

Council Agenda Summary

June 7, 2022

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

Becky Safarik, Interim Community Development Director, 970-350-9786

Title:

Public hearing and second reading to consider a request to rezone from H-A (Holding Agriculture) to PUD (Planned Unit Development) for 822 acres of property located south of U.S. Highway 34, west of State Highway 257, and east of CR 17, and final reading of an ordinance changing the official zoning map to reflect the same (Delantero Rezone)

Summary:

The applicant, Rick Hearing on behalf of APEX VISTA, LLC, is requesting a rezone for the purpose of developing a mixed-use development consisting of residential, commercial, and industrial uses known as the Delantero PUD. As Preliminary PUD Plans require only a public hearing, that request will be presented concurrently with this rezone.

The proposed PUD would consist of a mix of residential, commercial, and industrial uses. Parks, open space, and trails are incorporated into the project to allow for pedestrian connectivity throughout the development and to connect to future trail systems. Residential units would include single-family detached, courtyard single-family detached, two family attached, townhomes, and multi-family throughout the development. Approximately 421 acres is intended for residential development. It is anticipated that the residential units could range from 2,418 residential units to 5,841 residential units. Commercial and industrial areas are planned to be next to major roadways to minimize impacts to lower density residential. Commercial and industrial areas would account for approximately 110 acres of the overall development. A school site is planned to be centrally located within the development. Community amenities would include several parks that would provide recreation opportunities. Parks and open space would account for approximately 140 acres. The remaining acreage would be used for rights-of-way, detention ponds, and existing oil and gas facilities.

The Delantero PUD has provided specific land uses for each planning area alongside specific development standards. A total of eight planning areas are proposed as part of the overall development. Reduced lot sizes, setbacks, and variations in building heights as proposed are supplemented by specific residential development standards to ensure a cohesive environment, as well as trail connectivity and access to parks and open spaces).

The Planning Commission considered the request on May 10, 2022 and recommended approval by a vote of 5-0. Development of the site would be subject to evidence of an approved oil and gas Surface Use Agreement.

Fiscal Impact:

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| 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 rezone and adopt the ordinance as presented; or
- 2) Approve the rezone, amend the ordinance and adopt as amended; or
- 3) Deny the zone change of zone and ordinance; or
- 4) Continue consideration of the rezone request and 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, accompanying analysis and Planning Commission recommendation, the proposed rezoning from PUD (Planned Unit Development – Centerplace) to MU-H (Mixed-Use High Intensity) is found to be in compliance with Development Code Section 24-204 and, therefore, approve the request (Delantero Rezone).
2. A motion to adopt the ordinance and publish with reference to title only.

Attachments:

Ordinance

Planning Commission Minutes (draft - May 10, 2022)

Planning Commission Summary (Staff Report) (May 10, 2022)

Citizen communication received after staff report

PowerPoint – staff

PowerPoint – applicant