

HP Greeley Sixth Replat Rezone ZON2021-0018

City Council

June 7, 2022

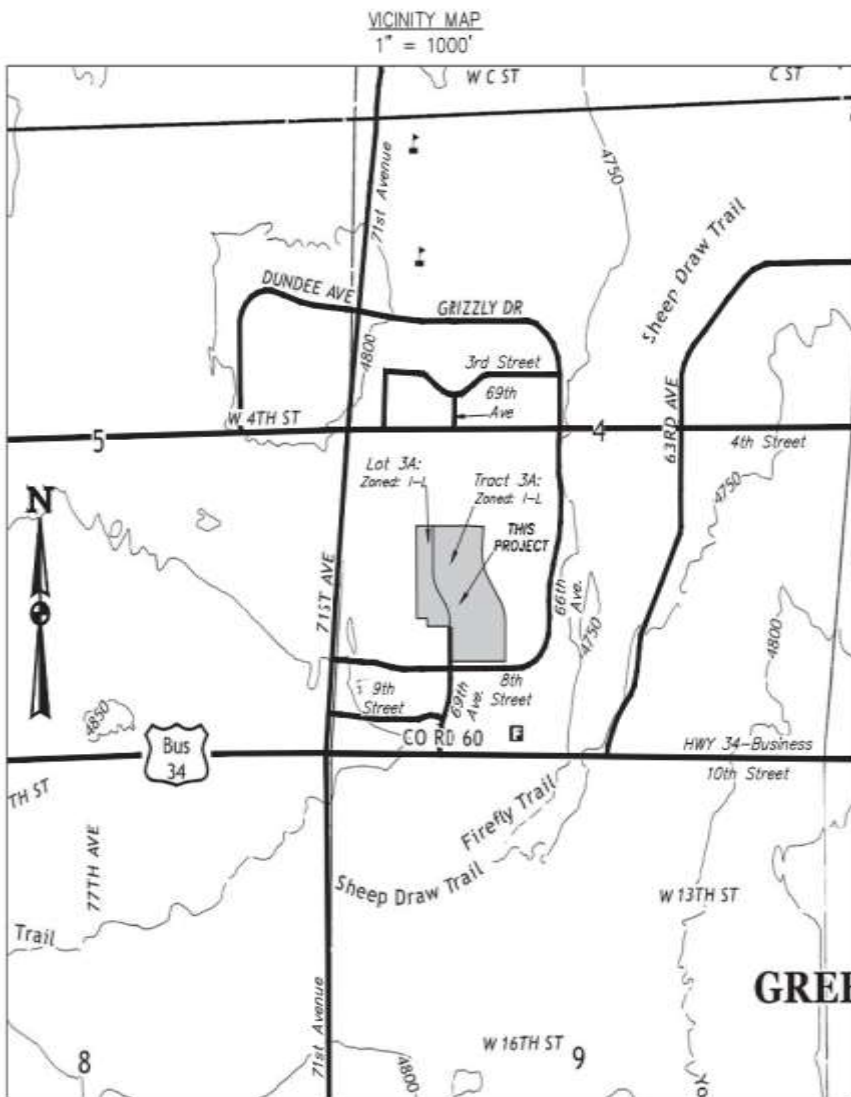
Kristin Cote, Planner II



Request & Site Background

- **Request:**
 - **Rezone 15.433 acres to R-H (Residential High Density) from I-L (Industrial Low Intensity)**
 - **Parcel is currently vacant. Was formerly a portion of the H-P Greeley site**
- **Background:**
 - **In 1981, the property was annexed and zoned through the North Sheep Draw annexation**
 - **Property was purchased in 2021 by the current owner and the existing buildings were removed**
 - **A minor subdivision was approved in 2021 to reconfigure this portion of the site**





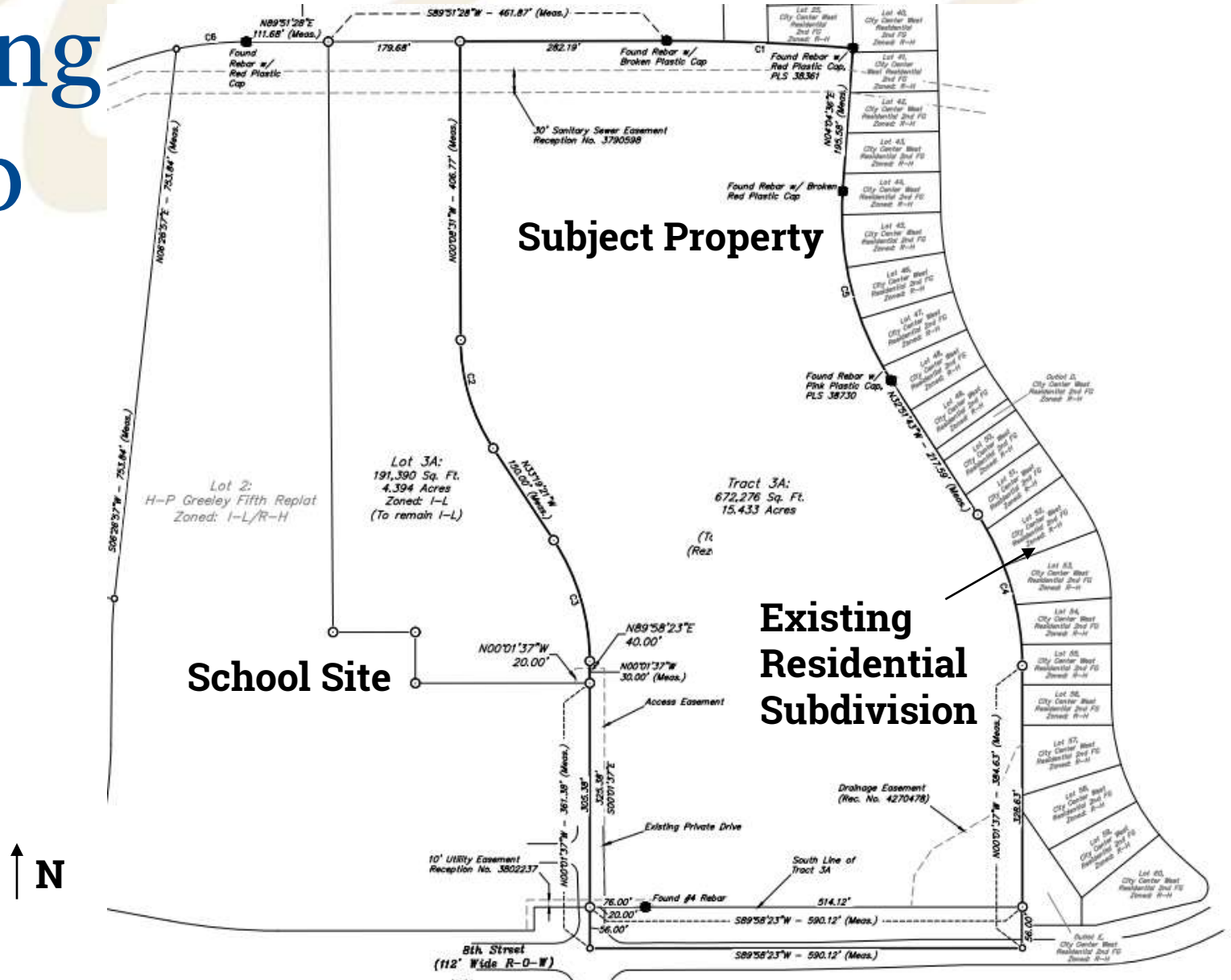
Location

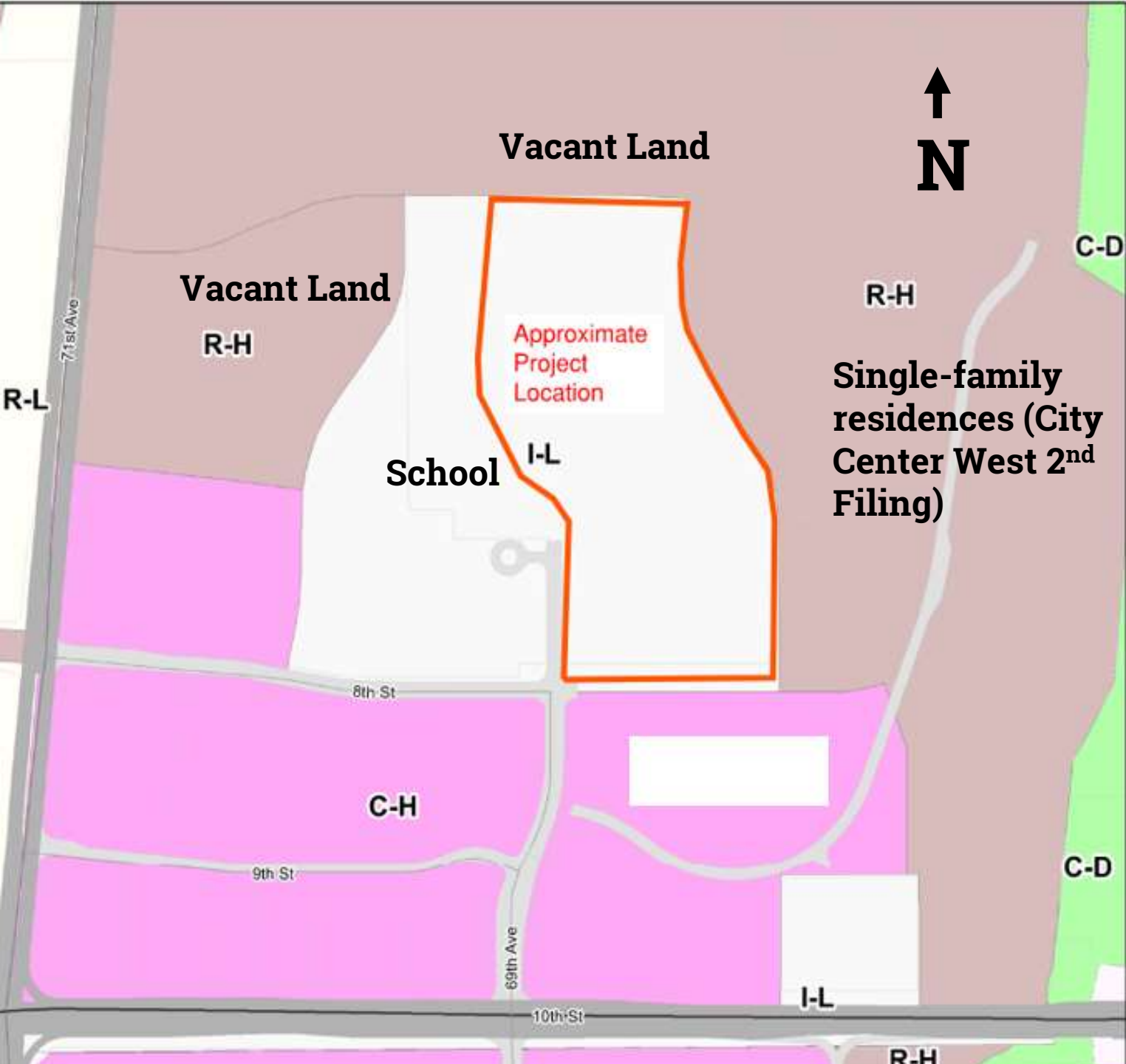
- **East of 71st Avenue, north of 8th Street, and Northeast of 69th Avenue**
- **Surrounding Zoning and Land Uses:**
 - **North: R-H (Residential High Intensity)**
 - **East: R-H (Residential High Intensity) – Single-Family Dwellings**
 - **South: C-H (Commercial High Intensity)**
 - **West: I-L (Industrial Low Intensity) school site**

Site Analysis, Boundary Map, and Zoning Suitability Map

Existing Conditions:

- **Existing single-family subdivision to west**
- **School site and vacant land to west**





Zoning Map and Surrounding Area



Aerial Overview

- Westerly 4.39-acre lot deeded to school
- R-H zoned residential development (City Center West Residential 2nd Filing) east of the subject property.



I-L Permitted Uses

- **Automobile - gas station**
- **Animal Care**
- **Automobile - repair**
- **Entertainment establishments**
- **Manufacturing/general**
- **Waste management**

R-H Permitted Uses

- **Single-family dwellings**
- **Multi-family dwellings**
- **Accessory dwelling units**
- **Golf course**
- **Schools**
- **Childcare/home occupation**

Next Steps...

- **Subdivision Process**

- *The subdivision process provides staff the opportunity to review and coordinate the construction documents, dedication of easements, rights-of-way and public lands to ensure compliance with City Code requirements.*

- **Site Plan Review Process**

- *The site plan process provides staff the opportunity to review development projects that propose a change to buildings and sites that may impact the relationship to the streetscape or adjacent property or may include a change of use or activity on the site.*

Approval Criteria

Rezone Criteria – 24-204 – Nine Criteria Used to Evaluate Rezone applications

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

Notification

- **A total of 38 notice letters were mailed to property owners within 500 feet.**
- **Signs posted on the property**
- **Comments were received both in favor and opposed to this application. Concerns expressed included:**
 - **Increase in traffic, traffic flow issues, and potential safety issues due to the possible increase in traffic**
 - **Perceived negative effect on property values**
 - **Buffering of site**



Recommendation

- **Complies with Section 24-204**
- **Planning Commission reviewed request and conducted a public hearing on April 26, 2022 and voted unanimously to recommend approval .**

