

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4855

AN ORDINANCE AMENDING PLANNED DEVELOPMENT ZONING ORDINANCE NO. 4676 AND AMENDING THE OUTLINE DEVELOPMENT PLAN FOR "ONEWEST" DEVELOPMENT, NOW KNOWN AS "THE COMMUNITY" PLANNED DEVELOPMENT, LOCATED AT 2350 HIGHWAY 6 AND 50 BETWEEN 23 ¼ AND 23 ¾ ROADS, FROM G ROAD TO HIGHWAY 6 AND 50

Recitals:

The owner of approximately 177 acres of property located at 2350 Highway 6 and 50 has requested an amendment to the PD zoning and to the Outline Development Plan (ODP) applicable to the property.

The amendments revise the standards, default zoning and development schedule established by Ordinance No. 4676 and amend the Outline Development Plan as follows:

1. Allows the following additional land uses in Pods in accordance with the table (found in Section G) in this ordinance:
 - a. Single Family detached
 - b. Single Family attached (Townhomes)
 - c. Accessory Dwelling Units
 - d. Duplexes
 - e. Business Residence
 - f. Retail (small and large box)
 - g. Landscaping Material, Indoor Greenhouse and Outdoor Nursery Plant Growing/Sales
 - h. Government and Public Purpose Facilities
 - i. Parks and Open Space
 - j. Agricultural Uses
2. Limits the total acreage in each Pod for Single Family detached, Single Family attached, and Duplexes and require a minimum density of 5.5 du/ac for these land uses.
3. Some land uses consistent with the overall PD character that were restricted to certain pods are allowed in other Pods as well.
4. Updates the ODP map showing changes to the default zones by Pod, reconfigures 23 ½ Road and its intersection with F ½ Road, and adjusts Pod acreage.
5. Revises the bulk standards of the PD zone including deviations from the default standards for street setback, lot width, minimum lot area, and maximum height; and establishes a multi-family minimum density.

6. Removes redundancy in the Performance Standards and clarifies decision making by the City.
7. Establishes a new Development and Phasing Schedule.

In recommending and approving Ordinance No. 4676 and the ODP adopted therewith, the Planning Commission and City Council determined that the PD zoning ordinance and ODP satisfied the criteria of the Code, was consistent with the purpose and intent of the Comprehensive Plan, and achieved long-term community benefits through the provision of more effective infrastructure.

The Planning Commission found in a public hearing held on April 23, 2019, and the City Council hereby finds, that the proposed amendments likewise satisfy the applicable criteria of the Zoning and Development Code, are consistent with the purpose and intent of the Comprehensive Plan, and achieve the same long-term community benefits as the previously adopted ODP. In addition, the amended PD and Plan also achieve additional "long-term community benefits" by providing needed housing types and mix and reducing traffic demands.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS ZONED PLANNED DEVELOPMENT WITH THE FOLLOWING DEFAULT ZONES AND STANDARDS:

- A. ALL of Lot 2, Centennial Commercial Center, City of Grand Junction, Mesa County, Colorado.
- B. "The Community" Outline Development Plan (ODP) is approved with the Findings of Fact/Conclusions, and Conditions listed in the Staff Report dated April 23, 2019 and including attachments and Exhibit A and Exhibit B attached to this ordinance.
- C. Purpose

The proposed Planned Development will provide for a mix of manufacturing, office park employment centers, health care facilities, retail services, multifamily residential, attached residential, and detached residential uses with appropriate screening, buffering and open space, enhancement of natural features and other amenities such as shared drainage facilities and common landscape and streetscape character.

- D. Unified Development

The project will be developed over time in a phased fashion, but in a unified manner with similar architectural styles and themes throughout. Detached sidewalks, where appropriate, along the arterial frontages are intended to provide for a safe multi-modal transportation haven and provide access to uses within the development. These detached sidewalks will also provide connectivity from the

development to other existing and future points of interest adjacent to the subject property.

E. Default Zones

The default land use zones are as follows:

Pods One, Two and Three: BP (Business Park Mixed Use) with deviations contained within this Ordinance.

Pod Four: C-2 (General Commercial) with deviations contained within this Ordinance.

F. Pod Character

The property will be developed into four distinct areas (Pods) within the development that have a character similar to the following primary uses as more particularly detailed in the Pod Use Table:

Pod 1: Default zone – BP; POD 1 will generally consist of Medical Office/Clinic, Group Living, Attached, Detached Residential and Multi-Family Residential land uses. A list of allowed land uses is included under Section G. Authorized Uses in this Ordinance. All Single Family Detached, Single Family Attached, Duplexes land uses will have a minimum density of 5.5 dwelling units per acre and shall not exceed more than 70% of the acreage in POD 1. Multi-Family residential uses shall have a density between 12 and 24 units per acre.

Pod 2: Default zone – BP; POD 2 will generally consist of Medical Office/Clinic, Group Living, Retail Sales and Services, Personal Care, General Offices; Attached, Detached Residential and Multi-Family Residential land uses. A list of allowed land uses is included under Section G. Authorized Uses in this Ordinance. All Single Family Detached, Single Family Attached, Duplexes land uses will have a minimum density of 5.5 dwelling units per acre and shall not exceed more than 40% of the acreage in POD 2. Multi-Family residential uses shall have a density between 12 and 24 units per acre.

Pod 3: Default zone – BP POD 3 will generally consist of Multi-Family Residential, Attached and Detached Residential, Hotel/Motel, General Offices, Contractor Shops w/ Outdoor Storage, Auto Service, Retail Sales and Services. A list of allowed land uses is included under Section G. Authorized Uses in this Ordinance. All Single Family Detached, Single Family Attached, Duplexes land uses will have a minimum density of 5.5 dwelling units per acre and shall not exceed more than 55% of the acreage in POD 3. Multi-Family residential uses shall have a density between 12 and 24 units per acre.

Pod 4: Default zone – C-2, POD 4 will generally consist of Shopping Center (Small and Big Box), Restaurants, Retail Sales and Services, Auto Service, General Offices and Manufacturing and Production; Freight Movement and Storage; Mixed-Use Multifamily//Commercial/Retail. Multi-Family residential uses shall have a density between 12 and 24 units per acre.

G. Authorized Uses

1. The list of authorized uses allowed within the BP and C-2 zone is hereby amended to include only the following, which are allowed without the need for approval of a conditional use permit.

| Uses | POD 1 BP Default | POD 2 BP Default | POD 3 BP Default | POD 4 C-2 Default |
|--|------------------------|------------------------|------------------------|-------------------------|
| Multi-family | X | X | X | X |
| Single-family detached | X | X | X | |
| Single-family attached (Townhomes) | X | X | X | |
| Accessory Dwelling Units | X | X | X | |
| Duplexes | X | X | X | |
| Business Residence | X | X | X | X |
| Group Living | X | X | X | |
| Colleges and Universities | X | X | X | |
| Vocational, Technical and Trade Schools | X | X | X | |
| Community Activity Building | X | X | X | |
| All other Community Service | X | X | X | |
| Museums, Art Galleries, Opera Houses, Libraries | X | X | X | |
| General Day Care | X | X | X | X |
| Medical and Dental Clinics | X | X | X | X |
| Physical and Mental Rehabilitation (Resident) | X | X | X | X |
| All other Health Care | X | X | X | X |
| Religious Assembly | X | X | X | X |
| Funeral Homes, Mortuaries, Crematories | X | X | X | X |
| Public Safety and Emergency Response Services | | | X | X |
| Hotels, Motels and Lodging | X | X | X | X |
| General Offices | X | X | X | X |
| Health Club | X | X | X | X |
| Alcohol Sales, Retail | | | X | X |
| Bar/Nightclub | | | X | X |
| Drive Through Restaurants | X | X | X | X |
| Drive Through Retail | X | X | X | X |
| Retail (small and large box) | | | | X |
| Food Service, Catering | X | X | X | X |
| Food Service, Restaurant (Including Alcohol Sales) | X | X | X | X |
| Fuel Sales, Automotive/Appliance | | | X | X |

| | | | | |
|--|---|---|---|---|
| General Retail Sales, Indoor Operations, Display and Storage | X | X | X | X |
| General Retail Sales, Outdoor Operations, Display or Storage | X | X | X | X |
| Repair, Small Appliance | | | | X |
| Personal Services | X | X | X | X |
| All other Retail Sales and Services | X | X | X | X |
| Manufacturing and Production – Indoor Operations and Storage | X | X | X | X |
| Manufacturing and Production – Indoor Operations with Outdoor Storage | X | X | X | X |
| Mini-Warehouse | | | X | X |
| Auto and Light Truck Mechanical Repair | | | X | |
| Car Wash, Gasoline Service Station, Quick Lube | | | X | X |
| Landscaping Material, Indoor Greenhouse and Outdoor Nursery Plant Growing/Sales | | | X | X |
| Industrial Services, Contractors and Trade Shops, Oil and Gas Support Operations without Hazardous Materials (indoor and/or Outdoor Operations and Storage) | | | X | X |
| Warehouse and Freight Movement – Indoor Operations, Storage and Loading with Outdoor Loading Docks | | | X | X |
| Wholesale Business (excluding highly flammable Materials/Liquids) | | | X | X |
| Bus/Commuter Stops | X | X | X | X |
| Government and Public Purpose Facilities | X | X | X | X |
| Parks and Open Space | X | X | X | X |
| Agricultural Uses* | X | X | X | X |
| * Agricultural Uses including indoor or outdoor activities primarily involving raising, producing or keeping plants or animals but excluding uses such as industrialized agricultural for example feedlots, pig farming, a use of a scale that requires significant structures or accessory structures, or a use that has the propensity to be a significant nuisance such as pig farming or other particularly odiferous. This use is intended to be interim in nature. | | | | |

e) Uses Not Mentioned

- 1) To change uses from those specified above, the developer must request an amendment consistent to the Zoning and Development Code as amended, to allow a use which is not currently an allowed use for a particular pod.
- 2) If a question or interpretation arises regarding where, how or whether a proposed use fits into the list of uses found in this section, the Director shall decide if a use not specifically mentioned can reasonably be interpreted to fit into a principal use category or a general use category where similar uses are described as found in the Use Table within the City's Zoning and Development Code.

H. Dimensional and Intensity Standards

| Minimum Lot Area | |
|-------------------------|------------|
| Pod 1, 2 and 3 | 1,800 sf |
| Pod 4 | No minimum |

| Minimum Lot Width | |
|--------------------------|------------|
| Pod 1, 2 and 3 | 20 feet |
| Pod 4 | No minimum |

| Minimum Street Frontage | |
|--------------------------------|------------|
| Pod 1, 2, 3, and 4 | No minimum |

| Minimum Setbacks | Principle Structure / Accessory Structure |
|--------------------------|--|
| Pod 1, 2, 3 and 4 | |
| Street (see footnote 1) | 10' / 25' |
| Side / Rear yard | 0' |

| Density (Minimum/Maximum) | |
|----------------------------------|--|
| Pod 1, 2 and 3 | 5.5 du/ac min. density for Single Family Attached, Single Family Detached, Townhomes, and Duplexes 12 du/ac to 24 du/ac max. for Multi-Family |
| Pods 4 | 12 du/ac min./24 du/ac max |

| Maximum Height | |
|-----------------------|---------|
| Pod 1, 2, and 3 | 65 feet |
| Pod 4 | 65 feet |

Footnotes:

1. Non-Residential buildings shall be setback a minimum of 30 feet from "Arterial" designated right-of-ways.

I. Deviations from bulk standards from default zones.

1. To provide for flexibility necessary for the unique, efficient and effective design of the site, the following deviations from the default zone standards shall be applied to the site:

- a. Minimum lot size shall be 1800 sf.
- b. Minimum lot width shall be 20'.
- c. Maximum height shall be 65'.
- d. Front (street) yard setback shall be 10'.
- e. Rear yard setback shall be 0'.

J. Development Schedule, Extensions and Lapse of Plan

1. Development and Phasing Schedule

| Phase | Pod | Threshold 1 | Threshold 2 |
|---|--------------------|--|---|
| 1 | Any one Pod | Preliminary Development Plan approval within 4 years from date of approved PD ordinance | An approved final plat of 25% of the area within 2 years of Preliminary Plan approval |
| 2 | Any second Pod | Preliminary Development Plan approval within 7 years from date of approved PD Ordinance | An approved final plat of 25% of the area within 2 years of Preliminary Plan approval |
| 3 | Remaining two Pods | Preliminary Development Plan approval within 10 years from date of approved PD Ordinance | An approved final plat of 25% of the area within 2 years of Preliminary Plan approval |
| The area(s) required as determined by the City for the regional drainage facilities shall be dedicated to the City at the time the first plat is recorded for any land included within the ODP. | | | |

2. Should the Development and Phasing Schedule need to be extended, the city shall consider and hear the request consistent with the provisions of the Code in place at that time. A request for extension shall be timely in that the request shall be received by the City prior to the lapse or expiration of one of the established phasing Thresholds.
3. Failure to develop the PD and ODP as shown in the adopted Development and Phasing Schedule will result in the lapse of approval of the PD and ODP. Upon lapse, the zoning of the property will revert back to MU (Mixed-Use) and C-2 (Heavy Commercial) as shown in Exhibits A & B.

K. Other Regulations

- 1, Title 25, 24 Road Corridor Standards of the Zoning and Development Code shall apply, unless otherwise amended by the City.
2. Unless otherwise included in this PD Ordinance, the development regulations, standards and administration contained within Section 21.06 of the Code, as

may be amended including any applicable overlay zones apply to this PD and ODP, except the following:

There are no hours of operations limitations for uses in all Pods

3. Signage regulations and standards contained within Section 21.06 of the GJMC shall apply with the following modifications:
 - a. A sign package will be required as part of each Final Development Plan and/or Site Plan.
 - b. The existing billboards located within Pod Four may remain as nonconforming uses until such time as site development activity begins on Pod Four.

New Outdoor Advertising Signs (Billboards) within the PD will not be permitted.

L. All applications for the development of the property (subdivision, site plans, etc.) shall be subject to the Code in effect at the time of submittal, including the standards of this ODP and the PD Ordinance as may be amended.

Introduced for first reading on this 1st day of May, 2019 and ordered published in pamphlet form.

PASSED and ADOPTED this 15th day of May, 2019 and ordered published in pamphlet form.

ATTEST:



President of City Council



City Clerk



EXHIBIT A

Outline Development Plan (ODP)

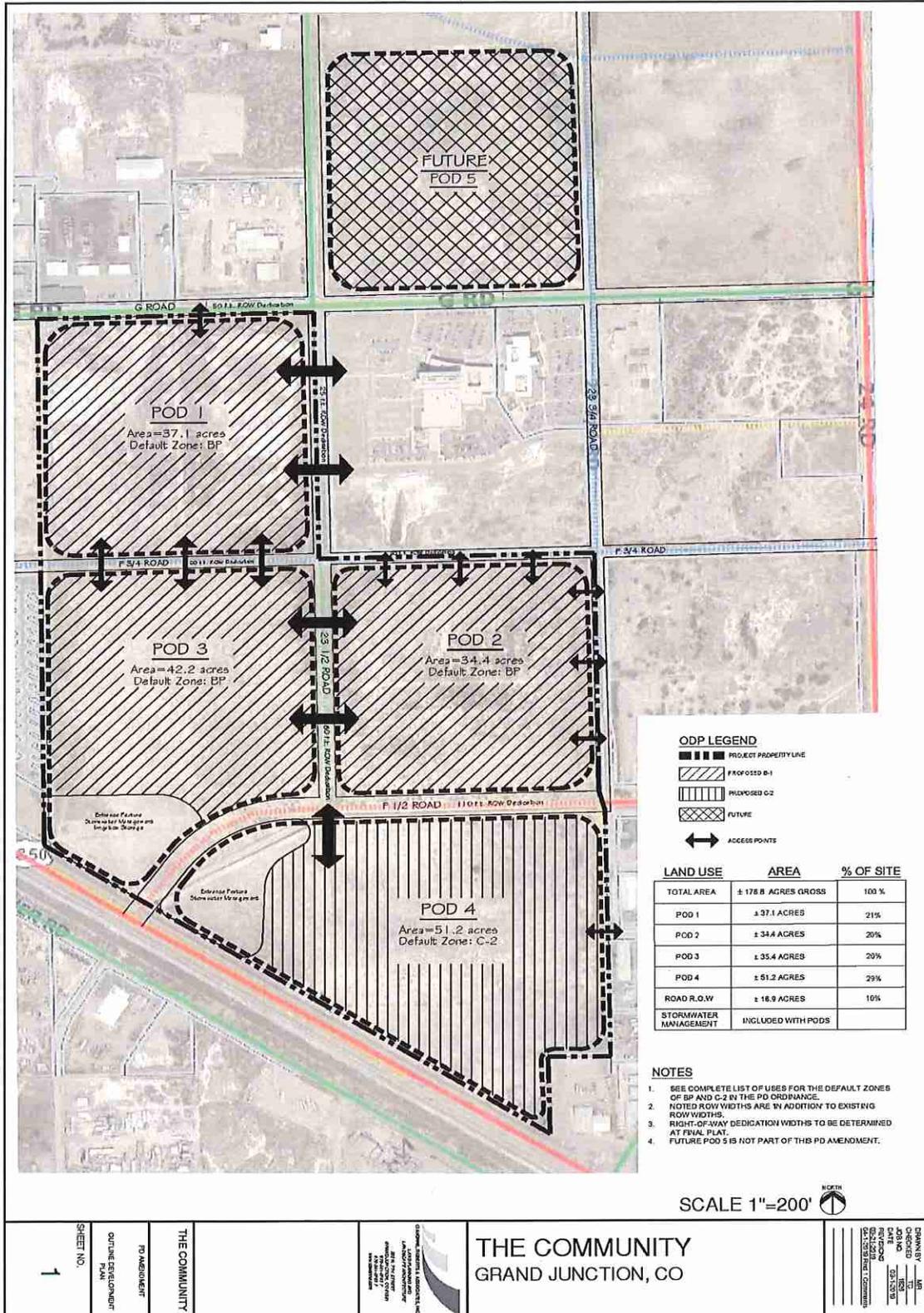


EXHIBIT B
Default Zones



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4855 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 1st day of May, 2019 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 15th day of May, 2019, at which Ordinance No. 4855 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 17th day of May, 2019.


Deputy City Clerk

Published: May 3, 2019
Published: May 17, 2019
Effective: June 16, 2019