

Council Agenda Summary

September 6, 2022

Key Staff Contact: Kristin Cote, Planner III, 970-350-9876; Becky Safarik, Interim Community Development Director, 970-350-9786

Title:

Introduction and first reading of an Ordinance changing the official zoning map of the City of Greeley Colorado, from R-E (Residential Estates) to R-H (Residential High Density) for 42.01 acres of property located south and west of US Highway 34 Bypass and west of 71st Avenue. (ZON2022-0004)(Cobblestone Rezone)

Summary:

The applicant, Max Moss on behalf of HF2M, Inc., requests the rezone of approximately 42.01 acres from R-E (Residential Estates) to R-H (Residential High Density) zone district. The subject site is located south and west of US Highway 34 Bypass and west of 71st Avenue. The purpose of the rezone is to allow the developer to construct a mix of residential product types that would be complimentary to the planned Cobblestone single-family residential development uses south of and adjacent to the subject rezoning parcels

The Planning Commission conducted a public hearing to consider this request on August 23, 2022, and voted 5-1 (one vacancy) to recommend approval.

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.

Strategic Work Program Item or Applicable Council Priority and Goal:

Infrastructure & Growth: Establish the capital and human infrastructure to support and maintain a safe, competitive, appealing and successful community.

Housing for All: Establish the expectations and opportunities for a full range of housing types

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 second reading for September 20, 2022.

Attachments:

Ordinance

Vicinity Map

Planning Commission Summary (Staff Report, August 23, 2022)