

December 2, 2022

Planning & Zoning Department

1100 10th Street - 2nd Floor

Greeley, CO 80631

Re: Cisneros (NW Corner of W. 29th St. & 31st Ave.)- Project Narrative for Rezone

Rezoning request:

The applicant is requesting to rezone the vacant 2-acre property to I-L (Industrial Low Intensity) from its current C-H (Commercial High Intensity) zone to allow for the development of industrial uses, including warehousing with associated outdoor storage, along with commercial uses.

Rezoning approval criteria including justification for the rezoning request:

The request to rezone the property to I-L will allow the property owner to pursue an industrial development on the site, specifically: warehousing, outdoor storage, office and services including an aesthetician studio. The proposed land use meets the intent of the I-L zone district in providing employment opportunities along with a lower intensity industrial character that will not have significant impacts to the surrounding areas as they are of a similar land use and in some cases the same zone district.

The proposed land use of warehousing with the variety of commercial uses is permitted within the I-L zone, additionally the outdoor storage area is subject to size and screening limitations which will be complied with the following landscape screening and fencing requirements.

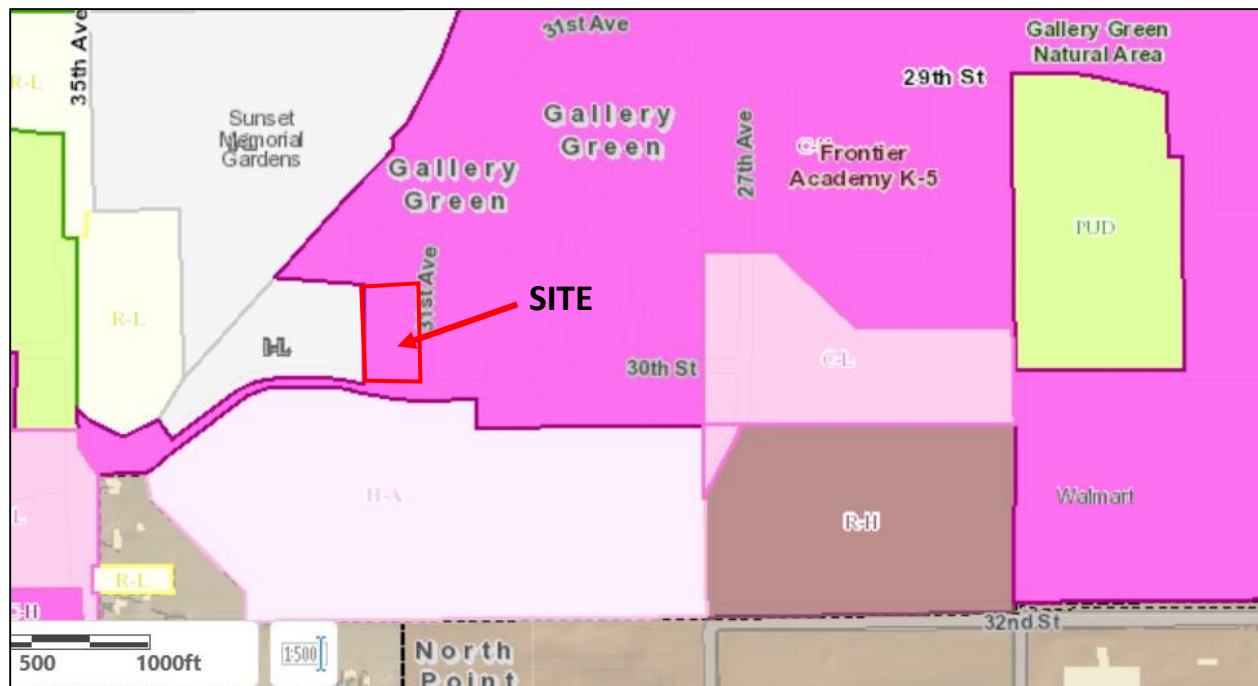
Consistency with the goals, policies, and strategies in the City's Comprehensive Plan:

The subject property appears to be located within the Employment, Industrial and Commercial future land use area within the Comprehensive Plan. This area generally outlines a vision for industrial, manufacturing, and other employment uses that can offer a variety of land uses to serve employment needs and retail needs. The Comprehensive Plan objectives of Economic Diversification and Support of Entrepreneurs (ED-1.4 & ED-1.5) can be tied to the proposed development as the applicant is the business owner of a local company within northern Colorado hoping to expand as it offers employment opportunities. The variety of land uses proposed within the building also diversify the level of services being offered within an industrial/commercial area, attracting and supporting Greeley residents.

The I-L zone standards along with the Comprehensive Plan seek to protect any adjacent residential area from any negative impacts, in this case the surrounding land uses are all a commercial and industrial nature and there are no residential neighborhoods within an immediate proximity to the site.

The property appears to be located within the Greeley/Weld Enterprise Zone, promoting employment-type land uses and offering tax incentives. The subject property appears to be the only vacant lot within the industrial/commercial area, the rezoning is encouraging and allowing redevelopment of a potential infill site that has been vacant for several years which is in support of the Comprehensive goal – GC-4: Prioritize Infill and Redevelopment.

Consistency with the existing and surrounding zoning:



The requested zoning is consistent with the area and existing land uses and zoning. The adjacent property to the west is zoned I-L with an industrial manufacturing and distribution land use, including outdoor storage. Properties to the north and east appear to be a mixture of commercial and low intensity industrial uses, zoned C-H. The large parcel that is located south of the property and West 29th Street is zoned H-A (Holding Agriculture), it is currently being farmed and also contains oil and gas wells. The Comprehensive Plan includes this area within its future land use designation of Employment, Industrial and Commercial.

Rezoning Review Criteria

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.

The property is located within the Employment, Industrial and Commercial future land use area within the Comprehensive Plan. Rezoning the site to I-L will not only be compatible with the adjacent zoning to the west but will also be compatible with surrounding land uses. Specific goals that support this development proposal and rezoning acquired from the Comprehensive plan can be found within the objectives of Economic Diversification and Support of Entrepreneurs (ED-1.4 & ED-1.5) as well as the goal GC-4: Prioritize Infill and Redevelopment.

2. The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.

The surrounding area appears to have an established industrial/commercial-like campus setting. Existing businesses within the area are commercial and industrial in nature, the proposed

development will be in-line with the surrounding businesses and will meet the standards of the I-L zone district.

3. Whether 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.

The parcel has been vacant for several years with the existing C-H zoning possibly because of the inability to provide for outdoor storage. The request to rezone to I-L will encourage the development of the last vacant lot in the vicinity while providing compatible development standards that will fit within the context of the area.

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

The property and the area in general have been zoned C-H since the 1990's, beginning in 2015 (approximately) the parcels immediately west of the site have been rezoned to I-L indicating that development in the area or perhaps within this particular corner lend itself to an industrial/manufacturing type of land use that are in need of larger outdoor storage areas.

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 sites; and the compatibility and transitions with other complimentary uses and development.

The I-L zoning can encourage development within the area that is compatible in scale and pattern with existing land uses and buildings that appear to be of a commercial and industrial nature. The I-L zoning also provides the appropriate level of development and design requirements for this type of business in context with the area.

6. The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.

There are adequate public facilities available to serve this development.

7. 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.

The proposed development provides employment opportunities as well as serves Greeley residents. Additionally, the commercial land use proposed within the building will provide opportunities for residents to avail themselves of the services.

8. 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.

Land within the general area is currently existing commercial and industrial business that can support an additional similar land use. There are no anticipated negative impacts to the area.

Please feel free to reach out with any questions,

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