



Council Agenda Summary

January 17, 2023

Key Staff Contact: Becky Safarik, Interim Community Development Director
Meg Oren, Planner II

Title:

Public hearing and second 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)

Summary:

The property owner, Bear Rock, LLC, 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. City Council introduced this ordinance at its October 18, 2022, meeting and, at the applicant's request, continued the public hearing and consideration of this item to its November 15, 2022 meeting and again, upon the property owner's request, approved a second continuation of this matter to the January 17, 2023 City Council meeting.

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 Holding-Agriculture (H-A) to Residential-High Density (R-H) 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 (September 27, 2022)

Planning Commission Summary (Staff Report, September 27, 2022)

Staff PowerPoint presentation

Applicant PowerPoint presentation

Neighbor Letters