

Leffler Rezone ZON2021-0015

City Council

April 19, 2022

Darrell Gesick, Planner III



Request & Site Background

- **Request:**

- **Rezone 82.62 acres to R-E (Residential Estate) and I-M (Industrial Medium Intensity)**
- **Parcels are currently developed with two homes and accessory structures associated with a family farm**

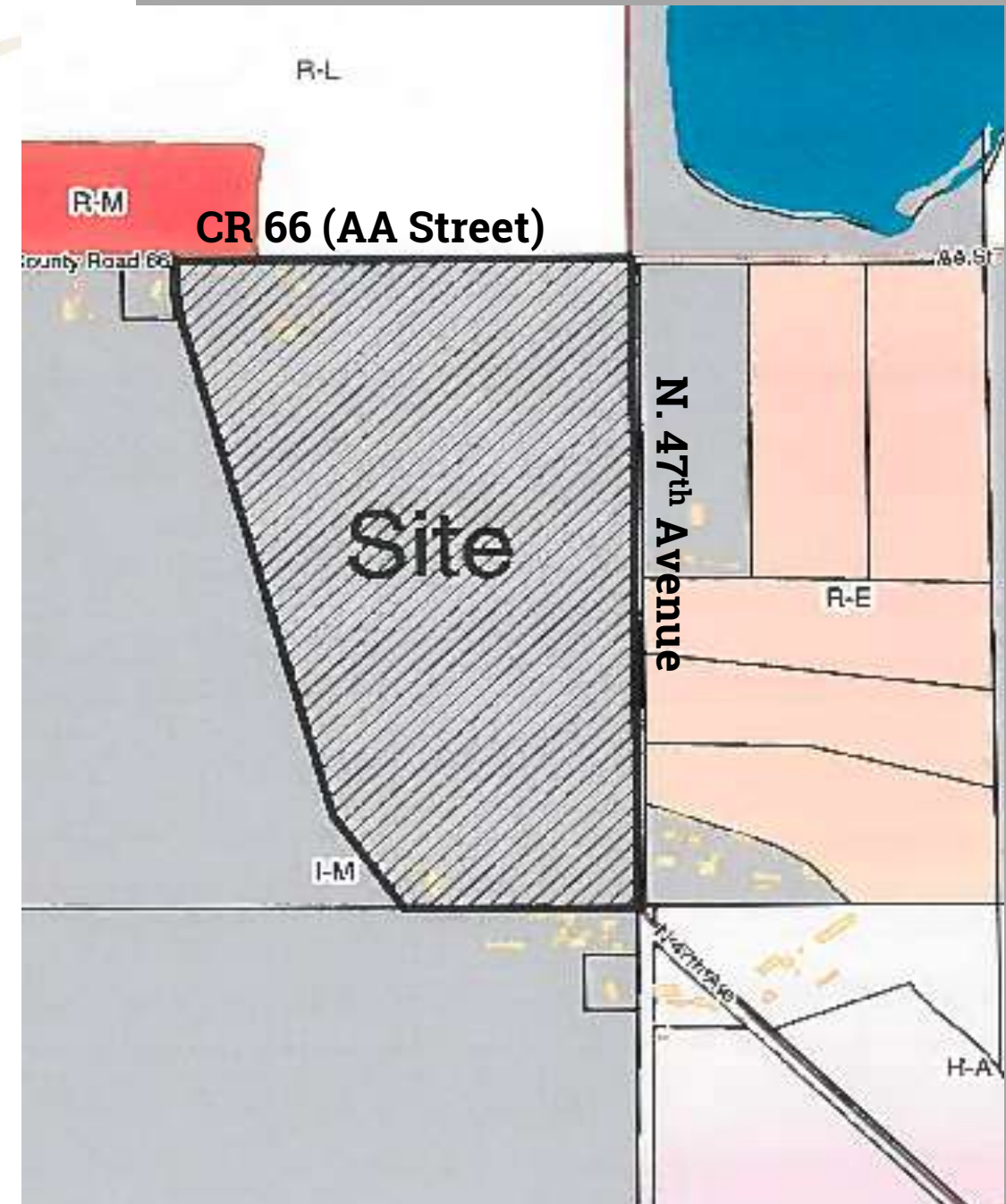
- **Background:**

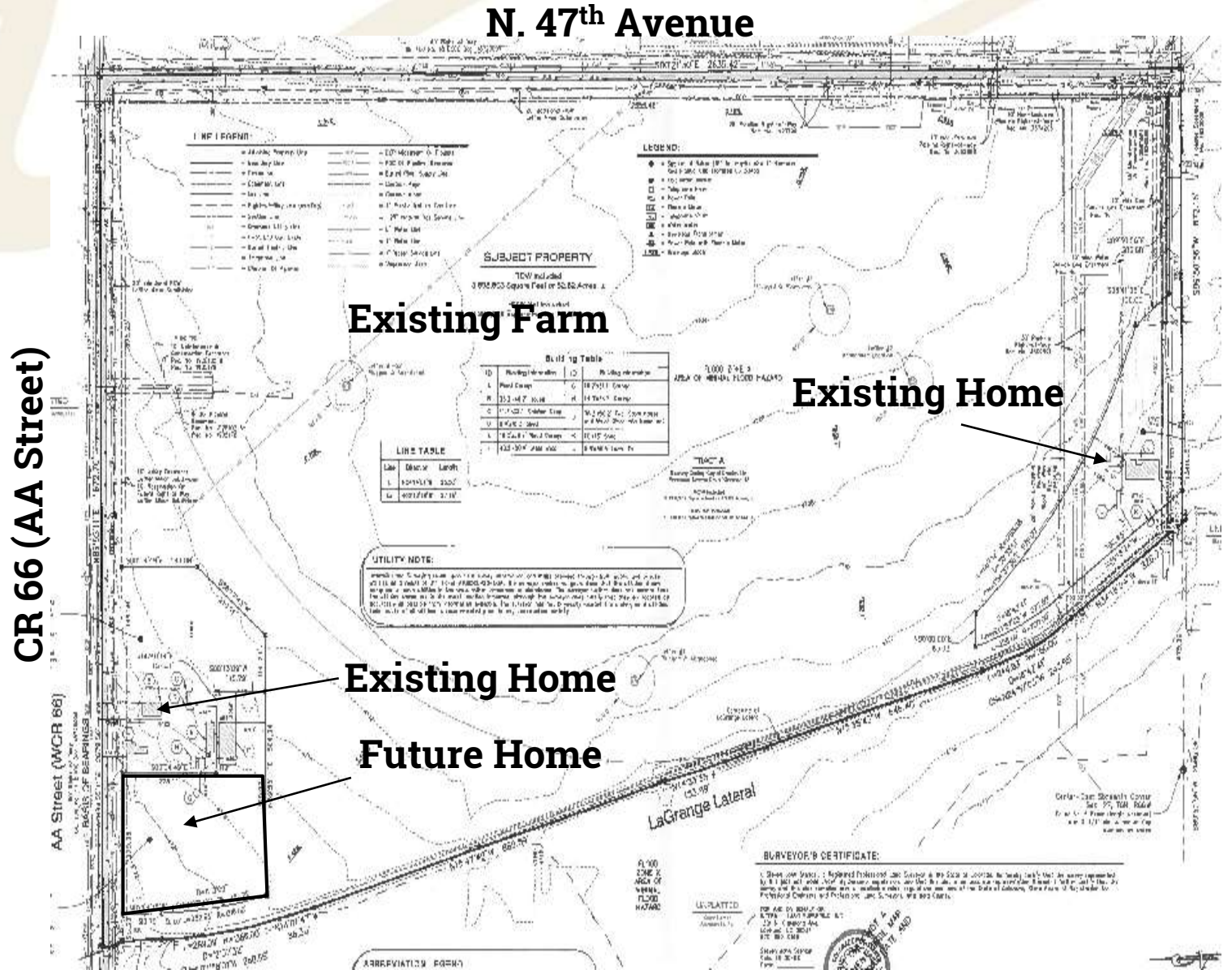
- **In 1982, the property was annexed and zoned industrial**
- **Intent was to get a large industrial user to develop in the area. That user located in a different jurisdiction**
- **Site currently used as a family farm**



Location

- South of CR 66, also known as AA Street, and West of N. 47th Avenue
- Surrounding Zoning and Land Uses:
 - North: R-M (Residential Medium) and R-L (Residential Low) – Agricultural Use
 - East: I-M (Industrial Medium) and R-E (Residential Estate) – Single-Family Dwelling/Agricultural Use (Future Large Lot Development)
 - South: I-M – Single-Family Use/Agricultural Use
 - West: I-M – Single-Family/Agricultural





Approval Criteria

Rezone Criteria – 24-625(C)(3) – Eight Criteria Used to Evaluate Rezone applications

- **The proposed Rezone is consistent with the criteria as outlined in the staff report**

Notification

- **A total of 14 notice letters were mailed to property owners within 500 feet**
- **Signs posted on the property**

Recommendation

- **Complies with Section 24-625(c)(3) a, b, f, g, and h**
- **Planning Commission reviewed request and conducted a public hearing on March 22, 2022 and voted unanimously to recommend approval**



- **Rezone 82.62 acres**



Approval Criteria

Rezone Criteria – Section 24-625(c)(3) – Eight Criteria Used to Evaluate Rezones

- | | |
|----|--|
| A) | Has the area <u>changed</u> to such a degree that it is in the public interest to rezone to <u>encourage development/redevelopment</u> ? |
| | <ul style="list-style-type: none">• <i>Original zoning was part of a larger annexation and zoning to entice a large industrial user</i>• <i>Industrial user located in a different location</i>• <i>Family farm for many decades</i>• <i>Zoning needed to allow for a home to be built. Current zoning does not allow for residential</i> |
| B) | Has the existing zoning been in place for at least <u>15 years</u> without substantial development resulting and does the existing zoning appear to be obsolete? |
| | <ul style="list-style-type: none">• <i>Industrial zoning in place for over 40 years</i>• <i>Original zoning was part of a larger annexation and zoning to entice a large industrial user</i> |
| F) | What is the <u>potential impact</u> on the <u>immediate neighborhood</u> and the <u>city</u> as a whole? |
| | <ul style="list-style-type: none">• <i>Minimal impacts</i>• <i>Severed by North Weld County Water District</i>• <i>Septic would be used</i>• <i>Noise regulated by the Municipal Code</i> |

Approval Criteria

Rezone Criteria – Section 24-625(c)(3)

G) Is the rezone consistent with the policies and goals of the City's Comprehensive Plan?

- *GC-6.3 – Protect the character of established neighborhoods*
- *GC-2.2– Support zoning for people who live in the Greeley to also work in Greeley*
- *Rezone would allow for family member to live on the farm that they work on. It is typical for this to occur on family farms*

H) What is the impact on the Zoning Suitability Plan?

- *The proposed Zoning Suitability Plan demonstrates on a conceptual level that the site should be able to develop/redeveloped in accordance with the Development Code*

