



# Council Agenda Summary

May 2, 2023

Key Staff Contact: Don Threewitt, Interim Community Development Director Michael Franke, Planner

**Title:**

Public hearing and second reading of an Ordinance changing the official zoning map of the City of Greeley, Colorado, from Planned Unit Development (PUD) and Commercial-High Intensity (C-H) zone districts to the Residential Micro-Housing (R-MH) zone district changing the underlying land use designations for approximately 22.25 acres of property located south of F Street, west of N. 35<sup>th</sup> Avenue, and approximately one-half mile north of 4<sup>th</sup> Street (Stoneybrook)

**Summary:**

Stoneybrook 234, LLC, represented by Atwell, LLC (Donna Barrentine, PE) has submitted a request to rezone lots 2 and 3 from PUD and C-H zoning districts to the R-MH zoning district for the expansion of the existing Stoneybrook Mobile Home development on approximately 22.25 acres of land.

The subject site was annexed into the City of Greeley in 1985 as part of the Puttnam Farm Annexation. The land has remained undeveloped since the time of annexation. In 1999, the land was subdivided into two separate lots (Lot 2 and Lot 3) as part of the Stoneybrook Subdivision Filing No. 1. The intention of the current rezone request is to provide adequate zoning for expansion of the existing Stoneybrook Mobile Home Park development adjacent to this land.

The Planning Commission recommended approval of this rezone with a 7-0 vote at its April 11, 2023 meeting. The ordinance for this item was introduced at the Council’s April 18, 2023 meeting.

**Fiscal Impact:**

Does this item create a fiscal impact on the City of Greeley?	No
Is there grant funding for this item?	N/A

**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 Focus Area:**

Conformance with the Comprehensive Plan and Development Code.

**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 zoning request:

1. A motion that, based on the application received, the preceding analysis, and Planning Commission recommendation, the proposed rezoning from PUD and C-H zoning districts to the R-MH zoning district is found to be in compliance with Title 24-204(b) and therefore approve the request.
2. A motion to adopt the ordinance and publish with reference to title only.

**Attachments:**

Ordinance

Planning Commission Minutes (April 11, 2023) - Draft  
Stoneybrook Rezone – PC Staff Report and Attachments  
Stoneybrook Rezone - Staff Presentation  
Stoneybrook Rezone - Applicant Presentation