

# Council Agenda Summary

May 21, 2019

**Agenda Item Number 19**

Key Staff Contact: Brad Mueller, Community Development Director, 970-350-9786

Title:

Public hearing and final reading of an ordinance to consider a change of zone from PUD (Planned Unit Development) to PUD (Planned Unit Development) to allow for the additional uses within the Promontory PUD, Area B only, of churches, schools and recreational areas, for approximately 55.44 acres of property located south of Highway 34 Business (10<sup>th</sup> Street), west of Promontory Parkway, east of Promontory Circle and north of 16<sup>th</sup> Street, and public hearing and final reading of an Ordinance changing the official zoning map to reflect the same

Summary:

The applicants are requesting to rezone approximately 55.44 acres from PUD (Planned Unit Development) to PUD (Planned Unit Development), known as the Promontory Preliminary PUD, Area B, 1<sup>st</sup> Amendment. As proposed, the applicants are requesting to add churches, schools and recreational areas uses. The existing PUD allows for the following uses: banks, savings and loans, financial intuitions, ATM windows, medical and dental offices and clinics, massage therapists, medical supply sales and rental, office and corporation headquarters, parking lots and structures, and restaurants, delis, and cafés, if contained within a primary use building.

The subject site is located South of Highway 34 Business (10<sup>th</sup> Street), west of Promontory Parkway, east of Promontory Circle and north of 16<sup>th</sup> Street.

The Planning Commission considered this request on April 23, 2019 and recommended approval by a vote of 5-0. This ordinance was introduced at the May 7, 2019 Council meeting.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

### **Legal Issues:**

Consideration of this matter is a quasi-judicial process at 2<sup>nd</sup> Reading, which includes the following public hearing steps:

- 1) City staff presentation
- 2) Council questions of staff
- 3) Applicant presentation
- 4) Council questions of applicant
- 5) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 6) Rebuttal, if requested
- 7) Council discussion
- 8) Council decision

### **Other Issues and Considerations:**

None noted.

### **Applicable Council Priority and Goal:**

Consistency with Comprehensive Plan and Development Code standards.

### **Decision Options:**

- 1) Adopt the ordinance as presented; or
- 2) Amend the ordinance and adopt as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

### **Council's Recommended Action:**

Two motions are required:

- A) A motion that, based on the application received and accompanying analysis, the proposed amendment to the Promontory Preliminary PUD, Area B, meets the applicable Development Code criteria, Sections 18.30.050(c)(3) a, b, f, g and h, and Section 18.32.040(b) 1 and 2, and is therefore approved.
- B) A motion to adopt the map change and publish with reference to title only.

### **Attachments:**

Ordinance

Planning Commission Minutes-Draft (April 23, 2019)

Planning Commission Summary (Staff Report) (April 23, 2019)