

Council Agenda Summary

June 7, 2022

Key Staff Contact: Brittany Hathaway, Community Development, 350-9823

Becky Safarik, Interim Community Development Director, 350-9786

Title:

Public hearing and second reading to consider a request to rezone from PUD (Planned Unit Development – Centerplace) to MU-H (Mixed-Use High Intensity), changing the underlying land use designations for approximately 23.48 acres of property located south of Centerplace Drive, east of 47th Avenue and west of 35th Avenue and final reading of an ordinance changing the official zoning map to reflect the same (Watermark Rezone)

Summary:

The applicant requests to rezone from PUD to MU-H for a proposed mixed-use development that would include a multi-family apartment complex use and an adjacent commercial use. The multi-family use would encompass approximately 11 acres of the parcel and 2 acres would be available for commercial uses.

The parcel contains an approximate 4-acre area of ecological significance, which would be preserved as open space. The open space is proposed also include a prospective private park of roughly 2 acres on the east side of the project, abutting the existing Longsview Townhome development.

The Planning Commission recommended approval of the request at the April 26, 2022 meeting by a vote of 4-0.

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.

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) Adopt the ordinance as presented; or
- 2) Amend the ordinance and adopt as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

Two motions are necessary to approve this request:

1. A motion to find 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 in compliance with Development Code Section 24-204 and, therefore, approve the request (Watermark Rezone);
2. A motion to adopt the ordinance and publish with reference to title only.

Attachments:

Ordinance

Planning Commission Summary (Staff Report) (April 26, 2022)

Planning Commission Minutes (April 26, 2022)

PowerPoint Presentation