

Stoneybrook Lot 2 and Lot 3 Rezone

ZON2022-0005

City Council
May 2nd, 2023
Michael Franke, Planner II



Request & Site Background

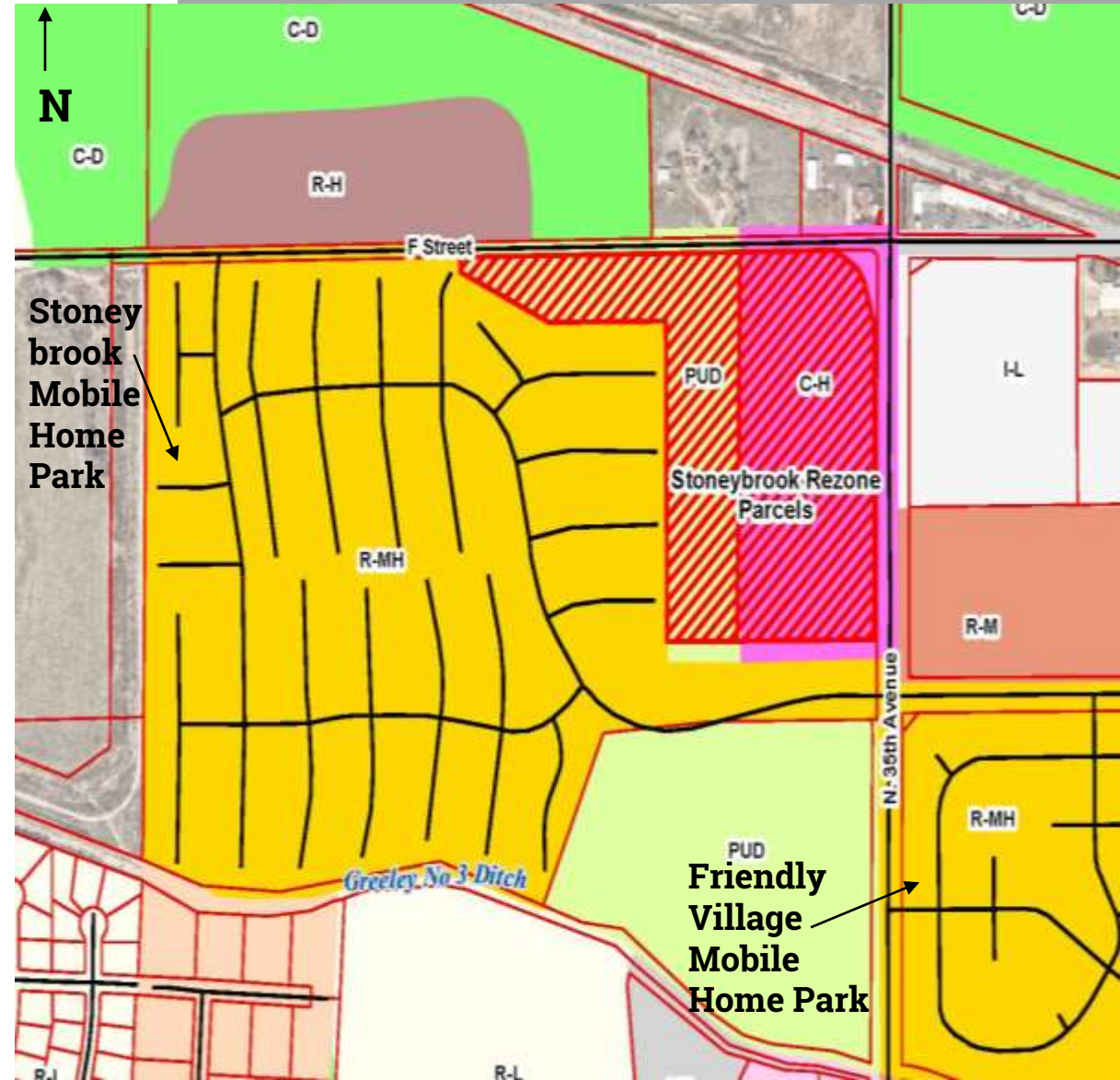
- **Request:**
 - **Rezone 22.25 acres from PUD (Planned Unit Development) and C-H (Commercial High Intensity) to R-MH (Residential Micro Housing)**

- **Background:**
 - **Annexed into the City of Greeley in 1985 as part of the Puttnam Farm Annexation**
 - **Land has remained undeveloped since annexation**
 - **Applicant intents on developing the 22.25 acres as an expansion of the existing Stoneybrook Mobile Home Park providing an additional 142 mobile home sites**
 - **Minor Subdivision under review**
 - **Site Plan application under review**



Location

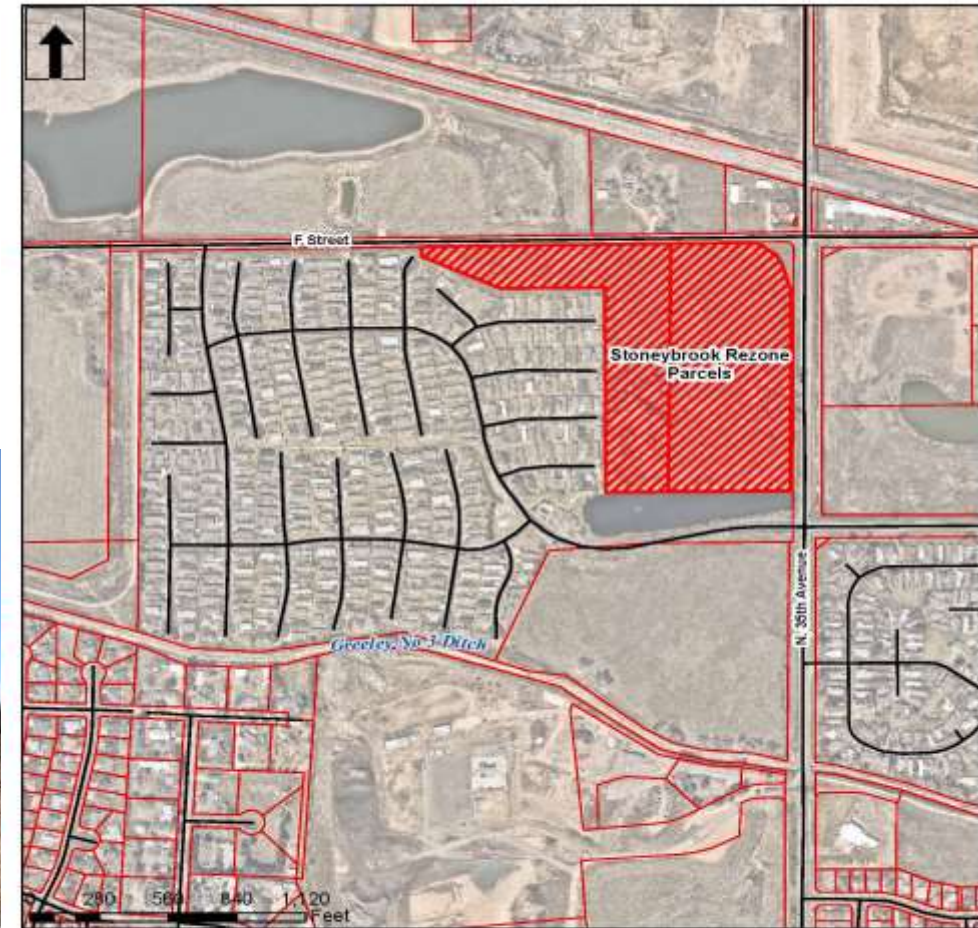
- Southwest corner of F Street and N. 35th Avenue
- Surrounding Zoning and Land Uses:
 - North: R-H and C-D – Vacant/Conservation Area
 - South: R-MH – Residential/Vacant Land
 - East: R-M and I-L – N. 35th Avenue/Vacant Land
 - West: R-MH - Residential



Photos & Aerial



Attachment B - Stoneybrook Rezone Photo Aerial Vicinity Map

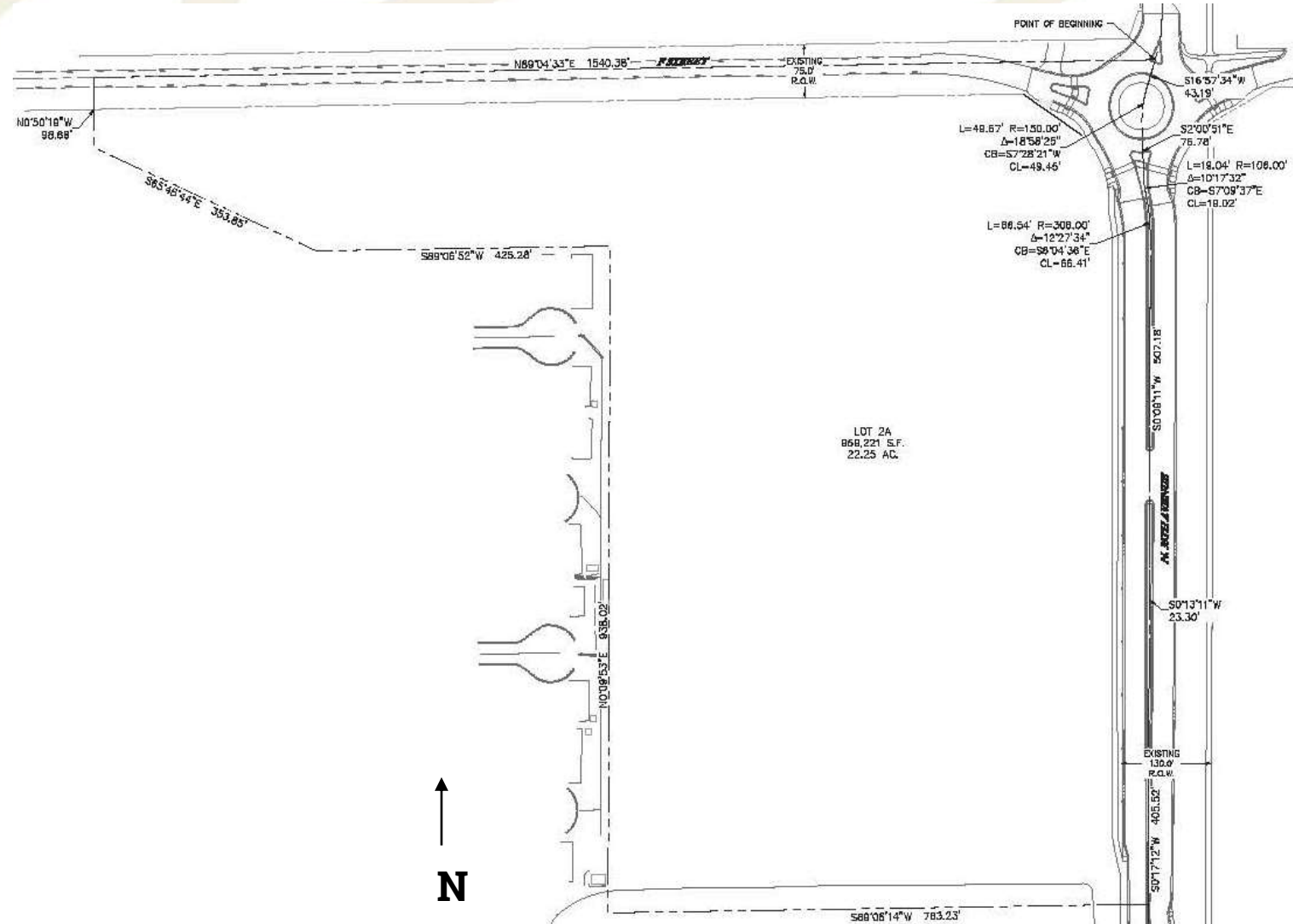


- Canvasback Subject Parcel
- Greeley Parcels
- Streets



Rezone Boundary Map

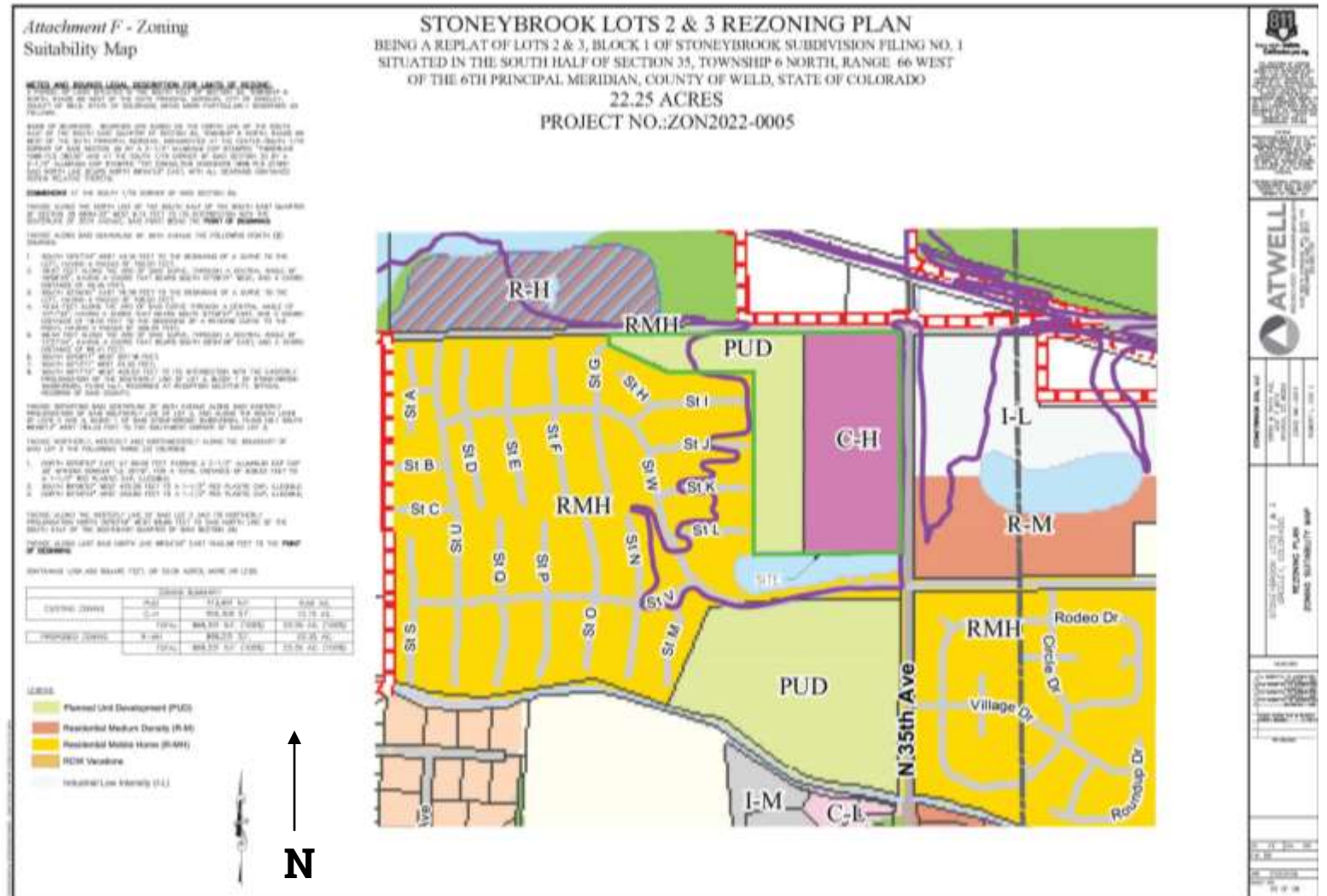
- Rezone 22.25 acres



Zoning Suitability Map

Proposed Conditions:

- Consistent with surrounding development and neighborhood characteristics
- Expands mobile home park use



Use Comparison

Planned Unit Development Zone:

- **Storage – Indoor/Outdoor Storage Facility**

Commercial High Intensity Zone:

- **Animal Care – General**
- **Automobile Care – Gas station, repair, and sales**
- **Entertainment/Event Establishment**
- **Food & Beverage**
- **Lodging**
- **Medical**
- **Office**
- **Services**
- **Retail**

Residential Micro Housing Zone:

- **Mobile/Manufactured Home & Parks**
- **Assembly – Limited and General**
- **Golf Course & Country Clubs**
- **Schools**
- **Utilities**
- **Child Care**

Approval Criteria

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

- **The proposed Rezone is consistent with the criteria as outlined in your Summary**

Notification

- **A total of 11 notice letters were mailed to property owners within the general vicinity**
- **Signs posted on the property**
- **No opposition from citizens received regarding the rezone**

Recommendation

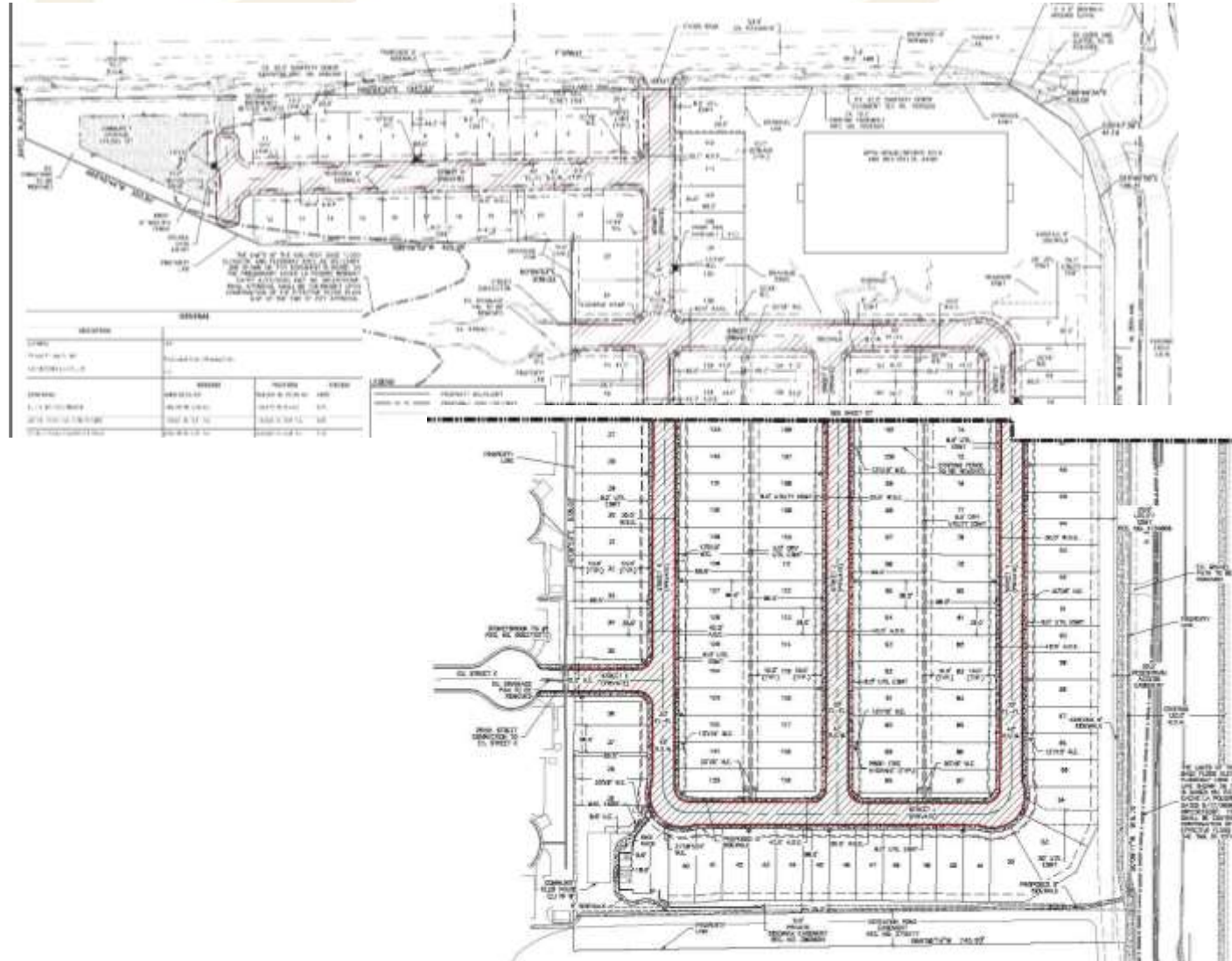
- **Complies with Section 24-204(b) 1-9**
- **Planning Commission reviewed the request at public hearing on April 11th, 2023 and voted 5-0 to recommend approval of the request.**



Site Details – Conceptual Plan

Proposed Conditions:

- 142 Mobile Homes
- Ample open space amenities, such as a sports field
- Landscaping upgrades



Approval Criteria

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

- 1) 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
 - *Comprehensive Plan HO-2.1 (Diversity in New Development)*
 - *Comprehensive Plan HO- 2.2 (Rental Housing)*
 - *In addition- GC-1.2, GC-2.1, GC-2.2, GC-4.3, HO-1.6, TM-1.2 , TM-3.3 (Form of Growth, Land Use Guidance Map, Jobs/Housing Balance, Infill Compatibility, Universal Design and Visitability, Pedestrian Movement, and Transit-Oriented Development)*
- 2) The proposal can fulfill the intent of the zoning district considering the relationship to the surrounding areas
 - *Rezoning would allow for diversity in the housing stock and increase housing options*
- 3) The area changed or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area?
 - *Surrounding area has been developed out for many years*
 - *Current zoning allows development options out of context for the neighborhood*
 - *Rezoning allows for more development options that align with existing development*
 - *It is in the public interest to rezone the site*

Approval Criteria

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

4) The existing zoning has been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity

- *Current zoning and use has been in place since 1980s*
- *No development since annexation and establishment of zoning*
- *Current zoning is inappropriate for the area – PUD proposes indoor/outdoor storage, C-H allows intense commercial uses typically seen on major arterials*
- *Rezoning to R-MH would allow for more development options without impact*

5) The proposed zoning will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces, and other open space; the pattern, scale and format of buildings and site; and the compatibility and transitions with other complimentary uses and development

- *Would provide complimentary development to surrounding land uses*
- *This would be a reasonable transition of zoning*
- *Any new development application would be reviewed for compliance with the City's Development Code.*

Approval Criteria

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

- | | |
|----|--|
| 6) | <p>The City or other agencies have the <u>ability to provide services</u> or facilities that may be necessary for anticipated uses in the proposed district</p> <ul style="list-style-type: none">• <i>Greeley provides services to the site</i>• <i>Any new development application would be reviewed for compliance with the City's Development Code.</i> |
| 7) | <p>The change <u>will serve a community need</u>, provide an amenity, or <u>accommodate development</u> that is <u>not possible under the current zoning</u> or that was not anticipated at the time of the initial zoning or the property, making the proposed zoning more appropriate than the current zoning.</p> <ul style="list-style-type: none">• <i>The proposed zoning would allow for more development options</i>• <i>Allows for more potential services for the community</i> |
| 8) | <p>Any reasonable anticipated negative <u>impacts</u> on the area or adjacent property either <u>are mitigated</u> 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">• <i>Any impacts resulting from the rezone would be mitigated as part of the development review process</i>• <i>All professional staff and advisory review bodies have been assigned to corresponding development cases as appropriate</i> |

Approval Criteria

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

9) **The recommendations of professional staff or advisory review bodies**

- *Staff recommends approval of this rezoning request*



Site Analysis Map

Existing Conditions:

- Vacant Land
- Adjacent mobile home development to the east and west

