

Council Agenda Summary

April 5, 2022

Key Staff Contact: Brittany Hathaway, Community Development, 350-9823

Becky Safarik, Interim Community Development Director, 350-9786

Title:

Public hearing to consider a request to rezone from PUD (Planned Unit Development – Lake Bluff) to PUD (Planned Unit Development – Poudre Heights), changing the underlying land use designations for approximately 277.6 acres of property located north of U.S. Highway 34 Business, east of Missile Park Road and west of 101st Avenue, and final reading of an ordinance changing the official zoning map to reflect the same

Summary:

The applicant, Todd Johnson, on behalf of Poudre Bay Partners, is requesting a rezone for the purpose of developing a mixed-use development consisting of residential, industrial, and commercial uses known as the Poudre Heights PUD. The Preliminary PUD Plans require only a public hearing and will be presented in conjunction with the public hearing for this rezone.

The subject property was included in the 2013 Lake Bluff PUD, which has since expired. This area is requested to be rezoned from PUD (Lake Bluff - expired) to PUD (Poudre Heights).

The applicant plans a mix of residential housing options including multi-family, attached single-family, and detached single-family with a maximum unit count of 1,185 at an overall residential density of 4.27 units per acre over the approximate 100 acres dedicated to residential uses. Mixed-uses would account for 108 acres with residential density averaging 6.6 units per acre. Commercial and limited industrial uses would also be permitted in the mixed-use planning areas. Industrial uses would account for 30 acres and would be located on the western boundary of the project, adjacent to existing industrial zoning and land uses part of the Golden Triangle PUD. Approximately 50 acres would be reserved for both private and public open space and bluff preservation. Two pocket parks, a city neighborhood park, and an amenity center are also proposed

The Poudre Heights PUD proposes specific uses for each planning area alongside specific development standards. Lot standards as proposed would vary from the City of Greeley standards, allowing for smaller lot sizes and cluster developments. Reduced lot sizes and setbacks as proposed are supplemented residential development standards to ensure a cohesive environment, as well as trail connectivity and access to parks and open spaces.

The Planning Commission considered this request on February 22, 2022, and recommended approval by a vote of 6-0.

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?	No
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.

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

Council's Recommended Action:

1. A motion, that based on the application received and accompanying analysis, the proposed rezoning from Planned Unit Development (PUD – Lake Bluff) to Planned Unit Development (PUD – Poudre Heights) is in compliance with Development Code Section 24-625(c)(3) a, b, e and g; and, therefore, approves the request.
2. A motion to adopt the ordinance and publish with reference to title only.

Attachments:

Ordinance

Planning Commission Minutes (February 22, 2022)

Planning Commission Summary (Staff Report) (February 22, 2022)

PowerPoint