

Council Agenda Summary

April 19, 2022

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Title:

Public hearing to consider a request to rezone from I-M (Industrial Medium Intensity) to R-E (Residential Estate) and I-M (Industrial Medium Intensity) for 82.62 acres of property located at 15756 County Road 66 (southwest corner of AA Street and North 47th Avenue), known as the Leffler Rezone, and final reading of an ordinance changing the official zoning map to reflect the same

Summary:

The City of Greeley is considering a request by Richard Leffler, Lois Leffler and Phillip Leffler to rezone approximately 82.62 acres of land from I-M (Industrial Medium Intensity) to R-E (Residential Estate) and I-M. The applicants are proposing three residential lots for the proposed R-E zone district, two of which already have residential homes, and one lot for a future residential home for the family farm. The industrial zoned land would remain as a farm.

The subject site was annexed as part of the North Poudre Annexation and zoned I-2 (Medium Industrial) in 1982. The zoning classifications were changed in 1998, when the Development Code was revised. The existing zoning of I-M is the modern equivalent to I-2.

The annexation and zoning of the subject site was part of a larger annexation and zoning with the intent of several property owners to entice a large industrial user. That industrial user decided to locate in another jurisdiction, and this property, as well as several others, have remained in the same zoning district since the early 1980's. The subject site has been used as a family farm for decades, and has several homes and accessory structures associated with the farming practice. With this application, the property owner is proposing to rezone 82.62 acres of land for the purpose of creating three residential lots for two existing homes, and one new residential lot for a future home, while leaving the balance of the land as industrial. Under the current Code, residential uses are not allowed in the Industrial zone district. For the applicant to build a future home, the areas requested for R-E (Residential Estate) would need to be rezoned. The rezone does include adjacent right-of-way.

The applicant is proposing to subdivide the land through the minor subdivision process. An application has been submitted, and is being reviewed concurrently with this rezone application. Minor subdivisions are reviewed and approved administratively.

The Planning Commission considered this request on March 22, 2022, and recommended approval by a vote of 6-0.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley?	No
If yes, what is the initial, or, onetime impact?	
What is the annual impact?	
What fund of the City will provide Funding?	
What is the source of revenue within the fund?	
Is there grant funding for this item?	N/A
If yes, does this grant require a match?	
Is this grant onetime or ongoing?	
Additional Comments:	

Legal Issues:

Consideration of this matter is a quasi-judicial process.

Other Issues and Considerations:

None noted.

Strategic Work Program Item or Applicable Council Priority and Goal:

Consistency with Comprehensive Plan and Development Code standards.

Decision Options:

- 1) Adopt the ordinance as presented; or
- 2) Amend the ordinance and adopt as amended; or
- 3) Deny the ordinance; or
- 4) Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

Ordinance

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

Draft Planning Commission Minutes (March 22, 2022)

PowerPoint Presentation