

Planning Commission Agenda Summary

January 11, 2022

Key Staff Contact: Darrell Gesick, Planner III, 970-350-9822

Title:

Public hearing to consider a Use by Special Review request to allow for a 42-bed medical care rehabilitation and recovery services hospital located at 6810 10th Street in the Commercial Low Intensity zone district

Summary:

The City of Greeley is considering a request by the applicant, Anthony Lampasona, on behalf of CAH Developments, LLC, for approval of a USR (Use by Special Review) to allow for a medical care and rehabilitation and recovery services hospital in the C-L (Commercial Low Intensity) zone district. The subject site is located south of 10th Street, east of 71st Avenue, and north of Sheep Draw, specifically at 6810 10th Street. The site is 5.3 acres in size. The applicant is proposing a 48,500-square-foot building and would operate 24 hours a day, seven days a week. It is anticipated that there would be approximately 45 staff members on the first shift and approximately 15 staff members on the second shift. The City of Greeley Development Code states that hospitals, primarily because of the overnight stay, require a USR approval in the C-L zone district.

Recommended Action:

Approval -

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for a Rehabilitation Hospital in the C-L (Commercial Low Intensity) Zone District is consistent with the 1998 Development Code criteria of Section 24-480(a) (Items 1 through 5), and; therefore, approve the Use by Special Review as submitted.

Denial –

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Use by Special Review for a Rehabilitation Hospital in the C-L (Commercial Low Intensity) Zone District is not consistent with the 1998 Development Code criteria of Section 24-480(a) (Items 1 through 5), and; therefore, deny the Use by Special Review as submitted.

Attachments:

Staff Report

Attachment A – Vicinity Map

Attachment B – Photo Aerial

Attachment C – Narrative

Attachment D – Site Plan

Attachment E – Landscaping Plan
Attachment F – Building Elevations
Attachment G – Notice Boundary Area