

Planning Commission Agenda Summary

January 10, 2023

Key Staff Contact: Caleb Jackson, AICP, Planner III, 970-350-9276

Title:

Public hearing to consider a Rezoning request from I-L (Industrial Low Intensity) zoning district to MU-H (Mixed Use High Intensity) zoning district for 7.8 acres located at 123 9th Avenue.

Summary:

The applicant, Jodi Hartmann of High Plains Housing Development Corp., proposes to rezone approximately 7.8 acres of land located at 123 9th Avenue from I-L (Industrial Low Intensity) to MU-H (Mixed Use High Intensity) zoning district. The applicant intends to repurpose the site with a mix of uses, including an initial phase of multi-family dwellings.

Recommended Action:

Approval

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from I-L (Industrial Low Intensity) Zoning District to the MU-H (Mixed Use High Intensity) Zoning District meets review criteria in Section 24-204 of the Development Code and therefore, recommends approval of the rezoning request to the City Council.

Attachments:

Staff Report

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| Attachment A | - Vicinity Map |
| Attachment B | - Project Narrative |
| Attachment C | - Rezoning Plan Set |
| Attachment D | - Neighborhood Notification Map |