

# Planning Commission Agenda Summary

February 22, 2022

Key Staff Contact: Brittany Hathaway, Planner III, 350-9823

## Title:

The City of Greeley is considering a request for a rezoning from PUD (Planned Unit Development) to PUD and a Preliminary PUD Plan for approximately 277.6 acres of property located north of US Highway 34 Business and west of 101st Avenue.

## Summary:

The applicant, Todd Johnson, on behalf of Poudre Bay Partners, is requesting a rezone for the purpose of developing a mixed-use development consisting of residential, industrial, and commercial uses known as the Poudre Heights PUD.

The subject was included in the 2013 Lake Bluff PUD, which has since expired. This area is requested to be rezoned from PUD (Lake Bluff - expired) to PUD (Poudre Heights).

The applicant plans a mix of residential housing options including multi-family, attached single-family, and detached single-family with a maximum unit count of 1,185 at an overall residential density of 4.27 units per acre over the approximate 100 acres dedicated to residential uses. Mixed-uses would account for 108 acres with residential density averaging 6.6 units per acre. Commercial and limited industrial uses would also be permitted in the mixed-use planning areas. Industrial uses would account for 30 acres and would be located on the western boundary of the project, adjacent to existing industrial zoning and land uses part of the Golden Triangle PUD. Approximately 50 acres would be reserved for both private and public open space and bluff preservation. Two pocket parks, a City neighborhood park, and an amenity center are also proposed

The Poudre Heights PUD proposes specific uses for each planning area alongside specific development standards. Lot standards as proposed would vary from the City of Greeley Standards, allowing for smaller lot sizes and cluster developments. Reduced lot sizes and setbacks as proposed are supplemented residential development standards to ensure a cohesive environment, as well as trail connectivity and access to parks and open spaces.

## Recommended Action:

Recommendation of approval

## Attachments:

Planning Commission Summary (Staff Report) (February 22, 2022)

Attachment A – Zoning/Vicinity Map

Attachment B – Project Narrative

Attachment C – PUD Document

