

# Council Agenda Summary

November 1, 2022

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

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## Title:

Public hearing to establish a Planned Unit Development plan to allow all C-H (Commercial High Intensity) uses and manufacturing food and beverage major use on approximately 19.995 acres of land located West of 23<sup>rd</sup> Avenue and South of 29<sup>th</sup> Street (Project No. PUD2022-0002) (Colorado Premium PUD)

## Summary:

The property owner, K2D, Inc. dba Colorado Premium Foods, represented by Doug Kayl, applicant, requests a Planned Unit Development Plan on approximately 19.995 acres of land located West of 23<sup>rd</sup> Avenue and South of 29<sup>th</sup> Street.

The parcel currently has a 172,520 square foot vacant former big box retail store on-site. The plan proposes 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 of this PUD plan by a vote of 7-0.

This item will be presented in conjunction with the following agenda item which includes an ordinance to change the official zoning map to reflect the change of zone to PUD. That ordinance was introduced by City Council 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?	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, find that the Colorado Premium Planned Unit Development ("Colorado Premium PUD") plan is in compliance with Title 24-205(c) and is therefore approved, subject to approval of an ordinance changing the official zoning map of the City of Greeley reflected said change of zone.

**Attachments:**

Planning Commission Minutes (draft, October 11, 2022)  
Planning Commission Summary (Staff Report) (October 11, 2022)  
PUD and Rezone Presentation