



## Council Agenda Summary

January 3, 2023

Key Staff Contact:

Becky Safarik, Interim Community Development Director

Darrell Gesick, Planner III

### Title:

Introduction and first reading of an Ordinance changing the official zoning map of the City of Greeley, Colorado, from R-H (Residential High Density) to MU-H (Mixed Use High Intensity), changing the underlying land use designations for approximately 1.722 acres of property located at 1603, 1611, 1613, and 1619 7<sup>th</sup> Avenue, (ZON2022-0008)

### Summary:

The property owners, Jeff and Kelly Cook, request a rezone of the subject property to allow for mixed-use development options. The applicant intends to provide a variety of uses that would provide services to the surrounding residential uses in the area. Some of the anticipated uses include office, therapeutic massage, counseling services, hair salon, and art studio.

The Planning Commission considered this request on December 13, 2022, conducted a public hearing, and voted to recommend approval to rezone the property by a vote of 7-0.

### Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	N/A

### Legal Issues:

Consideration of this matter is a quasi-judicial process.

### Other Issues and Considerations:

The merits of this rezone are measured relative to the consistency of the request with the Greeley Comprehensive Plan and Development Code

### Strategic Focus Area:



**Business Growth**

**Decision Options:**

- 1) Introduce the ordinance as presented; or
- 2) Amend the ordinance and introduce as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

**Council's Recommended Action:**

A motion to introduce the ordinance and schedule the public hearing and second reading for January 17, 2023.

**Attachments:**

Ordinance  
Zoning/Vicinity Map  
Staff Report