



# Council Agenda Summary

January 17, 2023

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

## Title:

Public hearing and second 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 9<sup>th</sup> Avenue (ZON2022-0012)

## Summary:

The applicant, Jodi Hartmann on behalf of High Plains Housing Development Corporation, requests a rezone of approximately 7.8 acres of land located at 123 9<sup>th</sup> 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 units.

The Planning Commission is scheduled to consider this request on January 10, 2023. Planning Commission's recommendation will be presented at the City Council meeting on January 17, 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 which includes the following public hearing steps:

- 1) City staff presentation
- 2) Council questions of staff
- 3) Applicant presentation
- 4) Council questions of applicant
- 5) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 6) Rebuttal, if requested
- 7) Council discussion
- 8) Council decision

## Other Issues and Considerations:

None

**Strategic Focus Area:**

Conformance with the policies of the City of Greeley Comprehensive Plan

**Decision Options:**

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

**Council's Recommended Action:**

Two motions are necessary to approve this request:

- 1) A motion that, based on the application received, the preceding analysis, and Planning Commission recommendation, the proposed rezoning from I-L (Industrial Low Intensity) to MU-H (Mixed Use High Intensity) is found to be in compliance with Title 24-204(b) and therefore approve the request.
- 2) A motion to adopt the Ordinance and publish with reference to title only.

**Attachments:**

Ordinance

Planning Commission Minutes (January 10, 2023, draft)

Planning Commission Summary (Staff Report) (January 10, 2023)

Staff Slide Presentation

Applicant Slide Presentation