

# Council Agenda Summary

November 1, 2022

Key Staff Contact: Becky Safarik, Community Development Director, 970-350-9786

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## Title:

Public hearing and second reading of an Ordinance changing the official zoning map of the City of Greeley, Colorado, from Holding-Agriculture (H-A) to Residential-High Density (R-H), changing the underlying land use designations for approximately 31.19 acres of property located north of and adjacent to 13th Street and the Fox Run Neighborhood, approximately 500' west of 59<sup>th</sup> Avenue, and approximately 580' south of 10th Street (ZON2021-0016) (13<sup>th</sup> Street Apartments Rezone).

## Summary:

The property owner, Bear Rock, LLC, represented by Sam Coutts and Klara Rossouw of Ripley Design, requests a rezone of the subject property to allow for residential development options. The applicant is looking to incorporate residential density in the area to support existing and future commercial properties located adjacent to the property to the north along 10<sup>th</sup> Street and to the east along 59<sup>th</sup> Avenue.

The Planning Commission considered this request on September 27, 2022, conducted a public hearing, and voted to recommend approval to rezone the property by a vote of 5-0. City Council introduced this ordinance at its October 18, 2022 meeting.

## 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?	No
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 which includes the following public hearing steps:

- 1) City staff presentation
- 2) Council questions of staff
- 3) Applicant presentation
- 4) Council questions of applicant

- 5) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 6) Rebuttal, if requested
- 7) Council discussion
- 8) Council decision

**Other Issues and Considerations:**

None noted.

**Strategic Work Program Item or Applicable Council Priority and Goal:**

*Conformance with the policies of the City of Greeley Comprehensive Plan*

*Economic Health & Development:* Foster and maintain public and private investment in business development.

**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 motion that, based on the application received, the preceding analysis and Planning Commission recommendation, the proposed rezoning from Holding-Agriculture (H-A) to Residential-High Density (R-H) is in compliance with Title 24-204(b) and is therefore approved

**Attachments:**

Ordinance

Planning Commission Minutes (draft, September 27, 2022)

Planning Commission Summary (Staff Report) (September 27, 2022)

PowerPoint presentations

Neighbor Letter