



## **Proposed Draft Goals/Policies for the North Greeley Rail Corridor Sub-Area Plan**

November 19, 2009

### **Land Use and Transportation**

Goal: Encourage strong and stable industrial and commercial businesses within the North Greeley Rail Corridor Sub-Area, while promoting an appropriate balance of land uses.

Policy: Coordinate the location, intensity, and mix of land uses with transportation resources as shown on the Sub-Area Plan Map.

Policy: Preserve designated road corridors and coordinate adequate road widths and classifications with planned land uses for the entire sub-area.

Policy: Develop common city/county street standards for roads within the sub-area.

Goal: Preserve functionality and future use of the existing railroad line for rail and associated uses within the Sub-Area Plan boundary.

Policy: Within the planned Railroad Principal Corridor on the Sub-Area Map, residential subdivisions are not supported.

Policy: Within the remainder of the Rail Centric Employment area on the Sub-Area Map, residential subdivisions are not supported, unless it can be shown that no practical industrial use, associated with the railroad line, can ever be accomplished near the proposed subdivision.

Policy: Within the residential areas shown on the Sub-Area Plan, support large-lot cluster, conservation, and rural subdivision residential developments.

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## **Economic Development**

Goal: Promote a variety of industrial and commercial businesses within the Sub-Area that provide primary jobs and encourage a diversified economic base.

Goal: Develop key infrastructure along the rail/transportation corridors to accommodate large industrial or commercial users.

Policy: Preserve designated road corridors to be adequate in width, classification, and structural capacity to support industrial uses within the Rail Centric Employment area.

Policy: Limit rail/road crossings to those shown on the North Greeley Rail Corridor Sub-Area Plan Map.

Policy: Establish infrastructure reimbursement standards with industrial developers.

Policy: Preserve and protect designated utility corridor, to be adequate in width, access, and capacity to support industrial uses within the Rail Centric Employment area.

Goal: Create permit-ready sites for primary industrial and commercial businesses.

Policy: Commit Capital Improvement Program funds to construct roads in key locations around the Rail Centric Employment area designated on the Sub-Area Plan map.

Policy: Support and promote the rezoning of parcels within the Rail Centric Employment area to a county or city industrial zone district.

Policy: Establish joint City-County development standards and fee structures for the North Greeley Rail Corridor Sub-Area, or designated areas within it.

Policy: Work to develop joint city/county buffer standards for mitigating impacts between different uses, such as industrial and residential.