioners referencing "apartment like set up", amenities, open space with this project, and their experience with this type of setup elsewhere. Seeing no other questions for the Applicant, Chair Yeater gives the applicant the option to bring this item back when there is a full board present for a vote (only 5 Commissioners present for this meeting). Applicant Mr. Freel wishes to proceed with a vote today. Chair Yeater asks staff for clarification on Single Family Homes being used to explain the structure, not the actual lot. Jeff Woeber (Planner III) and Don Threewitt (Deputy Director of Community Development) clarified they were correct.

Commissioner Anderson based on the application received in the preceding analysis, the Planning Commission finds that the proposed rezoning and planned unit development is in compliance with sections 24-204 B, and 24-205 c. of the Development Code, and therefore recommend City Council approval.

Commissioner Briscoe seconded the motion. Chair Yeater speaks about PUDs and standards that are required. Problems with code enforcement in the future might happen.

Motion carried 3-2 (Chair Yeater & Commissioner Anderson opposed)

6. A public hearing to consider a request by Ogilvie Properties, Inc. for a USR (Use by Special Review) to allow a multi-family residential development in the C-H (Commercial High Density) Zoning district on 7.879 ± acres of land located north of 10th Street, south of 8th Street and east of 69th Avenue (Case number USR2024-0003, Union Crossing Multifamily).

Chair Yeater introduced the item as published.

Michael Franke (Planner III) began his presentation by introducing himself and the case as published. He shared background information about the site as well as zoning and land use information for the lots surrounding the site. Mr. Franke shared the proposed uses for the project and what the intent was for the project and its uses if approved. He shared that the packet included various plans for the USR (Use by Special Review) and shared the overview of them. The applicant is seeking a 9.4% parking reduction from the standard requirements. The site is served by 2 transit stops along 10th street. The required number of parking spaces is 348 and the applicant is providing 315 spaces with the 9.4% reduction.

He continued, stating the proposal complies with Section 24-206 B (1-8) of the Greeley municipal code. Proper notification has been made for the project. A neighborhood meeting was held on July 10th 2024 for citizens to have the opportunity to weigh in on the project. The concerns expressed at the meeting were regarding traffic, parking and multi-family developments in general within Greeley. These concerns have been mitigated to the best of the applicant's ability through the use by special review process with City staff. As of January 3, 2025, three opposition letters have been received for this project by City staff from citizens. The concerns were regarding traffic and parking. Staff recommends approval. Mr. Franke concluded his presentation, and shared that the applicant was in attendance with a presentation.

Commissioner Jeff Carlson asked for comment on the cluster of high residential zoning around this site and how it fits within the framework.

Mr. Franke's microphone was glitchy, so information is missing but Commissioner Carlson was happy with the response. Mr. Franke followed up with information from the Imagine Greeley Comprehensive

Plan detailing how this neighborhood is intended to be a “mixed-use high intensity” neighborhood as according to the adopted Land Use Guidance Map. This area has seen a mix of development with single-family detached, row housing, and multifamily residential uses, commercial uses, and institutional uses. The cluster of density in this neighborhood meets the intent of the Land Use Guidance Map and Imagine Greeley Comprehensive Plan. Additionally, this site has been vacant since H-P left Greeley with no other commercial user interest. The multifamily residential use on this site is currently the highest and best use of the site given the growth pressure Greeley faces along with trends of the private market.

Commissioner Carlson was satisfied with that response.

Some discussion took place between Mr. Franke and the Commission regarding traffic plans. Logan Glewen (Civil Engineer - Engineering Development Review) and Don Threewitt (Deputy Director of Community Development) provided more technical information regarding traffic and the study done for this parcel.

Chair Yeater invites the applicant to make his presentation. The applicants, Dustin Jones and Matthew Schildt with Union Crossing 2601 Blake St. in Denver, introduced himself and began his presentation for this project.

Mr. Jones began the presentation by sharing information on their building experience and projects they have worked on in Colorado. This area will help create a less intense traffic impact than what it would be if used for retail use. Mr. Schildt continued the presentation by sharing Weld County current vacancy rates, market rate apartments is less than 5% 4.8 6 as of Q 4 of last year. Weld County absorbed 1,130 units market rate apartment units over the last 4 quarters, which is about 10% of its existing supply of 11,612 units. So, it's an extremely tight market that has a considerable amount of demand. Their project team is extremely committed to quality, and believe their proposal shows that commitment.

Some discussion took place between the Commission and the applicant regarding the commercial pads mentioned and the parking reduction. They discussed how parking will be enforced in the lot itself and outside the community. Mr. Schildt stated they planned for 41 guest parking spaces that will be available next to the clubhouse and pool. They planned for 1.5 parking spaces per unit.

With no further questions for staff or the applicant Chair Briscoe opened the Public Hearing at 1:52 p.m., seeing no request for public comment he closed the Public Hearing at 1:52 p.m. and asked the Commission to take action.

Chair Yeater gives the applicant the option to bring this item back when there is a full board present for a vote (only 5 Commissioners present for this meeting). Applicant Mr. Schildt asked if there was a way to get a sense of what the board's perspectives were before they make a final decision on that. Chair Yeater said the applicant has as much information as he does at this point. The applicants wish to proceed with a vote today.

Commissioner Andersen moved, based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for a 192-unit multifamily development in the C-H Commercial High intensity zone district is consistent with the development code criteria of Section 24-206 B (1-8) and therefore approves the Use by Special Review as submitted. Commissioner Carlson seconded the motion. Chair Yeater and Vice Chair Brisco discussed parking and possible issues with parking on the streets in the future.

Motion carried 5-0

Commissioner Modlin asked a question about this proposal changing the City's transit schedule. Brian McBroom (Director of Community Development) gave information that the Public Works Department is actively working on an updated mobility plan. Don Threewitt (Deputy Director of Community Development) explained that questions regarding the parking reduction and transit credits are referred to in our Mobility and Transit Department. Chair Yeater stated he would like to see these studies included in these types of cases for review.

7. Staff Report

Brian McBroom (Community Development Director) began by sharing that starting the 1st of this year the State of Colorado began accepting licenses for Natural Medicine businesses. Natural medicine is the term used to describe businesses that use psilocybin. Staff worked with the City Attorney's Office and City Council to create a quick amendment to the city's development code to manage where those businesses could be located in the City. Unlike marijuana licensing where Cities have the ability to opt out of marijuana. Licensing Cities are not permitted to opt out of natural medicine licensing. We will be back to the Planning Commission at the next meeting to walk through the Code Amendment, walk through the rationale for that code amendment so that you will be familiar with those new standards.

Concluding, Mr. McBroom stated we are very close to a kickoff meeting for the East Sub Area Plan.

Vice Chair Briscoe requested City staff give the Commission a running tally of total permits. He feels Greeley is getting out of balance and this could shed some light on if that is correct. Commissioner Anderson would like to see the Missing Middle come through. Don Threewitt gave a definition of Missing Middle and conversation continued with the commissioners. A Housing needs assessment and a housing strategic plan are being developed right now and will get this information for everyone.

Discussion moved to the West Greeley, Cascadia project. More information to come once Council decisions are made.

8. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 2:20 p.m.

Signed by:

Brian L McBroom

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Brian McBroom, Community Development Director

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Justin Yeater

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Justin Yeater, Chair