



Marrone Trucking Facility Zone Change Request

City Council – January 21, 2020

Applicant:	Sarah Lavery, EnviroFinance Group, LLC
Property Owners:	Kenneth M. Marrone & Marrone ETA, LLC
City Staff Representative:	Mike Tylka, AICP, Senior Planner



Strategic Focus Areas

- Recognizable and Well-Planned Community
- Supportive, Sustainable Infrastructure





Subject Property Location

- The Property is generally located east of Fulton Avenue approximately one-quarter mile south from its intersection with Bromley Lane.



Aerial Map

Community Development Department - Planning Division

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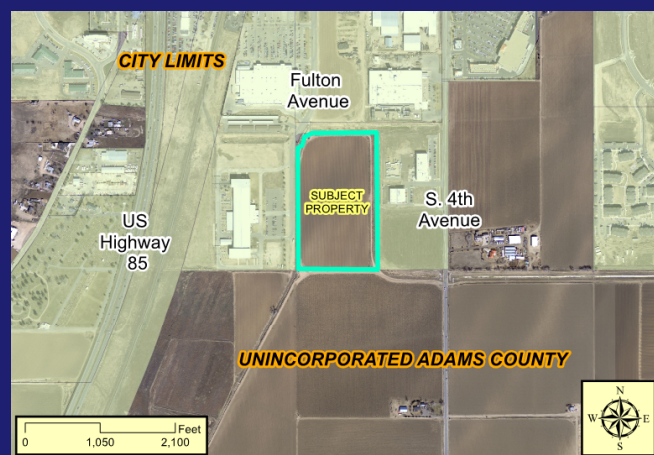


Purpose

- Request for a zone change for an approximately 20 acre unplatted parcel from Adams County I-1 (Industrial-1) to Light Industrial (I-1).



- This is the second step in the land development process (after annexation).



Aerial Map

Community Development Department - Planning Division

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New Code Transition

- In the City's transition to the newly adopted code, applications submitted prior to the effective date of January 1, 2020, were reviewed by staff using the previous *Land Use and Development Code* and such sections and criteria are referenced in the staff report and this presentation.



Background

- The Subject Property is currently in the process of annexation.



Zoning Map



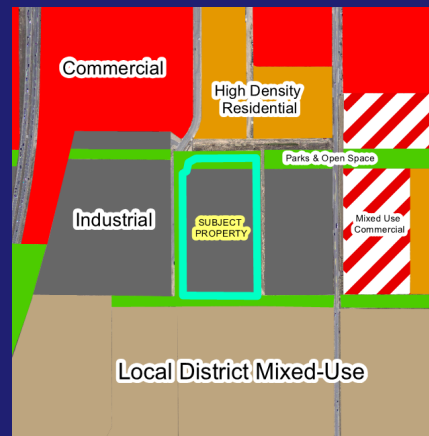
Aerial View

(Google Maps)



Comprehensive Plan

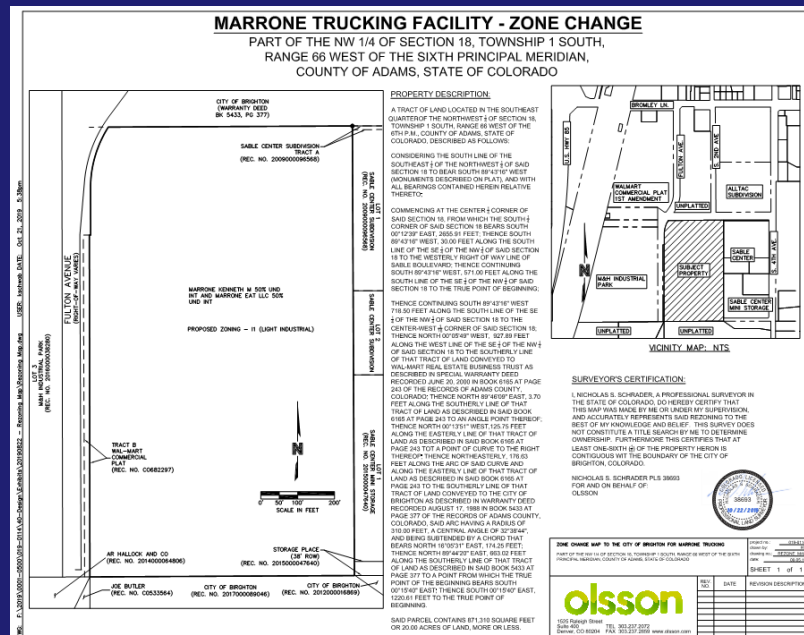
- The Subject Property is designated Industrial and is within the city's growth boundary.



Future Land Use Map



Proposal



Community Development Department - Planning Division

Applicant's Zone Change Map

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Land Use and Development Code

- Zoning Review Criteria in Summary (Section 17-8-80):
 - ✓ Complies with the *Comprehensive Plan* and other master plans of the City.
 - ✓ Complies with the requirements of the *Land Use and Development Code* and with the zone district.
 - ✓ Provides consistency with the purpose and intent of the *Land Use and Development Code*.
 - ✓ Provides compatibility with surrounding areas, is harmonious with the character of the neighborhood and is not detrimental to the immediate area, the future development of the area, or the health, safety, or welfare of the inhabitants of the City.



Public Notice and Comment

- Public Notice was provided in accordance with the *Land Use and Development Code*.
- By January 6th:
 - ✓ Written notice was mailed to all property owners within 300 feet of the subject property.
 - ✓ Notice was published in the *Brighton Standard Blade*.
 - ✓ One sign was posted on the subject property adjacent to Fulton Avenue.
- As of the posting of the agenda packet, Planning staff has not received any formal comments.



Recommendations

- ❖ The Development Review Committee has reviewed this project and recommends approval.
- ❖ The Planning Commission heard the request on December 12, 2019 and recommended approval unanimously.
- ❖ Staff is recommending approval of the zone change as it:
 - ✓ Is in accordance with the *Comprehensive Plan*, and
 - ✓ Meets the review criteria of the *Land Use and Development Code*.



Options for City Council

- ☐ Approve the Zone Change via ordinance;
- ☐ Approve the Zone Change via an amended ordinance;
- ☐ Deny the Zone Change via ordinance with specific findings to justify the denial; or
- ☐ Continue the item to be heard at a later, specified date if the Council feels it needs additional information to ensure compliance with the approval criteria as set forth in the *Land Use and Development Code*.