

Council Agenda Summary

October 18, 2022

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

Meg Oren, Planner II, 970-350-9824

Title:

Introduction and first reading of an Ordinance changing the official zoning map of the City of Greeley, Colorado, from Holding-Agriculture (H-A) to Residential-High Density (R-H), changing the underlying land use designations for approximately 31.19 acres of property located north of and adjacent to 13th Street and the Fox Run Neighborhood, approximately 500' west of 59th Avenue, and approximately 580' south of 10th Street (ZON2021-0016) (13th Street Apartment Rezone).

Summary:

The property owner, Bear Rock, LLC, represented by Sam Coutts and Klara Rossouw of Ripley Design, requests a rezone of the subject property to allow for residential development options. The applicant is looking to incorporate residential density in the area to support existing and future commercial properties located adjacent to the property to the north along 10th Street and to the east along 59th Avenue.

The Planning Commission considered this request on September 27, 2022, conducted a public hearing, and voted to recommend approval to rezone the property by a vote of 5-0.

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?	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:

Conformance with the Comprehensive Plan and Development Code

Infrastructure & Growth: Establish the capital and human infrastructure to support and maintain a safe, competitive, appealing and successful community.

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