

# **Amending Title 24 to Adopt Chapter 1 – General Provisions and Chapter 2 – Procedures**

**CU2021-0002 & CU2021-0003**

**City Council Public Hearing**

**June 15, 2021**



# Chapters 1 & 2 – Adoption Process

- **Work sessions Technical Committee, PC, CC**
- **PC Public Hearing**
  - **May 18, 2021 – Recommendation for approval**
- **CC Adoption**
  - **June 1, 2021 (1<sup>st</sup> Reading)**
  - **June 15, 2021 (Public Hearing)**
  - **September 21, 2021 – CC 2<sup>nd</sup> Reading (no public comment planned)**



# Chapter 1

## Chapter 1. General Provisions

Section 24-101	Overview
Section 24-102	Interpretation
Section 24-103	Administration
Section 24-104	Enforcement
Section 24-105	Nonconformities

# Chapter 1 - Summary

- **Tie to existing plans & strategies**
  - **Comp Plan; parks, trails & civic spaces; street design & multi-modal networks; housing opportunities; coordinated development**
- **Resources, guides, and industry standards**
- **Clear intent statements**
- **Nonconforming uses**
  - **Single-family not permitted in a zone district may be enlarged**
  - **Benign Nonconformities**



# Chapter 2

## Chapter 2. Procedures

- 24-201 General – All Applications
- 24-202 Minor Subdivision
- 24-203 Major Subdivision
- 24-204 Rezoning
- 24-205 Planned Unit Development
- 24-206 Use by Special Review
- 24-207 Site Plan
- 24-208 Alternative Compliance
- 24-209 Variance
- 24-210 Appeals of Administrative Decision
- 24-211 Code Amendments
- 24-212 Vacation & Dedication of Easements
- 24-213 Vacation & Dedication of Right-of-way
- 24-214 Annexation



# Chapter 2 - Summary

- **Addition of a Procedures Summary Table**
- **Revision to Preliminary Plats**
- **Clarification regarding processing concurrent applications**
- **Modifications to public notice procedures**
- **Addition of a Condominium Plat process**
- **Separation of plats from Planned Unit Development's (PUD)**
- **Clarification regarding plan elements of a PUD**
- **Addition of criteria for minor PUD amendments**
- **Clarification to Alternative Compliance review criteria**
- **Revision to require variances to meet all criteria**
- **Revision to minor variance thresholds**



# Chapters 1 & 2 – Notice & Comments

- **Notice published in the Greeley Tribune**
- **Drafts posted on the City's website**
- **Referrals were sent to neighboring communities**
- **No comments received from the public or referral agencies**



# Recommendation

- **Recommend approval of the proposed revisions to Title 24, Chapters 1 and 2**
- **Recommended Motion:**  
**A motion to direct staff to bring back the ordinance as presented for a second reading on September 21, 2021.**

