



Council Agenda Summary

January 17, 2023

Key Staff Contact: Becky Safarik, Interim Community Development Director
Darrell Gesick, Planner III

Title:

Public hearing and second reading of an Ordinance changing the official zoning map of the City of Greeley, Colorado, from R-H (Residential High Density) to MU-H (Mixed Use High Intensity), changing the underlying land use designations for approximately 1.722 acres of property located at 1603, 1611, 1613, and 1619 7th Avenue, located at the southwest corner of 16th Street and 7th Avenue (ZON2022-0008)

Summary:

The property owners, Jeff and Kelly Cook, request a rezone of the subject property to allow for mixed-use development options. The applicant intends to provide a variety of uses that would provide services to the surrounding residential uses in the area. Some of the anticipated uses may be office, therapeutic massage, counseling services, hair salon, and art studio.

The Planning Commission considered this request on December 13, 2022, conducted a public hearing, and voted to recommend approval to rezone the property by a vote of 7-0. City Council introduced this ordinance at its January 3, 2023 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 R-H (Residential High Density) Zone District to the MU-H (Mixed-Use High Intensity) Zone District 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 (December 13, 2022, draft)

Planning Commission Summary (Staff Report, December 13, 2022)

Staff Slide Presentation