



Council Agenda Summary

January 3, 2023

Key Staff Contact: Becky Safarik, Interim Community Development Director
Caleb Jackson, Planner III

Title:

Introduction and first reading of an Ordinance changing the official zoning map of the City of Greeley, Colorado, from I-L (Industrial Low Intensity) to MU-H (Mixed Use High Intensity) for 7.8 acres located at 123 9th Avenue (ZON2022-0012)

Summary:

The applicant, Jodi Hartmann of High Plains Housing Development Corporation., requests a rezone of approximately 7.8 acres of land located at 123 9th Avenue from I-L (Industrial Low Intensity) to MU-H (Mixed Use High Intensity) zoning district. The applicant intends to repurpose the site with a mix of uses, including an initial phase of multi-family dwellings.

The applicant has identified a critical grant deadline for which the outcome of this decision is important to have been determined. To accommodate an expedited process for this purpose, this item is being introduced prior to the Planning Commission's consideration and, as such, the Planning staff report will be provided along with the Commission's findings at the City Council's public hearing and second reading of this item.

The Planning Commission is scheduled to consider this request on January 10, 2023.

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, Development Code and Strategic Housing Plan.

Strategic Focus Area:



Housing for All

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 a second reading of the ordinance for January 17, 2023.

Attachments:

Ordinance

Vicinity Map