

Council Agenda Summary

August 16, 2022

Key Staff Contact: Darrell Gesick, Planner III, 970-350-9822

Becky Safarik, Interim Community Development Director, 970-350-9786

Title:

Public hearing and second reading to consider an Ordinance to rezone from C-L (Commercial Low Intensity) to C-H (Commercial High Intensity) zone district for 2.11 acres of property located at 3115 35th Avenue (ZON2021-0017) and changing the official zoning map to reflect the same

Summary:

This request from Rob Stanley, Robert Stanley Properties LLC, is to rezone approximately 2.11 acres from C-L (Commercial Low Intensity) to C-H (Commercial High Intensity) zone district. The subject site is located at 3115 35th Avenue. The subject site contains a two-story building with several small sheds. There are three radio towers that are located on the subject site as well. The purpose of the rezone is to allow for more development opportunities for the subject site.

The Planning Commission considered this request at its July 26, 2022 meeting and voted unanimously to recommend the rezoning (5-0). City Council introduced this ordinance at its August 2, 2022 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.

Other Issues and Considerations:

None noted.

Strategic Work Program Item or 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 necessary to approve this request:

1. A motion, that based on the application received and the preceding analysis, to accept the recommendation of the Planning Commission finding that the proposed rezoning from C-L (Commercial Low Intensity) to C-H (Commercial High Intensity) zone district for the property located at 3115 35th Avenue is in compliance with the Development Code criteria, Section 24-204, and therefore, approve the request.
2. A motion to adopt the ordinance and publish with reference to title only.

Attachments:

Planning Commission Minutes (draft, July 26, 2022)

Planning Commission Summary (Staff Report) (July 26, 2022)

PowerPoint presentation