

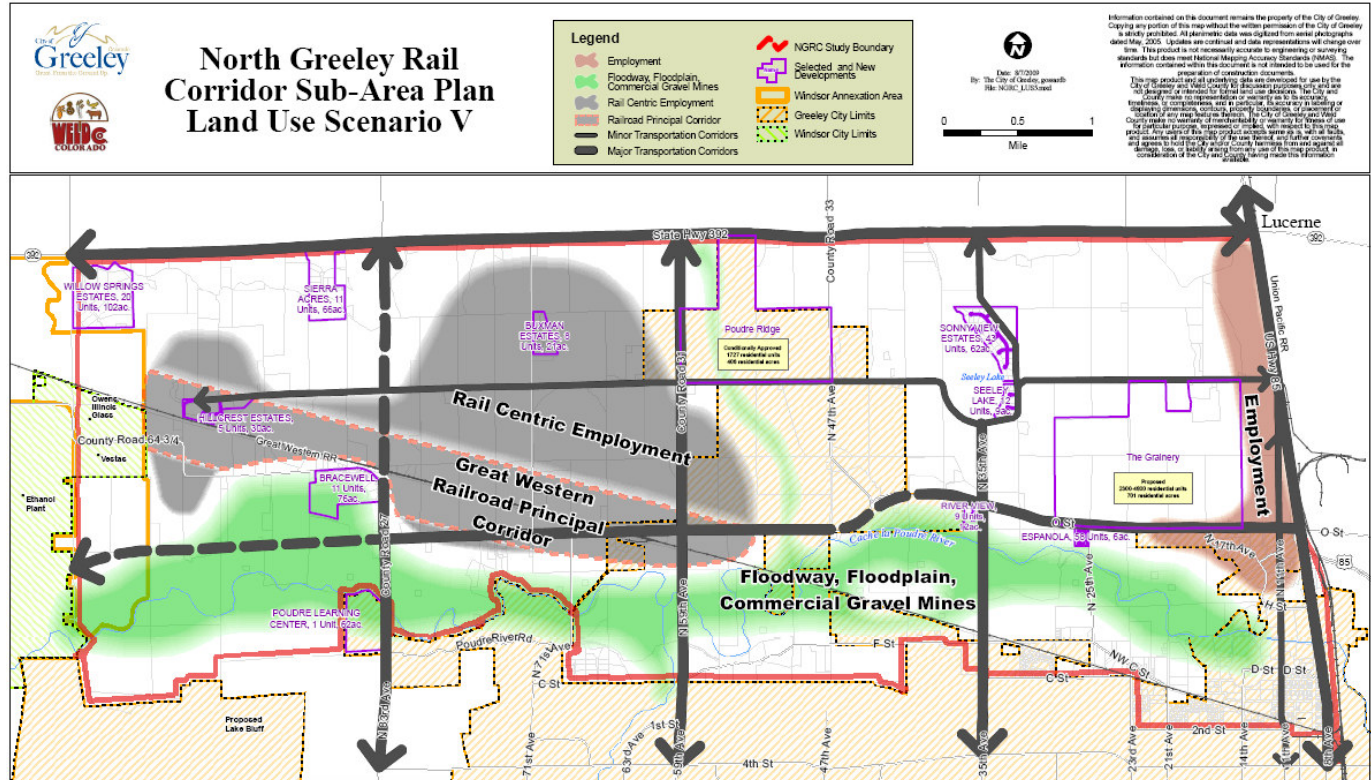
Land Use Scenario #5

Concept

Transportation – Identification of Hwy 392 and “O” Street as a major east/west roadway and WCR 66 (between 392 & O) as a significant carrier as potential developments such as Poudre Ridge and the proposed Grainery develop. Major north/south transportation corridors include: US Hwy 85, 11th Ave, 35th Ave, 59th Ave, and 83rd Ave (Two Rivers Parkway). The Union Pacific Railroad is on the east boundary and the Great Western Railroad diagonally bisects the study area with significant potential impact on the surrounding area.

Land Use - This Scenario is not a zoning document or zoning proposal and is not fully consistent with city and county comprehensive plans, as presently adopted. Re-zoning is initiated by the landowner and done separately by application to the County or City. The only significant addition for this scenario is the potential expansion of the industrial development area north of WCR 66, taking advantage of more direct access to Highway 392.

Map



Possible Pros

1. Provide a clear identification of the industrial rail corridor & rail-centric employment goals, with more expected use of Highway 392 and the feeder roads of Two Rivers Parkway and CR 31.
2. Provides a clear communication of a vision for economic development utilizing existing infrastructure.
3. Principal Rail Corridor of ¼ mile from the rail line would minimize future residential/industrial conflicts.
4. Access along Highway 392 acknowledge strong market pressures.
5. Your thoughts?

Cons

1. The existing residential uses adjacent to rail and industrial in the western area may be impacted.
2. Designation of a Rail Corridor would have an impact on developing future residential subdivisions in the area.
3. Expansion of industrial along Highway 392 could lead to “striping out” the highway and blurring the distinction between Windsor and Greeley/Eaton.
4. Your thoughts?