

Council Agenda Summary

August 2, 2022

Key Staff Contact: Mike Garrott, Planning Manager, 350-9784

Becky Safarik, Interim Community Development Director, 350-9786

Title:

Public hearing to consider a rezone from R-H (Residential High Density), C-H (Commercial High Intensity) and C-L (Commercial Low Intensity) to PUD (Planned Unit Development) for approximately 43.42 acres, and second reading of an ordinance changing the official zoning map to reflect the same

Summary:

The applicant is requesting approval to rezone 43.42 acres from R-H (Residential High Density), C-H (Commercial High Intensity) and C-L (Commercial Low Intensity) to PUD (Planned Unit Development); and to establish of a PUD Plan for approximately 43.42 acres of land to be known as the Hope Springs PUD.

The proposed PUD would consist of a mix of single-family detached, single-family attached, multi-family residential and commercial uses broken down as follows:

- 16.28 acres of single-family medium density housing (attached and detached)
- 12.48 acres of multi-family housing
- 1.04 acres of commercial mixed-use development
- 6.49 acres of open space/detention and recreational areas

The proposal includes a maximum of 557 residential dwelling units. The single-family planning areas range from 7-14 dwelling units per acre, while the multi-family planning area ranges from 16-26 dwelling units per acre.

The Planning Commission considered the request on June 28, 2022, and recommended approval by a vote of 5-0. This item was introduced by Council at its July 19, 2022 meeting.

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) Approve 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 Actions:

Two motions are necessary to approve this request:

1. A motion, that based on the application received and accompanying analysis, the proposed rezoning from R-H (Residential High Density), C-H (Commercial High Intensity) and C-L (Commercial Low Intensity) to PUD is in compliance with Development Code Section 24-204; and, therefore, approves the request.
2. A motion to adopt the ordinance and publish with reference to title only.

Attachments:

Ordinance

Planning Commission Summary (Staff Report) (June 28, 2022)

Planning Commission Minutes (June 28, 2022)

PowerPoint Presentation