

Council Agenda Summary

June 7, 2022

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

Becky Safarik, Interim Community Development Director, 970-350-9876

Title:

Public hearing to consider approval of the Delantero Preliminary PUD Plan for property located south of Highway 34, west of State Highway 257, and east of CR 17

Summary:

The applicant, Rick Hearing on behalf of APEX VISTA, LLC, is requesting approval of a Preliminary PUD Plan for the purpose of developing a mixed-use development consisting of residential, commercial, and industrial uses known as the Delantero PUD. This PUD Plan is being presented concurrently with a rezone and is subject to approval of that zoning application.

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.

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 the Comprehensive Plan and Development Code standards.

Decision Options:

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

Council's Recommended Action:

A motion that, based on the project summary, accompanying analysis and Planning Commission recommendation, the proposed Delantero Preliminary PUD plan is found to be in compliance with the Development Code and is therefore approved.

Attachments:

Planning Commission Minutes (May 10, 2022) – see *previous agenda item*

Planning Commission Summary (Staff Report) (May 10, 2022) – see *previous agenda item*

Citizen communication received after staff report – see *previous agenda item*

PowerPoint – see *previous agenda item*