

# Planning Commission Agenda Summary

December 13, 2022

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

## Title:

Public hearing to consider a Rezone from R-H (Residential High Density) to MU-H (Mixed-Use High Intensity) zone district for properties located at 1603, 1611, 1613, and 1619 7th Avenue.

## Summary:

The landowners and applicants, Jeff and Kelly Cook, have requested to rezone approximately 1.722 acres of land located at 1603, 1611, 1613, and 1619 7th Avenue from R-H (Residential High Density) to MU-H (Mixed Use High Intensity) zone district. The applicants are requesting the rezone to provide more development options for the subject sites. The applicants intend to provide a variety of uses that would provide services to the surrounding residential uses in the area. Some of the anticipated uses may be office, therapeutic massage, counseling services, hair salon, and art studio. Previous uses on these properties included a church and single-family residential use.

## Recommended Action:

### **Approval**

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from R-H (Residential High Density) Zone District to the MU-H (Mixed-Use High Intensity) Zone District meets the Development Code criteria, Sections 24-204 and therefore, recommends approval of the rezone request to the City Council.

## Attachments:

Staff Report

Attachment A	- Zoning/Vicinity Map
Attachment B	- Photo Aerial Map
Attachment C	- Project Narrative
Attachment D	- Rezone Boundary Map
Attachment E	- Site Analysis Map
Attachment F	- Zoning Suitability Map
Attachment G	- Neighborhood Notification Boundary Map