

Land Use Scenario "A" (Baseline – No Change)

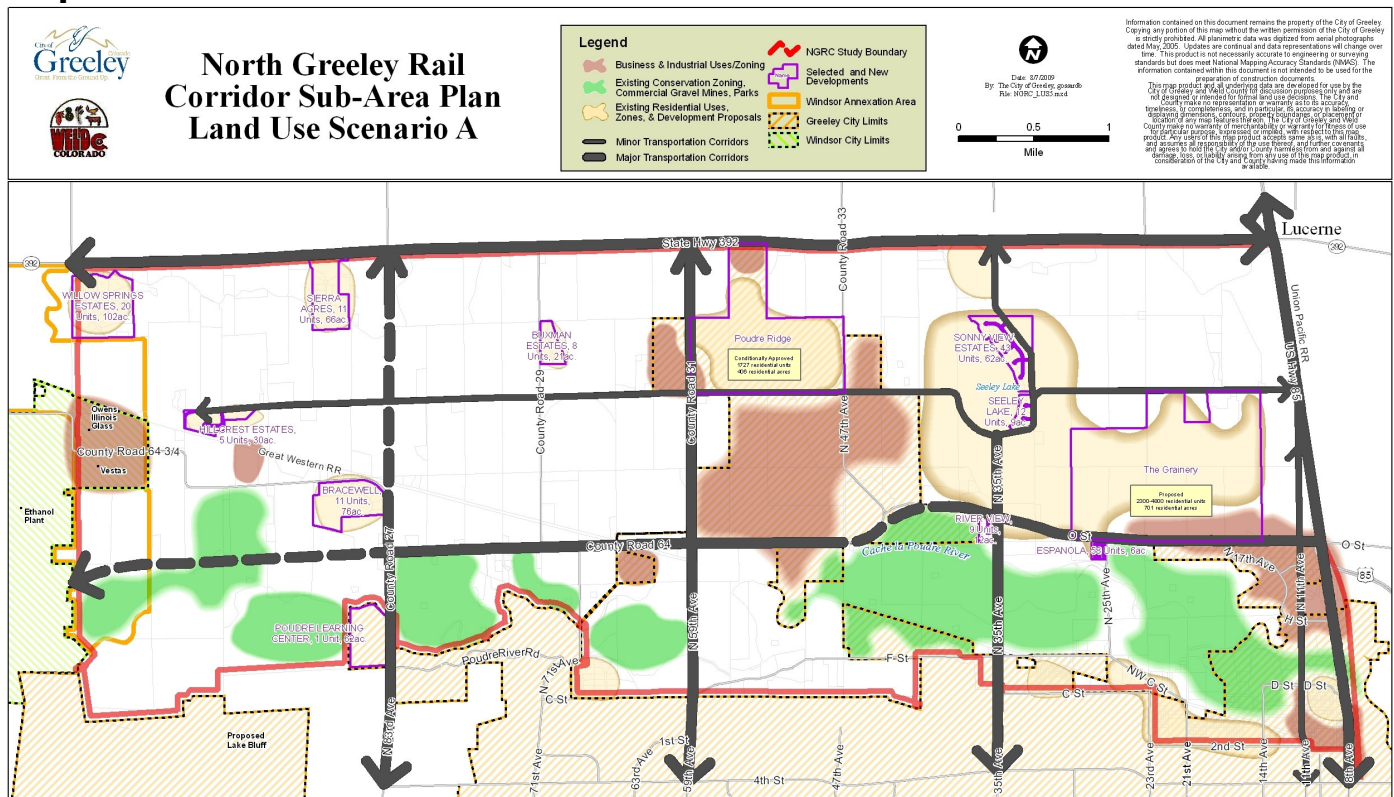
Concept

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 existing impacts to the surrounding area.

Land Use

This scenario identifies the baseline for the purpose of comparison with existing land uses and conceptually approved land uses. This scenario depicts only known development, but it does not realistically accommodate future demand for development, as based on regional development trends in Weld County and Greeley in the last 20 years. A "no change" scenario would require significant restrictions on landowners' options for development.

Map



Pros

1. Depicts existing agricultural-producing areas.
2. Maintains a de facto community separator between Greeley, Eaton, Windsor, and Severance.
3. Maintains limited train/land use conflicts.
4. Maintains limited future land use conflicts.
5. Your thoughts?

Cons

1. Would require not allowing any additional development beyond the current approved zoning levels and conceptually approved development (e.g. Poudre Ridge and The Grainery).
2. Fragmentation of the existing relatively large parcels will likely continue through rural land split options.
3. Would likely limit industrial development potential and direct job growth to other regions of the state.
4. Your thoughts?