

Council Agenda Summary

September 20, 2022

Key Staff Contact: Becky Safarik, Interim Community Development Director

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Title:

Public hearing to consider two Resolutions for approval of a Colorado Revised Statutes Title 32 Special District Consolidated Service Plan precedent to formation of ten interrelated metropolitan districts known as Delantero Metropolitan Districts Nos. 1-10 that would provide public facilities financing, operations, and maintenance

Summary:

The City of Greeley is presented with a request for the approval of a Colorado Revised Statutes Title 32 Special District Service Plan and related Intergovernmental Agreement (IGA) precedent to formation of ten interrelated metropolitan districts that would provide public facilities financing, operations, and maintenance. The 817-acre property is proposed for mixed-use development. This item requires a public hearing and noticing in accordance with the requirements of C.R.S §32-1-204.

The ultimate service area of the district would consist of a mix of residential, commercial, and industrial uses. Parks, open space, and trails are incorporated into the project to allow for pedestrian connectivity throughout the development and to connect to future trail systems. Residential units would include single-family detached, courtyard single-family detached, two family attached, townhomes, and multi-family throughout the development. Approximately 421 acres is intended for residential development. It is anticipated that the residential units could range from 2,418 residential units to 5,841 residential units.

Commercial and industrial areas are planned to be next to major roadways to minimize impacts to lower density residential. Commercial and industrial areas would account for approximately 110 acres of the overall development. A school site is planned to be centrally located within the development. Community amenities would include several parks that would provide recreation opportunities. Parks and open space would account for approximately 140 acres. The remaining acreage would be used for rights-of-way, detention ponds, and existing oil and gas facilities.

The Delantero PUD has provided specific land uses for each planning area alongside specific development standards. A total of eight planning areas are proposed as part of the overall development. Reduced lot sizes, setbacks, and variations in building heights as proposed are supplemented by specific residential development standards to ensure a cohesive environment, as well as trail connectivity and access to parks and open spaces). Ten districts are being requested to ensure that future taxpayers of each district are paying for the public improvements and services being provided therein; to ensure coordinated administration of construction and operation of public improvements and delivery of those improvements in a timely manner; and assure that improvements are constructed in a timely and cost-effective manner.

Additional information is provided in the attached Staff Report, and the proposed Service Plan has been reviewed by the Planning Division, Finance Department, and City Attorney's Office.

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:	Approval of the proposed Service Plan and creation of the district does not create financial obligations for the City, and may relieve it of some, depending on future proposed development in the area.

Legal Issues:

Consideration of this matter is a legislative process which includes the following public hearing steps:

- 1) City staff presentation (if requested)
- 2) Council questions of staff
- 3) Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
- 4) Council discussion
- 5) Council decision

Other Issues and Considerations:

None noted

Strategic Work Program Item or Applicable Council Priority and Goal:

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

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

Decision Options:

- 1) Adopt the resolutions as presented; or
- 2) Amend the resolutions and adopt as amended; or
- 3) Deny the resolutions; or
- 4) Continue consideration of the resolution to a date certain.

Council's Recommended Action:

Two motions are necessary to approve this request:

1. A motion that, based on the application received and the preceding analysis, the City Council finds that the request for the approval of a Colorado Revised Statutes Title 32 Special District Service Plan for Delantero Metropolitan Districts Nos. 1-10 is in conformance with the City of Greeley's Municipal Code Chapter 9; and therefore, approves the request and adopts the Resolution.
2. A motion to adopt the Resolution approving the Intergovernmental Agreement between the City of Greeley and Delantero Metropolitan District Nos. 1-10, regarding the Service Plan for the Districts.

Attachments:

Resolution – Service Plan
Resolution - IGA
Staff Report
Staff PowerPoint
Applicant PowerPoint