

Planning Commission Agenda Summary

June 28, 2022

Key Staff Contact: Mike Garrott, Planning Manager, 970-350-9784

Title:

Public hearing to consider a Preliminary PUD Plan for 43.42 acres of property located at the northeast corner of 32nd Street and 29th Avenue, known as Hope Springs PUD (PUD2021-0012).

Summary:

The applicant is requesting approval to rezone 43.42 acres from R-H (Residential High Density), C-H (Commercial High Intensity) and C-L (Commercial Low Intensity) to PUD (Planned Unit Development); and to establish of a PUD Plan for approximately 43.42 acres of land to be known as the Hope Springs PUD.

The proposed PUD would consist of a mix of single-family detached, single-family attached, multi-family residential and commercial uses broken down as follows:

- 16.28 acres of single-family medium density housing (attached and detached)
- 12.48 acres of multi-family housing
- 1.04 acres of commercial mixed-use development
- 6.49 acres of open space/detention and recreational areas

The proposal includes a maximum of 557 residential dwelling units. The single-family planning areas range from 7-14 dwelling units per acre, while the multi-family planning area ranges from 16-26 dwelling units per acre.

Recommended Action:

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Hope Springs PUD Plan is in compliance with Development Code Section 24-625(c)(3) and Section 24-663(b) and therefore recommends approval.

Alternative motion:

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Hope Springs PUD Plan is not in compliance with Development Code Section 24-625(c)(3) and Section 24-663(b) and therefore recommends denial.

Attachments:

Staff Report

Attachment A – Zoning/Vicinity Map

Attachment B – Project Narrative

Attachment C – PUD Document

Attachment D – Email in Support of the Project