

Council Agenda Summary

September 20, 2022

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

Title:

Public hearing and second reading to consider a request to rezone approximately 42.01 acres of property located east of 71st Avenue, north of 8th Street, and northeast of 69th Avenue from Residential Estate (R-E) and Commercial Low Intensity (C-L) to Residential High Density (R-H) and second reading of an Ordinance changing the official zoning map to reflect the same (Cobblestone Rezone)

Summary:

The applicant requests to rezone the subject property from Residential Estate (R-E) and Commercial Low Intensity (C-L) to Residential High Density (R-H) to allow for a proposed mixed use residential development.

The parcel currently has a farm use on the northwest corner. Oil and gas facilities have recently been removed from the southwest corner of the property. The remainder of the acreage is vacant land with no natural, unique, or special topography, vegetation, wildlife, or other factors that could influence development options.

The Planning Commission conducted a public hearing for this request at its August 23, 2022 meeting and, finding compliance with relevant Development Code criteria, recommended approval of the request by a vote of 4-1.

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:

Consistency with Comprehensive Plan and Development Code standards.

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

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:

Two motions are necessary to approve this request:

1. A motion that, based on the application received and accompanying analysis, the proposed rezoning from Residential Estate (R-E) and Commercial Low Intensity (C-L) to Residential High Density (R-H) is in compliance with Development Code Section 24-204; and, therefore, approve the request.
2. A motion to adopt the ordinance and publish with reference to title only.

Attachments:

Ordinance

Planning Commission minutes (draft, August 23, 2022)

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

Public Comment Letters

Power Point Presentation – staff

Power Point Presentation - applicant