

Council Agenda Summary

October 4, 2022

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

Darrell Gesick, Planner III, 970-350-9822

Title:

Public hearing and second reading of an Ordinance removing the Development Concept Master Plan ("DCMP") from the Boomerang Ranch Phase 2 development comprised of 31.26 acres of property located South of 10th Street, East of 83rd Avenue, North of 12th Street, and West of 80th Avenue (ZON2021-0005).

Summary:

The applicant, MCVI Boomerang Greeley, LLC, requests removal of the DCMP overlay designation on the subject property to allow for more development options. When attached to a property a DCMP remains effective until revised, amended, or removed using the same procedures under which the original plan was approved. Therefore, to remove the DCMP, an amendment must be formally processed and approved by ordinance. The subject site is 31.25 acres in size and is located south of 10th Street, east of 83rd Avenue, north of 12th Street, and west of 80th Avenue.

The Planning Commission considered this request on September 13, 2022, conducted a public hearing, and voted to recommend approval to eliminate the DCMP from the property 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?	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, find that the proposed removal of the DCMP (Development Concept Master Plan) from the Boomerang Ranch Phase 2 development meets 1998 Development Code Section 24-625(c)(3) a, b, f, g, and h; and therefore, adopt the Ordinance and publish with reference to title only.

Attachments:

Ordinance

Planning Commission Minutes (draft, September 13, 2022)

Planning Commission Summary (Staff Report) (September 13, 2022)

PowerPoint presentation