

Council Agenda Summary

November 1, 2022

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

Kristin Cote, Planner III, 970-350-9876

Title:

Public hearing and second reading of an Ordinance changing the official zoning map of the City of Greeley, Colorado from Commercial High Intensity (C-H) to Planned Unit Development (PUD) changing the underlying land use designations for approximately 19.995 acres of land located west of 23rd Avenue and south of 29th Street (Colorado Premium PUD)

Summary:

The property owner, K2D, Inc. dba Colorado Premium Foods, represented by Doug Kayl, applicant, requests a rezone of the subject property from Commercial High Intensity (C-H) to Planned Unit Development (PUD).

The parcel currently has a 172,520 square foot vacant former big box retail store on-site. The proposes for the rezone is to allow the use of manufacturing Food and Beverage – Major use on this site, along with all C-H (Commercial High Intensity) uses.

The Planning Commission considered this request on October 11, 2022, conducted a public hearing, and voted to recommend approval to rezone the property by a vote of 7-0.

City Council introduced this ordinance at its October 18, 2022 meeting. Approval of this ordinance is subject to approval of an accompanying PUD land use request.

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 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 C-H (Commercial High Density (C-H) to Planned Unit Development (PUD) is in compliance with Title 24-204(b) and therefore, recommends approval (Colorado Premium PUD).

Attachments:

Ordinance

Planning Commission Minutes (draft, October 11, 2022)

Planning Commission Summary (Staff Report) (October 11, 2022)