

Planning Commission Agenda Summary

April 11, 2023

Key Staff Contact: Michael Franke, Planner I, 970-350-9782

Title:

The City of Greeley is considering a request from Stoneybrook 234 LLC to rezone 22.25 acres of land located south of F Street, west of N. 35th Avenue, and approximately ½ mile north of 4th Street from PUD (Planned Unit Development) and C-H (Commercial High Intensity) to R-MH (Residential Micro Housing) zone district (see Attachments A, C, and D)

Summary:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a recommendation to the City Council regarding the application in the form of a finding based on the review criteria in Section 24-204 of the Development Code.

The subject site was annexed into the City of Greeley in 1985 as part of the Puttnam Farm Annexation (02021700). The land has remained undeveloped since the time of annexation. In 1999, the land was subdivided into two separate lots (Lot 2 and Lot 3) as part of the Stoneybrook Subdivision Filing No. 1 (2710177). The intention of the current rezone request is to provide adequate zoning for expansion of the existing Stoneybrook Mobile Home Park development adjacent to this land.

Recommended Action:

City staff recommends approval of this rezoning request.

Attachments:

Staff Report

Attachment A – Zoning & Vicinity Map

Attachment B – Photo Aerial Map

Attachment C – Project Narrative

Attachment D – Rezone Boundary Map

Attachment E – Site Analysis Map

Attachment F – Zoning Suitability Map

Attachment G – Site Details