

Council Agenda Summary

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Title:

Introduction and first reading of an ordinance changing the official zoning map of the City of Greeley, Colorado, from PUD (Planned Unit Development - Promontory Preliminary PUD) to PUD (Planned Unit Development - Promontory Preliminary PUD, Areas F, L & M, 2nd Amendment) zoning for approximately 99.233 acres, located east of Promontory Parkway, south of 16th Street and north of future 20th Street

Summary:

The City of Greeley is considering a request by Promontory Investments, LLC on behalf of Weldco Investors LLC for a Preliminary PUD amendment. The applicant is proposing to add all R-L (Residential Low Density) uses to Area F and to relocate the required city park location from Area F to within Areas L and M. The proposed uses are found in the attached Planning Commission Summary.

The existing PUD allows for the following uses:

Area F: To be dedicated to the City for parks, open space, and the extension of the park and lake within Area E, Fire Station and Schools.

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 east of Promontory Parkway, south of 16th Street and north of future 20th Street.

The Planning Commission considered this request on May 25, 2021 and recommended approval 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) Introduce the ordinance as presented; or
- 2) Amend the ordinance and introduce as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and final reading for July 6, 2021.

Attachments:

Ordinance

Vicinity Map

Planning Commission Summary (Staff Report) (May 25, 2021)

Planning Commission Minutes-Draft (May 25, 2021)