



SENT VIA EMAIL ONLY

March 29, 2022

Alan W. Wiedeman
 8944 10th Street
 Greeley, CO. 80634
 Wiedeman Farms
 e_alnw@yahoo.com
 Cell 970-301-0555

Re: 8944 10th Street – Parcel No. 095907000075

Mr. Wiedeman:

This letter is in response to your request to build a 20,000 square foot storage building (100' x 200') on the northeast side of the subject property in which you indicated you would intend to store tractor trailers and farming equipment to serve the adjacent agricultural property. As was explained to you in earlier meetings, your property is zoned Residential – High Density (R-H) and Residential – Low Density (R-L) and has been so zoned since April 2006. Our research indicates there is an existing principal structure (1,200 square feet), as well as four accessory structures (totaling approximately 3,535 square feet), as well as a detached garage on the site.

On August 6, 2021, a building permit for a 20,000 square foot storage building (Permit No. BRX2108-0121) was submitted. On November 8, 2021, you and Jay Pier met with Community Development staff, Mike Garrott, Michael Franke, and me to discuss your request for the storage building. We noted that the storage building you hoped to construct on the site is not allowed under the residential zoning on the property. You are entitled to the historic agricultural use of the property, but not allowed to expand that use under the changed residential zoning. Based upon our earlier discussion, we have again reviewed and discussed under what conditions the type of building you seek to build could be allowed and have identified two options, both of which would entail rezoning of the property and each carries some trade-offs:

1. Rezone the property to Holding Agriculture (HA): this zoning is contemplated with undeveloped parcels of land that have been used for agriculture and may have some structures on the site directly related to that historic use (e.g. single family home, corrals, barn, etc.). This zoning category would also allow an accessory building, but only up to

5,000 sq. ft in size. This category of zoning is considered transitional until a permanent use and zoning of the site is determined so may be considered acceptable under the City's Comprehensive Plan. So, while a large accessory use is possible to support the on-site agricultural use (only), it would be smaller than you had envisioned.

2. Rezone the property to Light Industrial (I-L): warehouses and industrial buildings are allowed in this zoning category at the size you seek, but would also include other site improvements such as paved parking, landscaping, etc. It could also render some of the existing uses on the site as lawfully non-conforming (e.g. the residential uses), which means they could continue to be used as historically developed but not expanded. Industrial zoning at this location has not been contemplated as desirable under our Comprehensive Plan so may not be easily supportable.

Rezoning applications involve review and analysis and public hearings before the Planning Commission and City Council, which makes the final decision. This process includes fees, required submittals usually prepared by a professional engineer or land planner, and can take 6-9 months to complete.

Based upon your description of your interest in the use of the large storage building at this property it seems the avenues open to you for this purpose may have some downsides to consider. Let me know if you have additional questions or if you would like to discuss or pursue the rezoning application process in further detail.

Sincerely,



Becky Safarik
Interim Community Development Director/Deputy City Manager
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cc: Mike Garrott, AICP, Planning Manager, mike.garrott@greeleygov.com
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