



Cisneros Rezoning

City Council
April 18, 2023
Caleb Jackson, Planner III

Request & Site Background



- Request:
 - Rezone 2.54 acres from C-H (Commercial High Intensity) to I-L (Industrial Low Intensity)
- Background:
 - Site annexed in 1980
 - Zoned the equivalent of C-H in 1980
 - Remains undeveloped

Location



- Northwest corner of 31st Ave at 29th St
- Surrounding Zoning and Land Uses:
 - North: C-H | Commercial Condos
 - East: C-H | Auto Rental & Outdoor RV/Boat/Vehicle Storage
 - South: H-A | Undeveloped
 - West: I-L | Food Processing

Possible Uses Summary

Either C-H or I-L

- Office
- Medical
- Restaurant
- Automobile Uses
- Personal Services
- Retail
- Warehouse

Only C-H

- Residential

Only I-L

- General Manufacturing
- Distribution Center
- Outdoor Storage
- Food processing
- Crematorium

Considerations

Approval Criteria

- Rezone Criteria – 24-204
Nine Criteria Used to Evaluate Rezoning applications
- The proposed Rezoning is consistent with the criteria as outlined in your Summary

Notification

- 56 notice letters
- Sign posted on the property
- Two inquiries, no objection/support

Recommendation

- Planning Commission recommended approval (7-0) on 3.28.2023



Questions

Review Criteria



Rezone Criteria – Section 24-204(b) – Nine Criteria Used to Evaluate Rezones

- | | |
|----|--|
| 1) | <p>The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy, or guidance adopted pursuant to that plan</p> <ul style="list-style-type: none"><i>Employment, Industrial, and Commercial Area – Land Use Guidance Map</i><i>Objective GC-1.2 Form of Growth, Objective GC-4.3 Infill Compatibility</i> |
| 2) | <p>The proposal can fulfill the intent of the zoning district considering the relationship to the surrounding areas</p> <ul style="list-style-type: none"><i>Rezoning would allow development options that compliment the area</i> |
| 3) | <p>The area changed or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area</p> <ul style="list-style-type: none"><i>The area is developing into a commercial and increasingly industrial area. It is in the public interest to rezone the property to encourage development of the site.</i> |

Review Criteria



Rezone Criteria – Section 24-204(b) – Nine Criteria Used to Evaluate Rezones

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|----|---|
| 4) | <p>The existing zoning has been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity</p> <ul style="list-style-type: none"><i>Commercial zoning present since annexation in 1980, site remains undeveloped</i><i>Area is increasingly industrial, I-L zoning is more appropriate for the site</i> |
| 5) | <p>The proposed zoning will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces, and other open space; the pattern, scale and format of buildings and site; and the compatibility and transitions with other complimentary uses and development</p> <ul style="list-style-type: none"><i>Rezoning would provide additional opportunities to develop the site with low intensity industrial uses that compliment nearby commercial and industrial uses</i> |

Review Criteria



Rezone Criteria – Section 24-204(b) – Nine Criteria Used to Evaluate Rezones

6)	<p>The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district</p> <ul style="list-style-type: none"><i>Being in a developed area, the site has access to adequate services</i><i>Any service upgrades needed would be required at the time of development</i>
7)	<p>The change will serve a community need, provide an amenity, or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning or the property, making the proposed zoning more appropriate than the current zoning</p> <ul style="list-style-type: none"><i>The proposed rezoning would allow development options that are more appropriate for the site than the current zoning district</i>
8)	<p>Any reasonable anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community</p> <ul style="list-style-type: none"><i>Any impacts resulting from the rezone would be mitigated as part of the development review process</i><i>Traffic and drainage would be further evaluated at the time of a site plan application</i>

Review Criteria



Rezone Criteria – Section 24-204(b) – Nine Criteria Used to Evaluate Rezones

9)	The recommendations of professional staff or advisory review bodies
	<ul style="list-style-type: none"><i>Staff recommends approval of this rezoning request</i>

CISNEROS REZONE - PROJECT BOUNDARY MAP
PART OF TRACT "I" OF GALLERY GREEN THIRD ANNEXATION
 BEING A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
 CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

