

# Council Agenda Summary

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## Title:

Public hearing to consider a change of zone from PUD (Planned Unit Development - Promontory Preliminary PUD) to PUD (Planned Unit Development - Promontory Preliminary PUD, Areas M & N, 1st Amendment) zoning within Tract B, Promontory Imagine School, Second Filing only for approximately 40.91 acres of property, located north of Highway 34 Bypass, east of Promontory Parkway and south of future 20th Street, known as Promontory PUD, Areas M & N, 1<sup>st</sup> Amendment, and final reading of an ordinance changing the official zoning map to reflect the same

## Summary:

The applicants are requesting to rezone approximately 40.91 acres from PUD (Planned Unit Development) to PUD (Planned Unit Development), known as the Promontory Preliminary PUD, Areas M & N, 1<sup>st</sup> Amendment, and remove the commercial acreage cap within Tract B, Promontory Imagine School, Second Filing. As proposed, the applicants also request to consolidate uses to allow all C-H (Commercial High Intensity and R-H (Residential High Density) uses, including school uses. These proposed uses are found in the attached Planning Commission Summary.

The existing PUD allows for the following uses:

Area N : animal uses, veterinary clinics (no outdoor runs), art, dance, photo studios, galleries, auto uses, car wash, banks, savings and loan, financial institutions, ATM's, drive-up windows, bars, taverns, nightclubs, lounges, bowling alleys, brew pub, convenience stores with or without gas sales, dry cleaning (no cleaning on-site), gas stations, gas stations with repair, lube and tire shops, laundromats, personal service shops (beauty, barber, tanning and nail salons, shoe repair, similar, pet stores, printing, copying shops, mail centers, membership clubs, health clubs, marital areas studios, restaurants – cafes, and other eating establishment (including outdoor seating eating areas), drive up windows, Retail sales – under 3,000 square feet, 3,000 to 40,000 square feet, large retail (over 40,000 square feet).

Area M: Single family dwellings, multi-family dwellings, two family dwellings, townhouse dwellings, as well as the following uses, not to exceed 15% of the acreage contained within each Planning area: banks, savings and loan, financial institutions, ATM's, drive-up windows, medical and dental offices and clinics, hotel, motel, office, recreation uses – community recreation buildings, indoor, outdoor extensive (skating rinks, bowling alleys, video arcades, tennis courts, swimming pools, etc.), membership clubs, health clubs, open space, parks (pocket), park (neighborhood), park (community / regional), restaurants, retail sales not to exceed 40,000 square feet, fire stations, schools, recreation uses.

The subject site is located north of Highway 34 Bypass, east of Promontory Parkway and south of future 20th Street.

The Planning Commission considered this request on May 11, 2021 and recommended approval by a vote of 7-0.

**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:**

- A) A motion that, based on the application received and the Project Summary and accompanying analysis, the proposed amendment to the Promontory Preliminary PUD, Areas M & N, within Tract B, Promontory Imagine School Second Filing, meets the applicable Development Code criteria, Sections 24-625 (c)(3) a. b. f. g. and h. and Section 24-663 (b) 1 and 2; and, therefore, the rezoning is approved.
- B) A motion to adopt the ordinance and publish with reference to title only.

**Attachments:**

Ordinance

Planning Commission Minutes-Draft (May 11, 2021)

Planning Commission Summary (Staff Report) (May 11, 2021)

PowerPoint Presentation