

Grein Property Planned Development

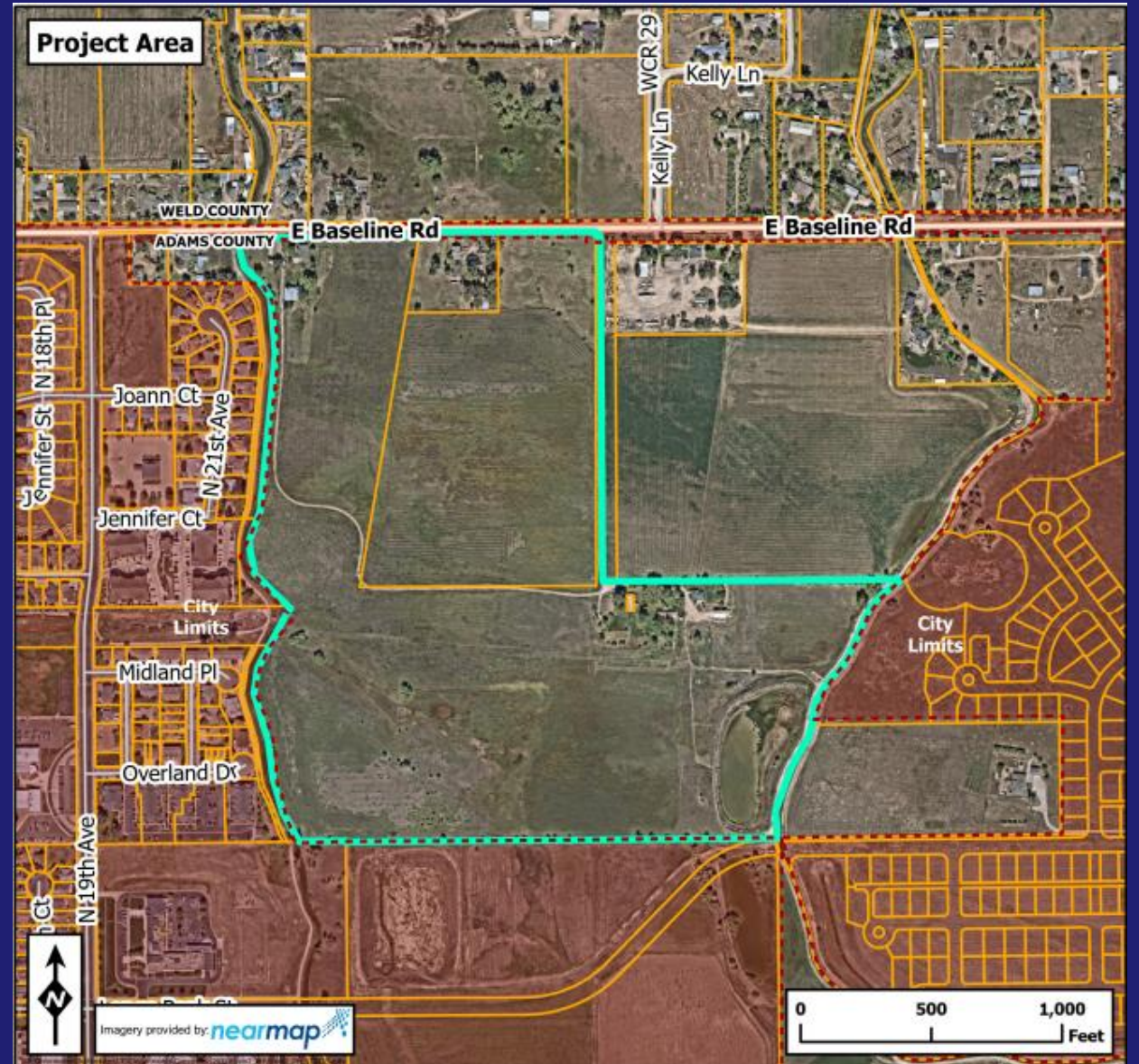
City Council – April 21, 2026

Applicant/Property Owner:
Project Contact:
City Staff Representative:
City Department:

Ivan E. Grein Living Trust and CC Realty LLC
Travis Frazier of Redland
Emma Lane, AICP, Senior Planner – Historic Preservation
Community Development

Subject Property Location

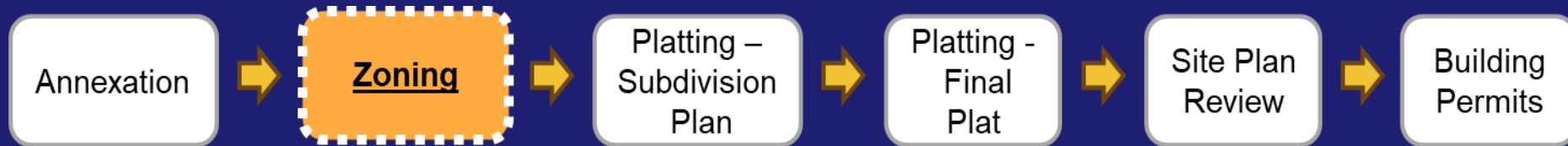
The property is generally located to the north of the Longs Peak Street alignment, south of East Baseline Road, east of the Fulton Ditch and west of the North 27th Avenue alignment and the Brighton Lateral Ditch.



Aerial Map

Purpose

- The request is to rezone the Property from the current Adams County Agriculture-1 (A-1) zoning to Planned Development (PD).



Process

- Zoning is the second step in the land development process.
- Staff used the New Planned Development criteria from the Land Use & Development Code to review the proposal.

Background

- City Council conducted a public hearing on March 3, 2026 and discussed modifications to the Planned Development.
- The Planned Development was passed on first reading without modification.

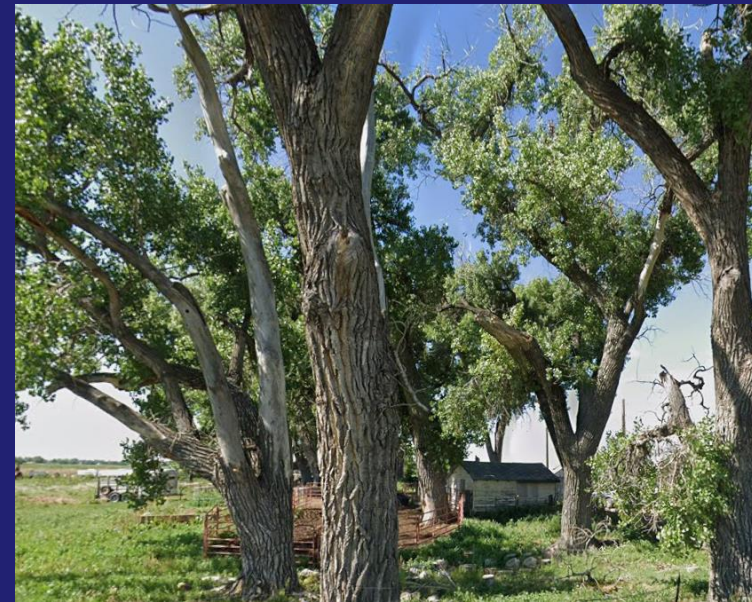
Revised Planned Development

- Staff worked with the Applicant to revise the Planned Development to remove the historic homes. This revised Planned Development is also before City Council for consideration.

Grein Property PD

Preservation of Existing Site Character

- Groves of existing trees along Baseline Road as well as interior to the site shall be preserved.
- Staff was given direction to remove reference to the historic homes from the PD, which were previously mentioned on this slide.



Trees to be preserved

Options for City Council

- Approve the original Planned Development via original ordinance; or
- Approve the revised Planned Development via ordinance; or
- Deny the Planned Development; or
- Continue the item to be heard at a later, specified date if the Council feels it needs additional information to ensure compliance with the approval criteria as set forth in the Land Use & Development Code.