

Planning Commission Agenda Summary

May 10, 2022

Key Staff Contact: Darrell Gesick, Planner III, 970-350-9822

Title:

Public hearing to consider a rezone from H-A (Holding Agriculture) to PUD (Planned Unit Development) for 822 acres of property located south of Highway 34, west of State Highway 257, and east of County Road 17, known as the Delantero Rezone (ZON2021-0009)

Summary:

The City of Greeley is considering a request from Rick Hearing, LAI Design Group, on behalf of Apex Vista, LLC to rezone approximately 822 acres from H-A (Holding Agriculture) to PUD (Planned Unit Development) for property located south of Highway 34, west of State Highway 257, and east of CR 17. The purpose of the rezone is to allow for a mixed-use development that would include residential, commercial, and industrial uses.

Recommended Action:

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from H-A (Holding Agriculture) to Planned Unit Development (PUD) is in compliance with the 1998 Development Code, Section 24-625(c)(3) a, b, d, e, f, g and h, and therefore, recommends approval (or denial) with the following condition:

The approval is contingent up compliance with Colorado Revised Statutes, Section 30-28-133(10) (Attachment G).

Attachments:

Attachment A – Zoning/Vicinity Map
Attachment B – Photo Aerial Map
Attachment C – Project Narrative
Attachment D – PUD Document
Attachment E – Intergovernmental Agreement with Windsor
Attachment F – Notification Boundary
Attachment G – Opposition Letter