

Planning Commission Agenda Summary

March 8, 2022

Key Staff Contact: Kristin Cote, Planner, II, 350-9876

Title:

Public hearing to consider a Use by Special Review request to allow for the construction of an office and warehouse/shop use on a 13.311-acre site within the C-H (Commercial High Intensity) zone district, located on Lot B, Recorded Exemption No. 0957-2-3-RE-491, Greeley, Colorado

Summary:

The subject site was part of the 257 Spur Enclave Annexation, which was approved as an enclave annexation by the City Council on May 15, 2018 (Ordinance No. 28, 2018). The property was subsequently zoned C-H on May 15, 2018 (Ordinance No. 29, 2018).

The proposed interior warehouse use is subject to Use by Special Review approval for the use "Warehousing – site over 5 acres in size". This application was submitted to the City of Greeley on August 24, 2021 and was processed under the 1998 Greeley Municipal Code requirements. The owner proposes to develop the site with the construction of two buildings with a combined 14,025 square-feet for a material placement solution business.

Recommended Action:

Approval:

Based on the application received and the preceding analysis, the Planning Commission find that the proposed Use by Special Review for recreation vehicle/equipment, boat and personal vehicle storage located on a lot that is more than five (5) acres in the C-H (Commercial High 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 find that the proposed Use by Special Review for recreation vehicle/equipment, boat and personal vehicle storage located on a lot that is more than five (5) acres in the C-H (Commercial High Intensity) zone district is not consistent with the 1998 Development Code criteria of Section 24-480(a) (Items 1 through 5); and, therefore, deny pprove the Use by Special Review as submitted.

Attachments:

Staff Report

Attachment A – Vicinity & Zoning Map

Attachment B – Project Narrative

Attachment C – Site Plan

Attachment D – Landscape Plan

Attachment E – Building Elevations

Attachment F – Septic Permit