

Council Agenda Summary

October 18, 2022

Key Staff Contact: Becky Safarik, Interim Community Development Director, 970-350-9786

Kristin Cote, Planner III, 970-350-9876

Title:

Introduction and first reading of an Ordinance changing the official zoning map of the City of Greeley, Colorado from Commercial High Intensity (C-H) to Planned Unit Development (PUD) changing the underlying land use designations for approximately 19.995 acres of land located west of 23rd Avenue and south of 29th Street (Colorado Premium PUD)

Summary:

The applicant requests to rezone from Commercial High Intensity (C-H) to Planned Unit Development (PUD).

This request is for the approval of a planned unit development and rezoning. The proposed PUD would allow for all C-H uses and the use of manufacturing food and beverage on this property. The applicant (Colorado Premium Foods) is a high-volume manufacturer of custom beef, pork, and chicken consumer ready protein products for U.S. retailers, restaurant chains, and food service companies. Colorado Premium is not a slaughter operation and would not be allowed to slaughter on this site. The applicant purchases bulk proteins from large beef, pork, and chicken slaughter operations across the country. They then offer customers two different process options based on the product specification requirements.

The application, in addition to the corresponding Planned Unit Development application, is scheduled to be considered by the Planning Commission on October 11, 2022.

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.

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) 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 November 1, 2022.

Attachments:

Ordinance
Vicinity Map