

Council Agenda Summary

May 4, 2021

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

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Title:

Public hearing to consider a change of zone from R-E (Residential Estate) and H-A (Holding Agriculture) to C-H (Commercial High Intensity) zoning with a Development Concept Master Plan for approximately 12.98 acres of property located at 7001 28th Street, known as the 7001 28th Street Rezone, and final reading of an ordinance changing the official zoning map to reflect the same

Summary:

The subject site is zoned R-E (Residential Estate) zone district and is developed with a church and manufactured home. Some right-of-way adjacent to the church property is zoned H-A (Holding Agriculture), and is also within the proposed rezone boundary. The site was developed in 2001, prior to annexation. The site was annexed in the 2002 and was zoned R-E at that time. The applicant is requesting to rezone to C-H (Commercial High Intensity) with a Development Concept Master Plan (DCMP) that restricts most land uses from the site because the applicant intends to continue using the site as a church. Other uses not restricted by the DCMP include telecommunication uses, utility uses, oil and gas extraction, and uses commonly associated with churches such as childcare, preschools, and schools. Any additional uses would require an amendment to the DCMP.

The Planning Commission considered this request on March 23, 2021 and unanimously recommended approval to City Council.

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 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.

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 recommended:

- A) A motion that, based on the application received and the project summary and accompanying analysis, the proposed rezone from R-E (Residential Estate) and H-A (Holding Agriculture) to C-H (Commercial High Intensity) with a Development Concept Master Plan meets Development Code Section 18.30.050(c)(3) a, b, f, g and h [to be re-codified as Section 24-625(c)(3) a, b, f, g and h]; and, therefore, the rezoning is approved.
- B) A motion to adopt the ordinance and publish with reference to title only.

Attachments:

Ordinance

Planning Commission Minutes-Draft (March 23, 2021)

Planning Commission Summary (Staff Report) (March 23, 2021)

PowerPoint Presentation