

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4911

**AN ORDINANCE AMENDING THE GRAND JUNCTION MUNICIPAL CODE
RELATING TO ZONING AND DEVELOPMENT IN THE HORIZON DRIVE DISTRICT**

Recitals:

The City Council desires that the City's zoning and development regulations be amended as needed so that they will be dynamic and responsive to the demands of the community and development trends, without compromising health, safety and welfare.

The City Council desires the Horizon Drive Business Improvement District to incorporate consistent standards for the area, in order to:

- Achieve high-quality development in the corridor in terms of land use, site planning and architectural design;
- Provide market uses that complement existing and desired uses and benefit the Grand Junction community;
- Take advantage of and expand upon existing public facilities in the corridor to create a "civic" presence;
- Achieve a distinctive character along the roadway that can serve as a gateway to the Grand Junction community;
- Establish a transportation network that interconnects to create a logical urban pattern;
- Establish a high-quality image through zoning, design standards, and public improvements.

For the past two years the Horizon Drive BID Board have worked to develop standards for site development, building architecture, landscaping, business access and site circulation.

The following Preamble describes the Horizon Drive District planning work which informs and provides background information for the Horizon Drive District - Overlay Zone District Standards.

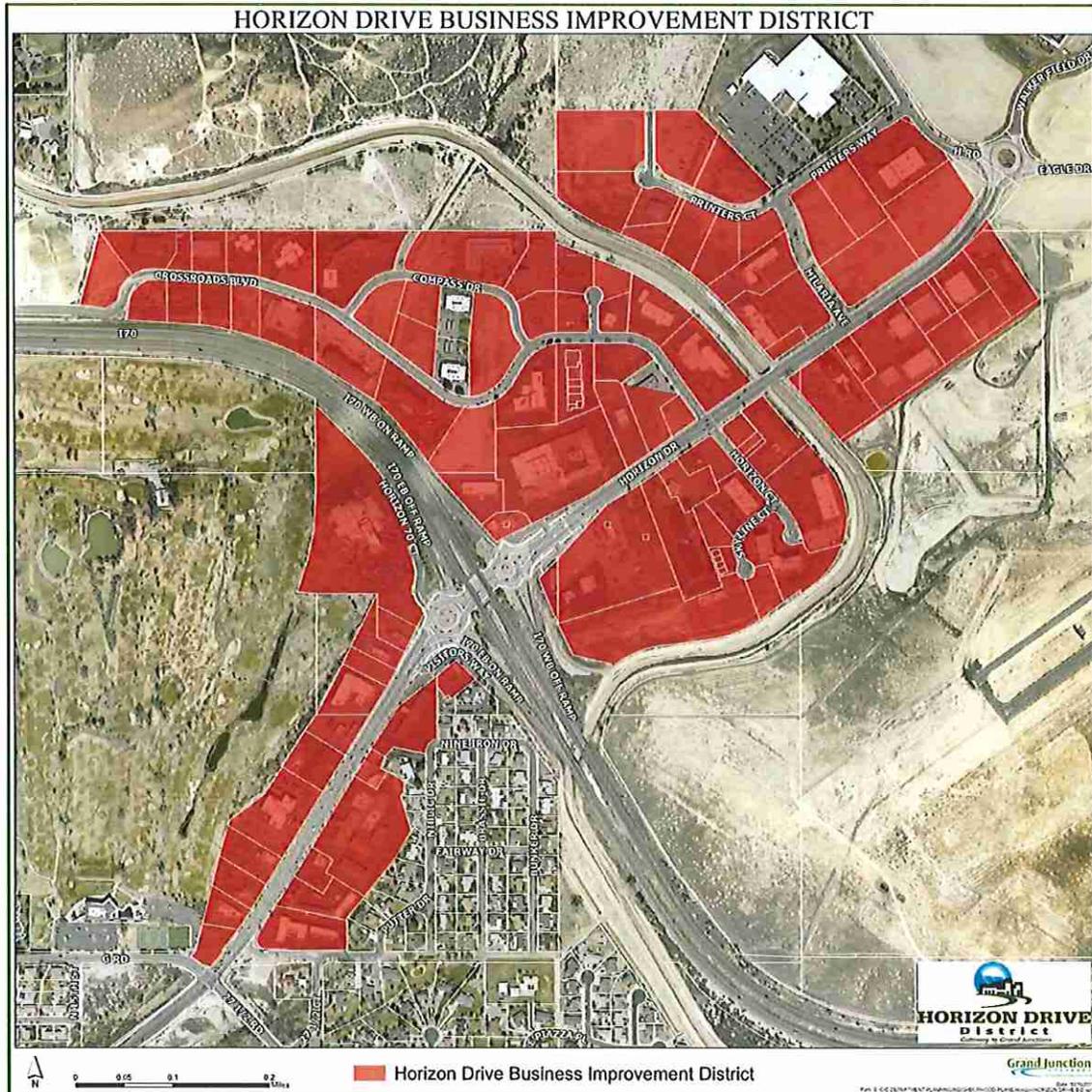
Horizon Drive District Overlay Preamble

I. Introduction to Horizon Drive District Plan

The Plan area and the Overlay Zoning District area comprise the Horizon Drive District boundary as defined by the Horizon Drive Business Improvement District boundary as it stands at the time of adoption of this Plan and Overlay District and includes any subsequent modifications in the future as properties are annexed into the Business Improvement District.

The Horizon Drive District is comprised of commercial properties within the general geographic area of Horizon Drive between G Road and H Road. The District was formed in 2004 and is overseen by the City of Grand Junction, which appoints the Board of Directors. The District is supported by a mil levy of no more than 5.0 mils (.005) upon every dollar of the valuation assessment of taxable property within the District.

The District's mission statement is: "Committed to build community, enhance the beauty and advocate the economic vitality of the Horizon Drive District."



II. Background

The properties within the Horizon Drive District fall into two zoning classifications. Those with frontage onto Horizon Drive, Crossroads Boulevard, Horizon Court or similar streets, are classified as light commercial (C-1) and those nearest H Road and northwest of Horizon Drive are classified as Industrial Office (I-O).

The Grand Junction Regional Airport, adjacent to the Horizon Drive District on the north and east, is the single largest adjoining property. The zoning classification for the airport is Planned Airport Development (PAD).

Horizon Drive is a busy arterial thoroughfare, five lanes wide. The roadway system is dedicated to swift vehicular movement. Buildings are generally large, set back from the roadway and fronted by large black-top parking areas. Signs for the buildings are inconsistent in size and location. Landscaping is sparse. There are intermittent sidewalks and pedestrian crossings are located only at lighted intersections.

The overall planning concept for the Horizon Drive District encourages development of (or continuity of existing) neighborhood centers. The neighborhood center approach will provide a framework for distinctive image and organizing elements for public and private (re)development of the Horizon Drive District.

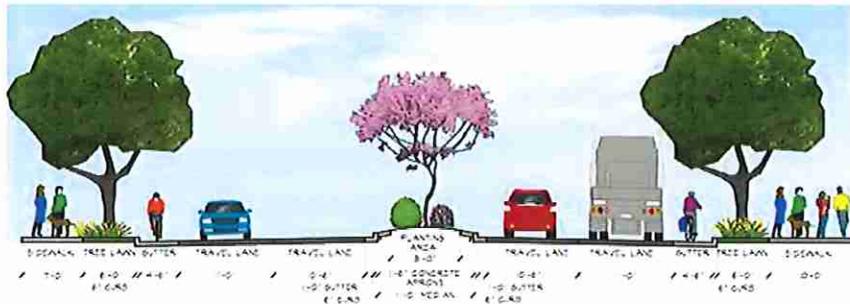
The Horizon Drive Center supports the Horizon Drive corridor to retain its commercial land use designation. Crossroads Blvd. & Horizon Court areas are identified as Business Park Mixed Use and Commercial/Industrial. The Business Park Mixed Use provides more options including multi-family residential development within the corridor. These community development objectives for the District will support and integrate with the development plans of the Grand Junction Regional Airport.

III. “Gateway to Grand Junction”

Horizon Drive is one of four gateways into Grand Junction for travelers coming to the community using I-70 and the primary gateway for those flying into Grand Junction Regional Airport. The primary objective is to develop a distinct identity for the Horizon Drive District, as a “Gateway to Grand Junction.” This identity should reflect a high quality of site design, site improvements, building architecture, and pedestrian safety.

Additionally, the corridor should accommodate multiple modes of travel making it a “Complete Street” allowing for the development of both publicly and privately owned pedestrian spaces emphasizing public interaction in gathering areas and around public art. This reinforces the Horizon Drive District as the central “gateway” to Grand Junction. As such, the visual character of the District properties should reflect the District’s desire to set itself forward as a welcoming, clean, modern and a safe area that not only provides traveler amenities but is a segue to a multi-faceted and desirable community. Design standards for development will reinforce the overall theme and sense of quality. As a complete street it supports the City’s Complete Street Policy adopted July 18, 2018 which provides an approach to corridor development that integrates people and places in planning, design, construction, operation, and maintenance of transportation networks, helping to ensure streets are safe for people of all ages and abilities, while balancing the needs of different modes, thereby supporting local land use, economy, culture and the natural environment.

IV. Corridor Improvement Project – A “Complete Street”



PURPOSE

To better provide for the safe and convenient movement of both pedestrians and motor vehicles.

The Horizon Drive Corridor Improvement Project will be constructed in phases due to financial necessity (see “Conceptual Plan” graphic). Phase 1 addressed the Horizon Drive / Interstate-70 interchange and was completed in 2016. Future phases, south of the interchange and north of the interchange, will be completed as funding is secured. Currently, Phase 2 is planned to be the section south of Visitor’s Way to G Road. In 2019, three crosswalks were added to this section with center refuge medians and yellow LED pedestrian-activated flashing warning lights.

The corridor will be designed as a “Complete Street” to enable safe access for all users, including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities. The vision for the Horizon Drive corridor includes:

- Create circulation plans promoting traffic calming and pedestrian safety.
- Encouraging future development to include civic areas, open space (parks), walking trails, bike lanes, ease of access to public transportation and connectivity.
- Connectivity with other districts in the community including way-finding signage.
- Wide sidewalks detached from the roadway.
- Safe access to businesses from the street and sidewalks and parcel interconnectivity to minimize multiple access points to Horizon Drive.



- Safe and efficient transit stops.
- Adequate lighting creating a safer vehicle and pedestrian experience.
- Landscaping, street furniture and other hardscape features and amenities that enhance the pedestrian and motoring public's experience, but still allow buildings to be located near the street.

Increased safety is of primary importance to the establishment of the design character of the Horizon Drive District. Interstate 70 bisects the District and provides primary access to Horizon Drive via on ramp/off ramps from both east and west. Vehicular movement is important to the District. Additionally, the properties along Horizon Drive serve a temporary population of visiting travelers, who would prefer greater pedestrian access to other District properties as well as connections to downtown, the Colorado riverfront and other destinations. The standards set forth in this document are to better provide for the safe and convenient movement of both pedestrians and motor vehicles.

V. Horizon Drive Master Trails Plan

PURPOSE

To provide for the safe and convenient movement of non-motorized (pedestrians and bicycles) between Horizon Drive District businesses and to other areas of Grand Junction.

Connecting Horizon Drive Hotels and business to downtown, Mesa Mall and the Colorado riverfront is desired by many visitors staying on Horizon Drive and the Horizon Drive business community. Access to trails will benefit the local tourism industry and help stimulate economic development. In 2017, the District contracted with the Colorado Department of Local Affairs (DOLA) and the University Technical Assistance Program (UTAP) to produce the Horizon Drive Master Trails Plan. The Plan was approved by the Grand Junction Planning Commission in April of 2019. Ordinance No. 4851 amended the Comprehensive Plan to include the Horizon Drive BID Trail Network Plan as part of the Grand Junction Circulation Plan was approved by the Grand Junction City Council May 1, 2019.

VI. Overlay Zoning

Overlay zoning creates a special zoning district over a base zone. An overlay adds to or changes the regulations, standards, or requirements of the base zone in order to protect or guide development within a specific area or corridor to meet specific needs or objectives. While the base zone determines the permitted land uses, the overlay zone establishes design or other standards that meet the overlay's purposes.

The overlay zone for the Horizon Drive District provides direction and vision for development in the corridor. The purpose of the overlay's standards and guidelines is

to stimulate new development as well as redevelopment in the District, increasing business and pedestrian activity along the corridor. The overlay supports and implements the Comprehensive Plan vision and goals of making the City a more livable place.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

Title 27 of the Grand Junction Municipal Code is amended to incorporate the Horizon Drive District - Overlay Zone District Standards.

Introduced on first reading this 1st day of April, 2020 and ordered published in pamphlet form.

Adopted on second reading this 15th day of April, 2020 and ordered published in pamphlet form.

ATTEST:



City Clerk



Mayor



Horizon Drive District - Overlay Zone District Standards

27.04 **Purpose.** The purpose of the Horizon Drive Zone District Overlay is to provide a consistent level of architectural character, quality and aesthetics of the Horizon Drive area as well as to improve and enhance pedestrian access, vehicular access, parking and circulation within the designated Horizon Drive Zone District Overlay.

27.08 **Applicability.** The Horizon Drive Zone District Overlay includes all commercial properties within the general geographic area of Horizon Drive between G Road and H Road as identified on the zone district overlay map.

27.12 Standards and Guidelines.

27.12.010 **Architectural Features and Materials.** Architectural features are intended to provide variations in massing, be at a human scale, and provide variety in design that work to reinforce the importance of the civic, public and open spaces.

- a. All buildings facing Horizon Drive shall use materials that are durable including but not limited to stone, brick, precast concrete and architectural metals.
- b. Materials prohibited for any building facing Horizon Drive include metal-clad prefabricated buildings and building made from pre-cast concrete and tilt up wall systems that are structural in appearance.
- c. Building entries shall have a strong visual and pedestrian relationship to the street.
- d. Buildings shall provide following architectural design elements:
 - 1) Buildings shall provide their main entry facing Horizon Drive. When not feasible, a side or rear of a building may face Horizon Drive. However, the façade fronting Horizon Drive shall give the appearance of a front façade in terms of quality of architecture, materials and detailing.
 - 2) Building form shall provide recessed or projecting elements to provide façade articulation. This can be accomplished through the design of entryways, awnings, rooflines, projecting bays, pilasters, columns or other features. Articulation shall occur a minimum of every 30 feet for all sides of the building.
 - 3) The first floor of a building designed to accommodate a restaurant or retail use shall have windows facing the public right of way that create visual interest to pedestrians and provide views from inside of buildings to the street.

- e. In addition, the site shall exhibit a minimum of three (3) of the following seven (7) architectural design elements:
- 1) Variation in materials, material modules, expressed joints and details, surface relief and texture to break up building forms and wall surfaces. Such detailing may include sills, headers, belt courses, reveals, pilasters, window bays or similar features for all sides of the building.
 - 2) Variation in roof lines/roof materials in order to add interest to and reduce the scale of buildings or expanses of blank wall. This can be accomplished through design elements such as overhangs, eaves, recesses, projections, raised cornice parapets over doors or bays and peaked roof forms.
 - 3) Establishing the main building entrance on the street with façade features that emphasize the primary building entrance through projecting or recessed forms, detail, color and/or material.
 - 4) Outdoor patio in combination with or without outdoor seating located between the building and the primary street.
 - 5) Ground story transparency of at least 50 percent in the form of windows and/or door(s) for facades facing all public street frontages.
 - 6) Public art, as approved by the Director.
 - 7) Other architectural or site features that achieve the goals of the overall Horizon Drive District overlay vision or concept, as determined by the Director.

27.12.020 **Site Design.** Elements required or encouraged for site design are intended to minimize vehicular orientation and emphasize pedestrian activities such as ease of access from the public way and safe access to parking areas, increase walkability of the district especially between the public way, transit facilities and other buildings. They are also intended to provide safe access to businesses from the street and sidewalks, as well as parcel interconnectivity to minimize multiple access points to Horizon Drive.

- a. Clearly visible and direct pedestrian paths with adequate lighting should be established between neighboring buildings, between buildings and outlying parking areas, and between buildings and transit facilities.
- b. A 6-foot wide concrete sidewalk is required from the street to the front of the primary building main entrance.
- c. New development shall be required to close redundant or multiple accesses to Horizon Drive from a single site. Access location and turning movements shall be limited to those which can be safely accommodated as determined by City of Grand Junction traffic engineers

- d. New development shall be required to consolidate accesses with neighboring properties to the extent practicable.
- e. Bicycle parking shall be provided at locations that do not obstruct the flow of pedestrians, are easily identifiable and visible and convenient to customer entrances.
- f. Where pedestrian circulation paths cross vehicular routes, a change in paving materials, textures, or colors shall be provided to emphasize the potential conflict point, improve visibility, enhance safety and enhance aesthetics.
- g. Onsite signage and traffic markings necessary to facilitate circulation and improve public safety and awareness are required.
- h. Drive up windows such as those used for banks, restaurants, groceries and pharmacies or drive through facilities such as gasoline service islands and car wash or vacuum bays shall be oriented as to not be visible from the public right of way.

27.12.030 Landscaping and Public Amenities. This section is meant to ensure appropriate landscaping improvements and the creation of public amenities that enhance the character of the district, and to utilize xeric principles in landscaping design encouraging the planning of low water plants that are appropriate for Grand Junction's arid climate. The intent is also to encourage future development to include civic areas and open space (parks).

- a. Landscaping shall be designed to provide drought tolerant plant species that are native to the region or otherwise suitable to the climate.
- b. For all development, street trees planted every forty feet shall be planted along all public rights-of-way.
- c. For all development with landscaped areas fronting Horizon Drive, any groundcover provided shall be visually similar to existing landscape rock (e.g. crushed red granite) in place on Horizon Drive.
- d. Art, sculpture, transit shelters, benches, planters, bike racks, trashcans and other hardscape feature, plazas, landscaping and other amenities shall be included where appropriate.

27.12.040 Signage. Signage is intended to communicate information and reduce existing visual clutter as well as prohibit new visual clutter. Signage shall provide visual continuity within a single project.

- a. Signs shall be consistent in design, color, typeface, materials and construction details with each project.
- b. Freestanding signs shall comply with the following requirements.
 - 1) Shall be placed perpendicular to the right-of-way.
 - 2) Shall be constructed with a stone or veneer base. The sign may be single or double faced. If single the backside of the sign shall be painted the same color as the cabinet and poles.

- 3) Shall be located no closer than 10 feet from property line and no closer than 6 feet from the curb of a street or drive.
- 4) The height shall be measured from finished grade.
- 5) One freestanding sign shall be allowed per street frontage.
- 6) Up to two small freestanding directional signs may be allowed that are three square feet or fewer and no more than 30 inches in height.
- 7) The sign allowance per frontage can only be used on that frontage and shall not be transferred to any other frontage.
- 8) Maximum sign dimensions shall not exceed the following:
 - a. For properties fronting Horizon Drive between G Road and 27 ½ Road and H Road,
 - i. 40 feet in height
 - ii. 100 square feet for properties with up to 150 feet of linear frontage
 - iii. 120 square feet for properties with 150 to 200 feet of linear frontage
 - iv. 160 square feet for properties with 201 to 300 linear feet of frontage
 - v. 200 square feet for properties with greater than 300 linear feet of frontage
 - b. For properties with frontage on Horizon Drive between 7th Street and G Road (27 ½ Road), the maximum sign dimensions shall not exceed the following:
 - i. 12 feet in height
 - ii. 100 square feet
 - c. For properties with Interstate-70 frontage maximum sign dimensions are subject to Section 21.06.070.
 - d. For all other properties the maximum sign dimensions shall not exceed the following
 - i. 20 feet in height
 - ii. 75 square feet
- c. Flush Wall Signs may be either non-illuminated or internally illuminated.
- d. No off-premise signs or outdoor advertising shall be permitted, except where existing at the time of adoption of this document, provided such signs are appropriately permitted through the City of Grand Junction.
- e. Projecting signs shall be permitted as per section 21.06.070 of the Zoning and Development Code.
- f. Roof signs are not allowed.

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4911 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 15th day of April, 2020 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 April, 2020, at which Ordinance No. 4911 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 April 2020.


Deputy City Clerk

Published: April 3, 2020
Published: April 17, 2020
Effective: May 17, 2020