

# 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 request for approval of the Hope Springs PUD Plan for the property located north of 32nd Street and east of future 27th Avenue

## Summary:

The applicant is requesting approval of a Preliminary PUD Plan for the purpose of developing a mixed-use development consisting of residential and commercial land uses known as the Hope Springs PUD. This PUD Plan is being presented alongside a rezone request.

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.

## 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 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 noted.

**Strategic Work Program Item or Applicable Council Priority and Goal:**

Consistency with Comprehensive Plan and Development Code standards.

**Decision Options:**

- 1) Approve the proposal as presented; or
- 2) Amend the proposal and approve as amended; or
- 3) Deny the proposal; or
- 4) Continue consideration of the proposal to a date certain.

**Council's Recommended Action:**

A motion that, based on the project summary and accompanying analysis, find that the proposed Hope Springs PUD plan is in compliance with the Development Code and is therefore approved.

**Attachments:**

Planning Commission Minutes (June 28, 2022)

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

PowerPoint