

# Colorado Premium Rezone and PUD ZON2022-0014 & PUD2022-0002

**City Council**

**November 1, 2022**

**Kristin Cote, Planner III**



# Request & Site Background

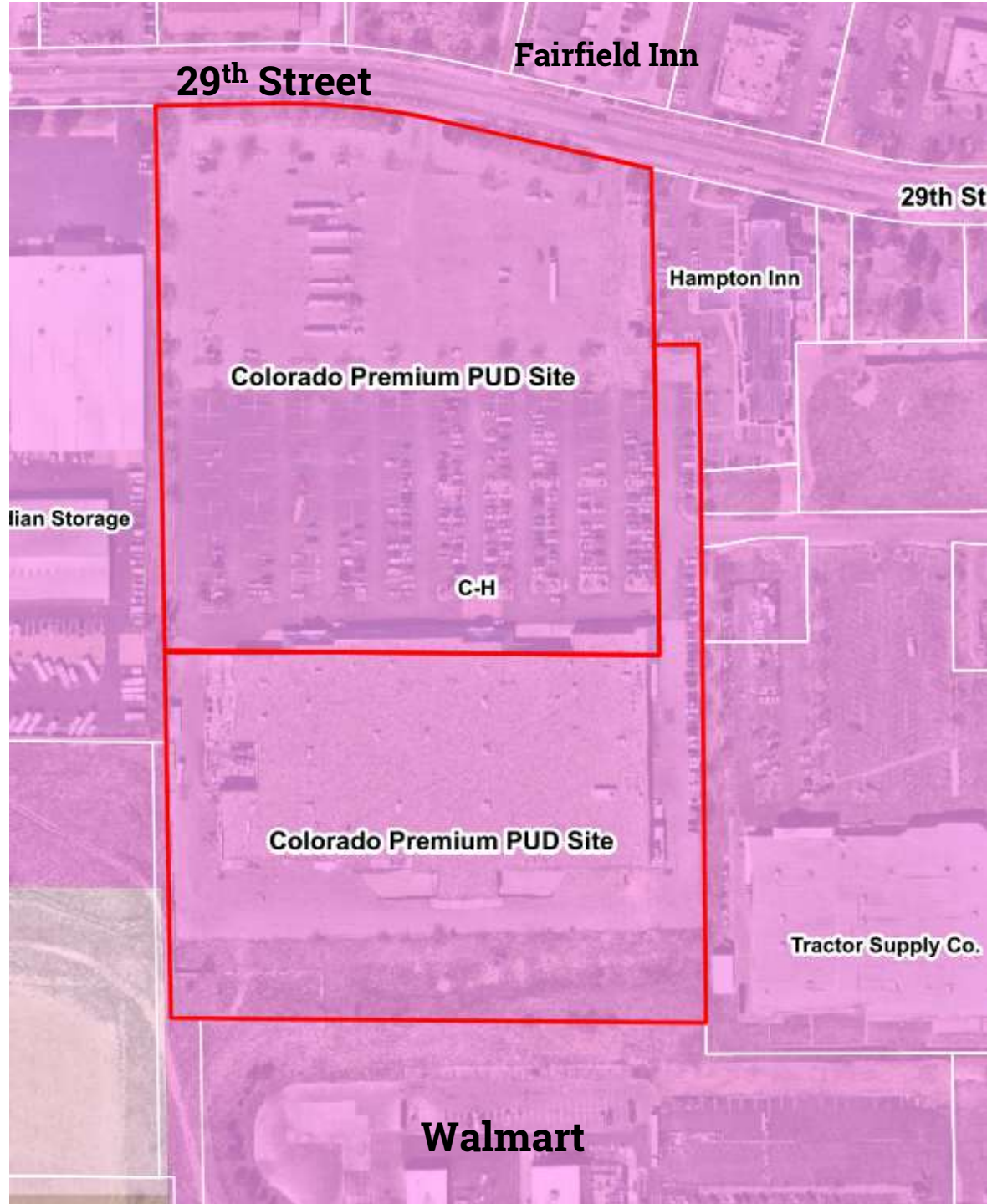
- **Request:**

- **Rezone 19.995 acres to Planned Unit Development from Commercial High Intensity and establish a Planned Unit Development Plan to allow for the added use of Manufacturing Food and Beverage – Major**

- **Background:**

- **In 1975 the property was annexed**
- **Was rezoned Commercial High Intensity in the late 1980's**
- **In 1994 a big box retail development was established on this property. That business ceased operation in 2008**





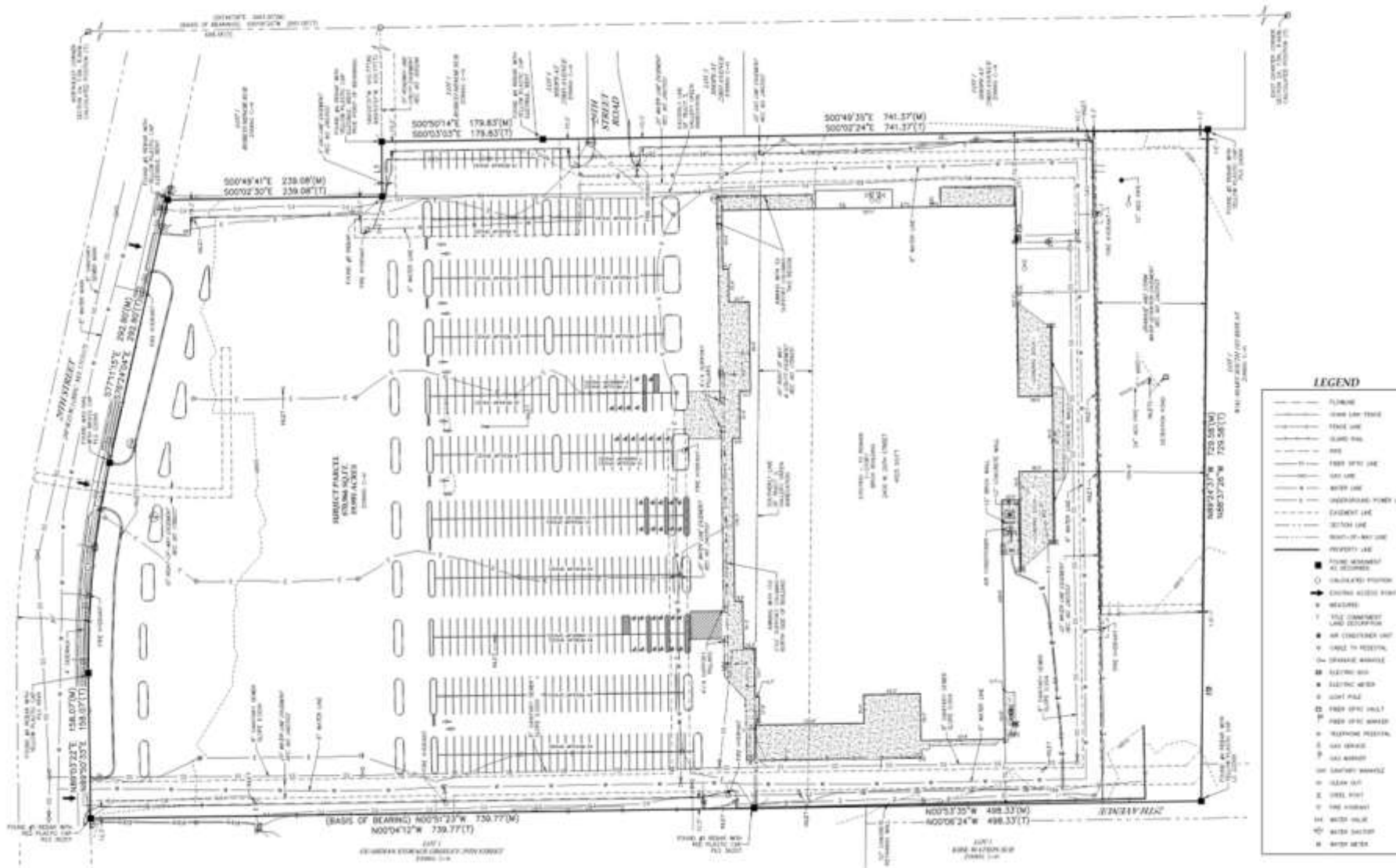
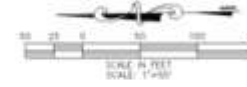
# Location

- **South of 29<sup>th</sup> Street and East of 23<sup>rd</sup> Avenue**
- **Surrounding Zoning and Land Uses:**
  - **North: Commercial High Intensity/ hotel**
  - **East: Commercial High Intensity/ commercial retailer**
  - **South: Commercial High Intensity/ big box retailer**
  - **West: Commercial High Intensity and Commercial Low Intensity/ warehouse-storage and undeveloped land**

**COLORADO PREMIUM PLANNED UNIT DEVELOPMENT**  
**OF A PORTION OF TRACT 3 OF GALLERY GREEN ANNEXATION AND A PARCEL OF LAND, SITUATE IN THE**  
**NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.,**  
**CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO**  
**19.995 ACRES**  
**PROJECT NUMBER: PUD2022-0002**

LINE TABLE	
LINE	BEARING / LENGTH
1-40	000°00'00"E 10.00'
1-41	000°00'00"E 10.00'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD ON BEARING
1-40	10.00'	100.00'	90°00'00"	14.14°/14.14'
1-41	10.00'	100.00'	90°00'00"	14.14°/14.14'



**Current  
Conditions**



## Existing Permitted Uses

### **Commercial High Intensity**

- **Automobile/Gas Station**
- **Lodging – Hotel/Motel**
- **Retail – Large (20K to 100K GLA)**

## PUD Permitted Uses

### **Colorado Premium PUD**

- **Automobile/Gas Station**
- **Lodging – Hotel/Motel**
- **Retail – Large (20K to 100K GLA)**
- **Manufacturing Food and Beverage – Major**



# Recommendation

- **Complies with Section 24-204(b) – Rezoning and 24-205(c) PUD**
- **Planning Commission reviewed the request and conducted a public hearing on October 11, 2022. Voted to recommend approval with a 7-0 vote**

# Approval Criteria

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

A)	<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"><li><i>The subject property is identified in the Comprehensive Plan for neighborhood commercial. This rezone would allow a commercial tenant to utilize an existing space in an area that is predominantly utilized for commercial purposes</i></li></ul>
B)	<p>The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.</p>
	<ul style="list-style-type: none"><li><i>While the area is Commercially zoned, to the west of this site is an existing warehousing/storage facility, which is a use that is also permitted in an Industrial zone thus contributing to the overall compatibility of this use</i></li></ul>
F)	<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"><li><i>Existing City water and sewer utilities currently service this property</i></li></ul>

# Approval Criteria

## Rezone Criteria – Section 24-204 (b)

- |    |   |
|----|---|
| G) | <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 of the property, making the proposed zoning more appropriate than the current zoning.</p> |
|    | <ul style="list-style-type: none"><li><i>The proposed rezoning would allow the applicant to make use of an existing vacant building, enabling the use to complement the existing Commercial High Intensity zone district with a business that fits the character of the area</i></li></ul>      |
| H) | <p>Any reasonably 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"><li><i>Any development proposal will be required to meet Development Code, Subdivision and Design criteria and will be evaluated against those criteria as part of the review process</i></li></ul>   |



# Approval Criteria

## PUD Criteria – Section 24-205(c)

A)	<p>The plan reflects greater consistency with or more specificity in implementing the Comprehensive Plan than what could be accomplished under application of general zoning districts and development standards.</p>
	<p><i>The following Comprehensive Plan goals are met with this PUD proposal:</i></p> <ul style="list-style-type: none"><li>• <i>GC-2.2: Jobs/Housing Balance</i></li><li>• <i>GC-4.2: Reinvestment/Adaptive Use</i></li><li>• <i>ED-2.7: Business Attraction</i></li></ul>
B)	<p>The benefits from any flexibility in the proposed plan: (1) promote the general public health, safety and welfare of the community; (2) involves innovative concepts that were not anticipated by the development code; or (3) apply to a unique or specific context in a manner that allows the project to better meet the intent or design objectives of the base zoning districts and standards.</p>
	<ul style="list-style-type: none"><li>• <i>This proposed Planned Unit Development involves both of the above goals. Therefore, the business proposed is very compatible within the Commercial High Intensity Zone District but adds the specialty niche of integrating Manufacturing Food and Beverage, which, given the operation of this business, fits cohesively into this commercial area.</i></li></ul>

# Approval Criteria

## PUD Criteria – Section 24-205(c)

- |    |  |
|----|--|
| C) | <p><b>The plan reflects generally accepted and sound planning and urban design principles with respect to applying the goals and objectives of the Comprehensive Plan to the area.</b></p> |
|    | <ul style="list-style-type: none"><li><i>This proposed Planned Unit Development meets this criterion as detailed in letter a above.</i></li></ul>  |
| D) | <p><b>The plan meets all of the review criteria for zoning map amendments in Section 24-204.</b></p>   |
|    | <ul style="list-style-type: none"><li><i>As per the previously detailed rezoning standards, this request is in compliance with Section 24-204, Review Criteria for Rezoning.</i></li></ul> |

