

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3691

AN ORDINANCE AMENDING ORDINANCE NO. 3162 PERTAINING TO A PLANNED DEVELOPMENT ZONING AND PRELIMINARY PLAN FOR MEADOWLARK GARDEN PLANNED DEVELOPMENT TO BE PUBLISHED IN PAMPHLET FORM

Recitals:

The proposed amendments to the Meadowlark Planned Development include revisions to the Meadowlark Planned Development Land Use Regulations And Development Standards and the Preliminary Plan. The attached revisions clarify the signage, parking and pedestrian circulation requirements. The Preliminary Plan is revised accordingly.

The original Meadowlark Planned Development was approved in July, 1999 and the property zoned Planned Business (PB) after review of the approval criteria contained in the June, 1997 Zoning and Development Code. The zoning was changed to Planned Development (PD) during the area rezoning following adoption of the 2000 Zoning and Development Code.

The Planning Commission has recommended approval of the amended PD ordinance and revised Preliminary Plan. The City Council finds that the request is consistent with the Growth Plan and continues to meet the requirements of the June, 1997 Zoning and Development Code.

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

Ordinance No. 3162 is hereby amended so that the Land Use Regulations & Developments for the Meadowlark Planned Development are as set forth in the attached Exhibit A and the Preliminary Plan is set forth in Exhibit B. All other other terms of Ordinance No. 3162 shall remain in full force and effect except for those specifically amended herein.

INTRODUCED, PASSED ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN PAMPHLET FORM ON THE 3rd day of November, 2004.

PASSED ON SECOND READING, APPROVED AND ORDERED PUBLISHED IN PAMPHLET FORM ON 17<sup>th</sup> DAY OF NOVEMBER, 2004

ATTEST:

/s/: Stephanie Tuin  
City Clerk

/s/: Bryce Hill  
President of Council

**“EXHIBIT A”**  
**MEADOWLARK PLANNED DEVELOPMENT**

**LAND USE REGULATIONS & DEVELOPMENT STANDARDS**

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## **SECTION I. PURPOSE & APPLICABILITY**

The Planned Development ordinance sets forth and defines the zoning and overriding regulations, guidelines and standards that shall apply the use and development of all of the property in the Meadowlark Planned Development. This document is intended to establish standards for design of buildings, parking areas, lighting, landscape, walkways and other project elements to create an attractive appearance, and preserve rural character and scale. All new improvements to shall be constructed and installed in accordance with this planned development ordinance or approved revisions there to and shall be approved by the Architectural Review Committee established by the planned development covenants. The standards set forth herein are recognized as promoting sound design principles that enhance the compatibility of uses on and adjacent to the site and strengthening property values.

This Section establishes minimum standards for landscaping and site design. Developers and landowners are encouraged to exceed these minimums whenever possible.

Any improvements or items not addressed in these standards shall comply with the development standards of the City of Grand Junction Zoning & Development Code in effect at the time the improvement is installed, using the zone district most similar to the corresponding use in the Planned Development.

The design guidelines shall apply to all new improvements, buildings and uses of land within the planned development site and adjacent street right-of-ways, including, but not limited to: all buildings; parking areas; landscaping; lighting; driveways; walkways; and street improvements. They shall also apply to substantial additions or remodeling of existing improvements, where there is a change in the distinguishing characteristics or primary features of the buildings, landscape, or land.

## **SECTION II. LAND USES**

### **A. LAND USE CATEGORIES**

The land uses permitted or prohibited on any of the seven lots established on the Meadowlark Planned Development Plat or on lots created from these lots through subdivision are defined in Table 1.

The table includes a list of typical uses to be allowed or prohibited in the land use categories. The use of peak hour traffic generated by the combined uses within the Planned Development to control the overall intensity of the development shall be utilized rather than limiting the square footage of various uses permitted on individual lots.

**Table 1**

<b>LAND USE CATEGORY</b>	<b>DEFINITION</b>	<b>SPECIFIC USE TYPE</b>	<b>STATUS</b>
<b><i>Residential</i></b>	<p>Residential occupancy of a dwelling unit by a household.</p> <p>Nursery School, Preschool, Day Care-A school and/or care facility which is licensed by the State and is maintained for the whole or part of the day for more than six children including indoor and associated outdoor facilities for the supervised care of children.</p> <p>Chapel, Church, Community Activity Building-Facilities for gathering for the purpose of worship or community functions &amp; meetings and classes Classrooms</p>	<p>Single Family Detached Single Family Attached Town home Condominium Home Office, conforming to City code requirements. Nursery School / Preschool / Daycare Center</p> <p>Chapel, Church, Community Activity Building</p>	<p>Allowed Allowed Allowed Allowed Allowed</p> <p>Allowed</p> <p>Allowed Allowed</p>
<b><i>Office/ Professional Services</i></b>	<p>Uses primarily providing personal or professional services to customers or clients conducted in an office setting and associated uses.</p>	<p>Medical or surgical care to nonresident patients, Clinics Medical /Dental Office Counseling Centers Physical Therapy Center Veterinary Center General Meeting Space Professional Services Architect, Engineer, Designer, Broker, Planner, Insurance Agent, Realtor, Travel Agent and similar</p>	<p>Allowed</p> <p>Allowed Allowed Allowed Allowed Allowed Allowed Allowed</p> <p>Allowed</p>

**Table 1 (continued)**

<b>LAND USE CATEGORY</b>	<b>DEFINITION</b>	<b>SPECIFIC USE TYPE</b>	<b>STATUS</b>
<b>Financial Services, Bank</b>	Uses primarily providing financial, investment, banking or related professional services to customers or clients conducted in an office setting.	Branch Bank Drive-through or drive-up service windows (three or less) Exterior Automated Teller Machine (walk-up or drive-up type) Drive-thrus are only permitted in association with Financial Services.	Allowed Allowed Allowed
<b>Garden Center/ Plant Nursery</b>	A place where plants are raised, acquired and maintained for transplanting or sale including exclusively or in conjunction with the above, the sale of materials commonly used for landscaping purposes, such as soil, rock, bark, mulch and other landscape materials and accessories. And, as an accessory use, the sale and rental of small landscaping tools and supplies, garden related hard goods, indoor plants decorative landscape items, Sculptures, Pottery & Ornaments, Patio Furniture, Flowers, Water Gardens, Irrigation Parts Greenhouses, and services of landscape design and installation Snacks/Drinks for customers. Includes indoor and outdoor sales, display and storage of allowed items.	Sales and Storage of Landscape Plant and Hardscape materials and accessories commonly used for landscape purposes.  As Accessory uses:  Sale and/or rental of small landscape tools,  Sale of garden related hard goods, sculptures, pottery, patio furniture and accessories, indoor plants.  Sale of garden maintenance supplies  Services of: Landscape Contractor Landscape Design Florist  Sale of Snacks / Drinks for Customers  Sale of Loose or Unbagged Manure	Allowed  Allowed  Allowed  Allowed  Allowed  Prohibited

Table 1 (continued)

LAND USE CATEGORY	DEFINITION	SPECIFIC USE TYPE	STATUS*
<b><i>Retail Sales and Services</i></b>	The display, storing and sale of items or the provision of specific services to end consumers on a small scale. Renovation, repair or small-scale production of items primarily for sale on the premises.	Alcohol Sales, by the drink / Bar	Allowed
		Alcohol Sales associated with a Restaurant or Food Service	Allowed
		Automotive Repair Services	Allowed
		Barber/Beauty Shop	Allowed
		Bookstore	Allowed
		Bridal Shop,	Allowed
		Contract Post Office	Allowed
		Dance/Art/Music Schools	Allowed
		Dry Cleaner	Allowed
		Florist	Allowed
		Food Service	Allowed
		Ice Cream Shop	Allowed
		Bakery, Deli, Café, Coffee Shop	
		Delivery only	Allowed
		Gift Shop, Antique shop	Allowed
		General Retail Store	Allowed
		Health food Store/herb sales	Allowed
		Open Air Markets	Allowed
		Horticultural / Art/Crafts / Produce	Allowed
		Pharmacy	
		Photography Studio	Allowed
Print or copy shop (light)	Allowed		
Retail Liquor Sales (Packaged goods)	Allowed		
Tailor / Sewing Service			
Limited outdoor sales and display,	Allowed		
(sidewalk sales, arts/crafts	Allowed		
festivals during normal business hours only.)	Allowed		
Alcohol Sales, by the drink / Bar			
as a primary use	Prohibited		
Automotive Repair Services	Prohibited		
Auto Fuel Sales	Prohibited		
Food Service	Prohibited		

**Table 1 (continued)**

<b>LAND USE CATEGORY</b>	<b>DEFINITION</b>	<b>SPECIFIC USE TYPE</b>	<b>STATUS*</b>
<b>Restaurant</b>	An establishment selling prepared food and beverages primarily for consumption on the premises, where all service takes place within an enclosed building or accessory outdoor eating areas.	Family Restaurant/Café.	Allowed
		Alcohol Sales, by the drink In association with Restaurant or food service	Allowed
		Alcohol Sales, by the drink As a primary use	Prohibited
		Food for delivery only	Prohibited
<b>Financial Services</b>	Uses primarily providing financial, investment, banking or related professional services to customers or clients conducted in an office setting.	Branch Bank	Allowed
		Drive-through or drive-up service windows (three or less) Exterior Automated Teller Machine (walk-up or drive-up type)	Allowed
<b>All categories and on all lots</b>			
Parking	Provision of parking for employees or customers of establishments on the site, or for residents and their guests	Shared Parking Spaces in common parking easements for uses on-site	Allowed
		Private Parking Spaces (other than for residential uses)	Prohibited
		Parking for uses off-site	Prohibited
Parks & Open Space	Natural area consisting mostly of vegetative landscaping or outdoor recreation, community gardens, picnicking, etc.	Parks/Picnic Areas	Allowed
		Playgrounds	Allowed
Plant Nursery, Commercial Garden, Farmer's Market / Vegetable Stand	Growing, storage and sale of horticultural materials and produce	Nursery, Orchard, Growing and sale of plants, fruit or vegetables, flowers	Allowed
		Sales area for above uses < 1500 s.f.	Allowed
		Outdoor Farmers Market < 10,000 s.f.	Allowed
Utilities and related facilities including: water, sewer, gas, electric, irrigation, cable TV, and others	Utilities serving the structures and uses on the site.	Underground only	Allowed

**\* Status:**

Uses "Allowed" are uses by right,

Uses "Prohibited" are not permitted unless an amendment to this planned development is approved by the city.

**B. LAND USES NOT LISTED:**

Table 1 is intended to provide a list of the types of uses to be permitted within the development. It may not be inclusive of all possible uses. Land Uses not listed may be allowed if they are determined to be similar to and are compatible with the listed uses and are compatible with the character of the development. Approval is required by both the Architectural Review Committee of the planned development and the City Community Development Director, following the same process for uses not listed in other zoning districts in the City to make this determination.

**SECTION III. DIMENSIONAL AND INTENSITY STANDARDS**

Traffic impacts and the dimensional standards described in this Section shall limit the combined intensity of all developed uses within the development.

**A. TRAFFIC IMPACTS**

Total combined traffic impact of all developed uses on all lots within the development shall not exceed two-hundred and forty-two (242) entering trips at AM or PM peak hour, unless an increase in this total is approved as an amendment to this Planned Development.

As each new use is added, a simple trip generation projection shall be made of total trips from existing and proposed uses using the trip generation standards and assumptions shown in Table 2. For allowed uses not listed, trip generation standards published in the most current Traffic Engineers Handbook shall be used. Local empirical data, acceptable to the City, may also be considered in determining trip generation.

<b>USES</b>	<b>AM Trips by Unit</b>	<b>Entry %</b>	<b>PM Trips By Unit</b>	<b>Entry %</b>
<i>Medical/Dental Office</i>	2.43	80%	3.66	27%
<i>Single Tenant Office</i>	1.78	89%	1.72	15%
<i>Day Care</i>	12.00	53%	13.00	47%
<i>Retail</i>	4.00	0%	4.00	52%
<i>Restaurant High Turn Sit Down</i>	9.30	52%	11.00	60%
<i>Bank with 3 Drive- thru windows</i>	12.63	56%	54.80	50%
<i>Nursery/Garden Center</i>	1.31	50%	3.80	50%
<i>Single Family</i>	0.75	25%	1.01	64%

**Table 2**



**B. GENERAL DIMENSIONAL STANDARDS**

The standards shown in Table 3 shall be applied to the Planned Development in general.

Dimensional Standards Applied to Planned Development in General								
Land Use	Min lot size per Unit <sup>1</sup>		Min Frontage <sup>2</sup>	Minimum Setbacks Principle/Accessory Building <sup>3, 5</sup>				Max Height <sup>4</sup>
	Area sf.	Width		Front <sup>5</sup>	Side <sup>6</sup>	Rear	Abutting Residential or Common Access Easements or Shared Parking Areas	
Residential	7,000	35'	20'	20'/25'	10'	25'/10	15'/20'	36'
Chapel	20,500	35'	50'	25'/25	15'	25'/10	25'/20'	36'
Day Care Center	10,000	35'	20'	20'/25'	10'	25'/10	15'/20'	36'
Retail				0'	0'	0'	8'/8'	36'
sales/services				0'	0'	0'	8'/8'	36'
Office/Professional Services				0'	0'	0'	8'/8'	36'
Restaurant				0'	0'	0'	8'/8'	36'
Financial Services				0'	0'	0'	8'/8'	36'
Garden Center								

**Table 3**

<sup>1</sup> Lot Size is gross area within the property lines including easements. Minimum Lot size shall not apply to residential condominium units in mixed-use buildings. If property lines are within structures, as in zero lot line or condominium development, they are assumed to be to the center of the mutual wall or to the exterior of exterior walls.

<sup>2</sup> Frontage requirements apply to lots adjacent to public streets or common access easements.

<sup>3</sup> All Building Setbacks within the Planned Development from any public street shall be a minimum of 20 feet for all land use categories. Building setbacks do not apply to parking, sidewalks, or signs. When units are attached, side yard setbacks shall apply to the contiguous buildings. A minimum 20 foot driveway is required between garage entrances and public right-of-way or back of sidewalk which ever is nearer. Where plans indicate exterior zero lot line construction, a 5 foot wide maintenance easement for the purpose of maintaining the exterior walls shall be platted on adjacent properties prior to obtaining a building permit.

<sup>4</sup> Heights shall be measured as the vertical distance between the average finished grade between the highest and lowest grades along the foundation and the highest point of the roof or façade. Height limits do not apply to belfries, cupolas, spires, radio/communication/antennas, flag poles, or chimneys

<sup>5</sup> Setbacks on lots that do not front on a public street shall be measured from shared parking easements and common access easements. No setback is required from common pedestrian easements or utility easements.

<sup>6</sup> When units are attached, side yard setbacks shall apply to the contiguous buildings.

## **SECTION IV. LANDSCAPING**

### **A. NATURALISTIC LANDSCAPE THEME**

The character of the landscaping shall be "lush" Xeriscape landscaping. Low water-consumptive plants with a preference to those indigenous to this region shall be used. See section V. for a sample list of acceptable plants. In order to avoid a sparse appearance of the desert landscaping the following standards will apply:

1. A minimum of 75% of all street frontage landscaped areas shall be covered with vegetative ground cover consisting of trees, shrubs, grass or other living plant materials to create a "lush" appearance to the landscaped area from public streets, driveways and walkways.
2. Colorful flowerbeds, vegetative ground cover and other vegetation shall be located to accentuate signs, landmarks, focal points and entryways on the site.
3. Inorganic groundcover, consisting of native soils, decomposed granite, crushed rock, gravel, and boulders shall be limited to a maximum aggregate total of 25% of the landscape area. River run shall not be acceptable ground cover material. Inorganic materials shall be limited to small areas between landscaping materials and appropriate in terms of color, texture, and materials to provide a pleasant, naturalistic appearance to the streetscape.

### **B. GENERAL REQUIREMENTS**

1. Landscaping shall be provided along the street frontage between the street pavement and any buildings or parking areas, loading or storage areas in accordance with the following standards.  
The land adjacent to intersection of arterial streets is a dominant feature influencing the character of the community. The area within a triangle formed by the intersection of the right-of-ways of the streets and points 80 feet from the intersection on the right of way of each street shall be landscaped.
2. A minimum twenty (20) foot wide landscaped setback shall be established along all streets, between the public right-of-way and any buildings, parking lots, fences or walls or loading areas. Except that in areas where the natural grade is above the grade of the street, in-which case the minimum landscaped setback shall be reduced by 1 foot for each 1 foot of difference in grade, with a minimum setback of 10 feet.
3. Reverse frontage lots or side lots shall not be exempt from any landscaped setback requirements along any street.
4. Any part of a developed site not used for buildings, parking, driveways, sidewalks, etc. shall landscaped with xeric plant scheme to establish a natural appearance.
5. An automatic irrigation system shall be provided to all landscaped areas requiring water.
6. All trees shall have a minimum trunk height of six feet, with a minimum 1 1/2" caliper measured four inches above the ground. Multi-trunk trees may have smaller average caliper measurements. Minimum shrub planting size is 5 gallon. Herbaceous perennials and grasses will be planted at 1 gallon or 4" as plant species demands.

7. Existing established trees and shrubs should be integrated into the proposed landscaped areas and those preserved will be included as satisfying a part of the total landscape requirement.

### **C. STREETScape STANDARDS**

The following landscaping shall be required along all streets:

1. Trees shall be planted at the rate of one tree per 40 feet of lineal street frontage. Clustering of trees and shrubbery shall be encouraged to accent focal points or landmarks, to provide variety and to create a naturalistic character to the streetscape. A line-of-sight triangle in compliance with City Standards shall be provided at driveways.
2. Trees, shrubs, and ground covers shall be chosen from the Selection List in Section V. and shall be planted in accordance with the "Specifications Handbook for Landscape/Irrigation Installation and Maintenance Contracting" of the Associated Landscape Contractors of Colorado.
3. Existing trees, shrubs and ground covers to be retained shall be counted toward the landscape requirements.

### **D. LANDSCAPING DESIGN STANDARDS**

1. Transition/Buffer Zones: Where commercial uses are located adjacent to or separated by an alley or canal from any residential use or district, a ten (10) foot wide landscaping strip planted with one tree or tree cluster every forty (40) linear feet shall be required. The intent is to create an effective visual screen to the business use from the residences. Trees shall be selected which will not block existing scenic views from residences at mature height. Existing trees to remain, if properly located, shall be considered a part of the required landscape screening.
2. Transition or buffer zones shall be integrated into setback areas as a part of the landscape along common property lines.
3. No motorized vehicular access to the property from the Redlands canal shall be permitted.

### **E. PARKING LOT INTERIOR LANDSCAPING / SCREENING:**

1. A minimum of five percent of the total area of parking lot shall be used for landscaping.
2. One shade tree as defined in the Plant Selection List shall be provided for every 100 sf interior parking island, exclusive of perimeter landscaping and street trees. Trees must be planted within each parking lot island.
3. Parking islands shall be a minimum of 9 feet wide and contain a minimum of 80 square feet in area. This requirement may be modified upon approval of the Planning Director, where warranted by exceptional design of the parking lot and where the intent of the standard is met through alternate design schemes.
4. All parking lots shall be screened from public streets by landscape, hedges, walls or landscaped earth berms or combination thereof, to provide screening at least three (3) feet above the grade of the parking lot or Street Centerline which ever is higher.
5. Variety to the alignment and style of the walls is required. Walls shall be decoratively designed to match the character and exterior finish of adjacent buildings.

## **F. DETENTION BASINS**

1. All new storm water detention basins shall be landscaped. Such basins shall be designed as an integral part of landscape areas and shall not take on the appearance of a detention basin or ditch.
2. Wherever practicable, the drainage design shall be based on dispersing storm-water and collecting it in small areas rather than aggregating runoff into large areas.

## **G. MAINTENANCE**

1. All Landscaping shall be planted and maintained in accordance with the Associated Landscape Contractors of Colorado Specification Handbook.
2. All landscaping shall be well maintained and any required plant material shall be replaced within 30 days of its demise or at the earliest time of the year consistent with good horticultural practice.
3. All diseased plants shall be treated or removed and the adjacent area appropriately treated to prevent any further infection of landscape materials.
4. The maintenance of landscaping in the public right of way shall be the responsibility of the adjacent property owner, whether an individual, corporation or home or land owner's association.
5. All maintenance of landscape areas shall conform to guidelines & specifications outlined by ALCC and accomplished through the property owners association contracting with a professional landscape maintenance contractor. Cost for said maintenance shall be pro-rated to the landowners per a legal agreement between the initial property owners which agreement shall be a part of the sales agreement of any property.

## **H. LANDSCAPE PLANT LIST**

Plantings similar in characteristics to those on the following plant list shall be used throughout the site. Substitutions may be allowed with approval of the Architectural Review Committee.

## Xeriscape Plant List - Meadowlark Planned Development

### Botanical

### Common

### Botanical

### Common

Existing trees and shrubs will be preserved where possible. New landscape plants will be added to preserve the rural character of the site.

#### KEY TO LANDSCAPE AREA PLANTS

❖ Native Areas

♦ Transitional Areas

⊗ Formal Landscape Areas

#### Deciduous Shade Trees:

- |                       |                  |
|-----------------------|------------------|
| ♦ Catalpa speciosa    | Western Catalpa  |
| ♦ Celtis occidentalis | Hackberry        |
| ⊗ Koeleria paniculata | Golden Rain Tree |
| ⊗ Quercus macrocarpa  | Burr Oak         |

#### Evergreen Trees:

- |                         |                         |
|-------------------------|-------------------------|
| ❖♦ Juniperus scopulorum | "Witchita Blue" Juniper |
| ⊗ Picea pungens         | Colorado Blue Spruce    |
| ❖♦ Pinus edulis         | Pinyon Pine             |

#### Accent Trees:

- |                          |                   |
|--------------------------|-------------------|
| ❖♦ Amelanchier alnifolia | Serviceberry      |
| ⊗ Betula occidentalis    | Western Red Birch |
| ⊗ Chitalpa tashkentensis | Chitalpa          |
| ♦ Prunus virginiana      | Chokecherry       |
| ❖♦ Rhus typhina          | Staghorn Sumac    |

#### Large Shrubs - Sunny:

- |                        |                     |
|------------------------|---------------------|
| ❖ Artemisia tridentata | Big Sage            |
| ⊗ Pinus mugo mugo      | Mugo Pine           |
| ♦ Juniperus chinensis  | "Sea Green" Juniper |
| ❖♦ Ribes aureum        | Golden Current      |
| ⊗ Syringa              | Lilac               |

#### Large Shrubs - Part Shady:

- |                   |                  |
|-------------------|------------------|
| ⊗ Cornus sericea  | Red Twig Dogwood |
| ❖♦ Rhus trilobata | Three-leaf Sumac |

#### Medium Shrubs - Sunny:

- |                              |                      |
|------------------------------|----------------------|
| ⊗ Caryopteris x cladonensis  | Blue Mist Spirea     |
| ❖♦ Cercocarpus intricatus    | Little-leaf Mountain |
| ❖ Chamaebatiaria millefolium | Fern Bush            |
| ❖ Chrysothamnus nauseosus    | Blue rabbitbrush     |
| ⊗ Juniperus horizontalis     | Hughes Juniper       |
| ♦ Rosa                       | Smaller Shrub Rose   |

#### Medium Shrubs - Part Shady:

- |                           |                     |
|---------------------------|---------------------|
| ⊗ Physocarpus opulifolius | Dwarf Ninebark      |
| ❖♦ Prunus bessyi          | Western Sand Cherry |
| ♦ Rosa alpinum            | Alpine Current      |

#### Low Shrubs - Sunny:

- |                          |                        |
|--------------------------|------------------------|
| ❖♦ Artemisia frigida     | Fringed Sage           |
| ⊗ Berberis thunbergii    | Crimson Pigmy Barberry |
| ❖ Guiterrizia sarothrae  | Broom Snake Weed       |
| ⊗ Juniperus horizontalis | "Blue Chip" Juniper    |
| ♦ Potentilla fruticosa   | "Gold Drop" Potentilla |
| ❖♦ Zauchneria arizonica  | Hummingbird Trumpet    |

#### Low Shrubs - Part Shady:

- |                         |                       |
|-------------------------|-----------------------|
| ⊗ Mahonia repens        | Creeping Mahonia      |
| ⊗ Cotoneaster apiculata | Cranberry Cotoneaster |

#### Ornamental Grasses /Accents - Sunny:

- |                        |                    |
|------------------------|--------------------|
| ❖♦ Erianthus ravennae  | Hardy Pampas Grass |
| ❖♦ Miscanthus sinensis | Maiden Grass       |

#### Vines:

- |                    |                |
|--------------------|----------------|
| ❖♦ Clematis        | Virgin's Bower |
| ⊗ Clematis         | Jackman        |
| ♦ Campsis radicans | Trumpet Vine   |
| ♦ Parthenocissus   | Englemann Ivy  |

**Lawn:** Can use Bluegrass or Fine textured Tall Fescue - owner preference

#### Dryland Grass Mix:

(From Seed - drilled into ground)

❖ For meadow - Dryland Blend (Blue Grama Grass, Buffalo Grass, Sideoats Grama, Indian Ricegrass, Western Wheatgrass, Galleta Grass, Alkali Sacaton, Shorty-Fescue, Little Bluestem)

❖ Also add seeds for desert shrubs such as: Rabbitbrush, Big Sage, Sand Sage, Fringed Sage, 4-wing Saltbush, Shadscale, Mormon Tea, Yucca glauca

#### NOTES:

Xerigation drip irrigation built to industry standards, using wye filters and pressure regulators shall be used throughout to water the plants.

Miracape weed barrier shall be laid, pinned as recommended over the site.

Rock mulch for desert area mixed to the following specifications shall be installed as a mulch: 2 parts Pink Shale Sand, 1 part 3/4" Pink Shale, 1 part 1/4" Pea gravel, 1 part 1" to 3" River Cobble

**Groundcovers & Flowers:**

Plant taller species as shown on plan. Plant low growing species from flats grouping by color, whites as understory to brightly colored shrubs roses, magentas and oranges near cool colored evergreens such as sage and juniper, as shown on plan. (Plant from gallons or flats in groups of uneven numbers, spaced 12"-36" apart depending on species.)

**Sunny**

**Spring:**

Tall - Bearded Iris, Prince's Plume  
Med - Blue Flax, Shasta Daisy,  
Low - Basket of Gold, Creeping Phlox, Snow-in-summer, Evening Primrose,

**Early summer:**

Tall - Larkspur, Daylily, Yarrow, Scarlet Gilia  
Med - Penstemon - (barbatus, eatonii, parryi, strictus)  
Low - California Poppies, Mexican Primrose, Pineleaf Penstemon

**Summer:**

Tall - Desert Four O'Clock, Garden Phlox  
Med - Salvia (Blue), Gallardia, Agastache, Prairie Coneflower, Orange Globe Mallow  
Low - Artemisia stelleriana, Fendler's Sundrops, Hardy Pink Iceplant, Homestead Purple Verbena, Poppy Mallow, Prairie Zinnia

**Fall:**

Tall - Helianthus, Russian Sage  
Med - Autumn Joy Sedum, Mexican Hat, Strawflower, Aster  
Low - Hens & Chicks

**Spring Bulbs**

Anemone, Tulips, Daffodils, Grape hyacinth, Scilla

**Part Shady**

**Spring:**

Tall - Oriental Poppy, Siberian Iris  
Med - Columbine, White Bleeding Heart  
Low - Ajuga, Buttercup, Periwinkle

**Early summer:**

Tall - Peach-leaf Bellflower,  
Med - Coreopsis, Red Hot Poker, Tiger Lilies,  
Low - Bishop's Weed, Creeping Jenny, Coral Bells

**Summer:**

Tall - Butterfly Weed, Liatris, Obedient Plant,  
Med - Black-eyed Susan, Purple Coneflower  
Low - Artemisia, Creeping Potentilla, Dragon's Blood Sedum

**Fall:**

Tall - Maiden Grass  
Med - Chrysanthemum  
Low - Campanula "Blue Clips", Ivy

## **SECTION V. SITE ORGANIZATION AND DEVELOPMENT**

### **A. SCREENING STANDARDS**

1. All outdoor storage areas for materials, trash, equipment, vehicles or similar items shall be screened from view from all street frontages & common access easements by a six (6) foot fence or vegetation or a combination thereof. Walls or fences shall be constructed of materials designed to match or be compatible with the character of the main building on the site.
2. Storage of vegetative landscape materials or materials in outdoor sales areas shall not be required to be screened.
3. All loading, delivery, and service bays visible from arterial streets shall be screened from arterial street view by six (6) foot high fence, wall, or vegetation or a combination thereof. Finishes shall match or be compatible with the adjacent structure and designed to match the main building on the site.
4. Landscape materials used for screening shall be appropriate to provide all seasons screening.
5. Parking lots shall be screened from street view in accordance with these development standards.
6. No walls, buildings, or other obstructions to view in excess of two (2) feet in height shall be placed on any corner lot, or at the intersection of driveways and streets, unless they comply with current City standards for sight distance as noted in the TEDS manual.
7. All undeveloped building pads within planned development shall be managed for dust and erosion control.
8. Individual driveways shall not be located closer than 45 feet to an arterial street or less than 20 feet from the intersection of internal drives.

### **B. LIGHTING STANDARDS**

1. All lighting shall be a part of an overall nightscaping plan approved by the architectural review committee. All outdoor lighting shall be subtle providing the minimal light necessary to provide safe access at night for walkways where night traffic is expected. Lighting fixtures shall be directed down and away from adjacent properties and streets. No overflow lighting, off the site, shall be permitted except for minimal amounts resulting from reflected light.
2. All fixtures shall be 90-degree cut-off type and the source of lighting, including the fixture lens, shall not be visible from any point off the property that it is lighting.
3. No fixtures shall be mounted higher than 16 feet. Wherever possible lighting solutions using lower mounting heights shall be favored over higher mounting heights.
4. All free standing lighting fixtures and poles shall be the same types throughout the project, to provide visual unity.

## **SECTION VI. BUILDING DESIGN**

The intent of this Section is to establish standards to encourage the orderly and harmonious appearance of structures within the planned development project, which is compatible with a

“Country Corner” rural theme. All buildings shall be high quality construction and design with respect to materials, colors, finishes.

#### **A. STYLE**

1. All buildings located within the planned development shall be architecturally styled to achieve harmony and continuity of design, compatible with the “Craftsman Style”. All new construction, remodeling, or additions to existing buildings within the planned development shall be designed to be compatible with, and complementary to the "Craftsman Style" architectural theme. Examples of this style are provided in Figure 1.
2. The elevations of such buildings shall be coordinated with regard to color, texture, materials, finishes and architectural form. Predominant exterior building materials shall be wood siding, brick, native stone, and tinted, textured stucco or a combination of these. Exceptions to these are the greenhouses, which may be constructed of glass or fiberglass. Metal or steel sided buildings are prohibited. Other materials, similar in character to those listed, may be approved by the architectural review committee.

#### **B. DESIGN GUIDELINES FOR ALL BUILDINGS**

1. Structures shall be constructed with detailing, massing and roof-lines constant with craftsmen or similar architectural character with the goal in mind of reducing the scale of the building and its elements.
2. Roofs shall be sloped gable or hip and shall be covered with tile, wooden shakes or architectural composition shingles. Large flat roof planes shall be broken by dormers, changes in height, or changes in roof plane.
3. Entryways shall be distinguished by architectural features such as roof line, setback or extension of building line, use of columns, defining walkways and landscape features. etc.
4. Long walls shall be broken by setbacks. No walls adjacent to any street or common access drive shall be devoid of detail and architectural features,
5. Non-residential buildings shall not present a plain, rear elevation to any street or common access drive. When the main entrance to a building does not face the street or common access drive, the elevation shall have a front elevation appearance whether or not it is the actual front or entrance of the building.
6. Carports and drive-through covers shall match the architectural style of the building they serve and be designed to appear residential in character. The mass shall be minimized by use of an open trellis style.
7. Mechanical equipment, whether ground level or roof-mounted, shall be screened from public view. Screening shall be so designed and located to be perceived as an integral part of the building or landscaping. Accessory equipment capable of generating noise or vibrations shall be properly insulated and the noise and vibrations shall not be apparent from adjacent properties or the public right-of-way.

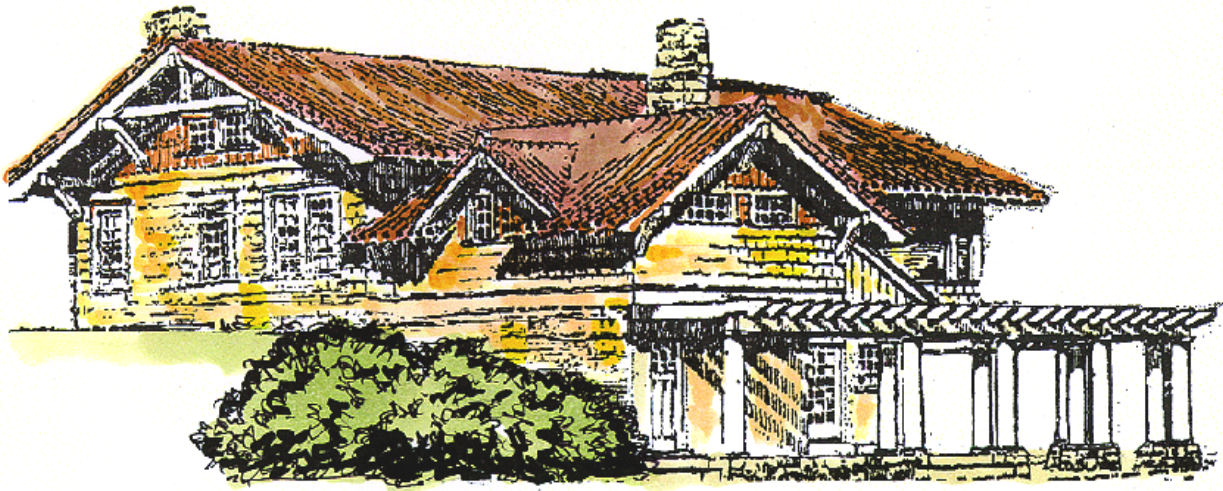


8. All new on-site electric, telephone, cable television, and all other communication and utility lines shall be placed under ground. New overhead wires are prohibited.

### EXAMPLE OF ARCHITECTURAL STYLE

- CRAFTSMAN STYLE ARCHITECTURE
- WOOD, STUCCO, STONE & TILE
- RESIDENTIAL SCALE AND DETAILING
- OTHER DESIGN CRITERIA

FIGURE 1



Buildings within Meadowlark Gardens Development will be Craftsmen style or similar.

## SECTION VII. SIGNS

### A. DISTRIBUTION OF SIGN ALLOWANCE:

1. The maximum sign allowance for the entire development is 1186.5 square feet which shall be distributed to the freestanding Center Identification Signs and to each individual lot by the Meadowlark Development Property Owners Association according to a schedule on file in the Community Development Department. A record of this distribution shall be kept on file with the Community Development Department. The Property Owners Association shall be permitted to adjust the distribution of signage on a biannual basis by submitting the redistribution to the Community Development Director. Redistribution shall be accomplished by transferring square footage among the various lots and center identification signs, but in no case shall the aggregate area of signage distributed or erected within the development exceed the total area of signage permitted within the planned development.
2. The sign allowance distributed to each lot may be used for any permitted signage provided that the aggregate area of all signage on a lot shall not exceed the square footage distributed to that lot by the Property Owners Association per A.1 above. If more than one business occupies a lot, the total sign allowance shall be shared among the various businesses located on the lot.
3. All signs must be approved by the Property Owners Association prior to approval of a sign permit by the City.
4. The Property Owners Association shall be a co-applicant on all sign permits submitted to the city.

### B. FREE-STANDING DEVELOPMENT IDENTIFICATION SIGNS

1. **Number:** There shall be three freestanding monument type signs containing the name of the Planned Development and the name(s) of an individual business and/or businesses within the planned development. Signs shall be similar in design and set in a landscaped area of not less than 100 sq. feet. One line of changeable text shall be permitted on center identification signs.
2. **Location:** The freestanding identification signs for the overall Meadowlark Center shall be as shown on the final plans of the Meadowlark Planned Development. One sign shall be located adjacent at each of the two entrances to the project. A third freestanding sign shall be located on Lot 1 adjacent to Highway 340.
3. **Size:** The size and design of these signs shall comply with regulations outlined in the current development code except that each sign shall not exceed 12 feet in height nor 150 feet in area.

### C. TYPES OF SIGNS ALLOWED

Signs may include flush wall signs, projecting signs and/or shingle signs. Signs shall follow the applicable city regulations. Roof signs, backlit awning signs, and freestanding signs for individual businesses are not permitted except as noted herein.

1. **Wall Mounted or Projecting Signs.** Each business may have flush wall mounted and/or perpendicularly mounted wall signs identifying the business.

2. **Shingle Signs.** Each individual business may have shingle signs which are pedestrian oriented signs not greater than eight inches in height, nor more than six feet in length (including sign background). Shingle signs may be mounted under a roof overhang or covered walkway, on the fascia of a porch or covered walkway, or mounted perpendicular to a wall and hung from an ornamental mounting device that matches the character of the building.
3. **Location:** Except as allowed in Section B.1, signs may only be located on the lot where the business related to the sign is located.
4. **Menu Boards.** Menu Boards, food services or cafés may have one wall mounted or free standing menu board not exceeding 8 feet in height nor 12 square feet in area. Free standing signs shall not be placed in a manner which obstructs pedestrian circulation or causes those reading the sign to obstruct pedestrian circulation in the common pedestrian easements.
5. **Residential Uses.** All Signs for residential uses shall meet the City code for similar uses in similar residential zoning that is in effect at the time of application for a sign permit.
6. **Banners on parking lot and street light poles.** One banner shall be permitted to be fixed to each parking lot and internal street light pole within the Planned Development in accordance with the provisions for Temporary and Banner Signs.

#### **D. DESIGN CONSIDERATIONS:**

- a) Flush wall signs may not extend beyond or above the wall on which it is mounted. No sign shall be mounted on or protrude above any roof.
- b) Except for signs mounted on the Planned Development Identification signs no individual business signs shall be located off the lot of the business advertised, except as allowed in Section B.1.
- c) All building design shall integrate planned signage into the building façade. Signage location shall be planned and signage shall be designed as an integral element of any building and incorporated into the architecture. Signs shall not have a “tacked on” appearance or intrude or block any architectural feature of the building façade. Signs shall be compatible with the exterior architecture with regard to location, scale, proportions, color and lettering.

#### **E. DIRECTIONAL SIGNS**

Directional signs are permitted throughout the site as necessary to direct visitors and traffic to destinations on the site. Each sign shall not exceed 3 square feet and may be ground or wall mounted. Ground mounted directional signs shall not exceed 2 feet in height. Wall mounted directional signs may be flush or perpendicular to the wall or may be shingle type. Directional signs shall be similar in design throughout the planned development. Directional signs shall not be included in the total allocation of signage for an individual business nor considered a part of the total signage allocated to the development.

#### **F. TEMPORARY AND BANNER SIGNS**

1. Banners, flags and other temporary special event signs are permitted in accordance with the city code. However, banners shall be permitted to be attached to the free-standing center identification signs as well as to the buildings.

2. Decorative Light Pole Banners shall be permitted to be attached to parking lot and street light poles as a decorative element (see Section C.6). Such banners shall conform to the following parameters:
  - a. "Meadowlark Garden" shall be the only permitted text. No advertisement of individual businesses, events or specific products shall be included on the banner.
  - b. The banners shall be fixed to pole mounted fixtures at top and bottom so as not to be wind driven.

## **G. ILLUMINATION OF SIGNS**

1. All permanent signs may be internally or externally illuminated. If internally illuminated, only the lettering, logos and script shall be semi transparent and all sign background shall be completely opaque or of low opacity.
2. Shingle signs shall only be externally illuminated by ambient lighting or by low intensity lighting directed downward and shall not be internally illuminated.
3. Directional signs shall only be reflective, and shall not be internally illuminated.
4. Back-lighting of translucent awnings is not permitted.
5. If signs are lit by an external source, the source of lighting shall not be visible from off the site and the intensity shall be limited to that necessary to provided adequate illumination.

## **SECTION VIII. PARKING AND WALKWAYS**

1. Parking spaces shall be installed at the time the individual uses they serve are developed. The number of parking spaces required to be developed concurrent with the use they serve shall be determined by the zoning code in existence at the time the original development was approved and be based on the type and size of the use. As each lot or use is developed, a shared parking analysis will be performed to determine the number of parking spaces required for the mix of developed uses within the development. This analysis will be based upon sound and reasonable shared parking principles and parking demand assumptions in tables similar to those in the shared parking model the city had developed for the downtown area. A 26% shared parking credit of 45 spaces has been granted for Phases 1 and 2 making the total parking requirement for the project 139 spaces.
2. In the provision of the required number of parking spaces, when new parking spaces are required they shall be located on the same lot as the proposed use to the greatest extent possible, with any additional required parking being provided in common easements on other lots.
3. Required parking and walkways to serve lots shall be installed along with access drives as developments are approved. This includes walkways connecting approved developments to all existing parking.
4. Walkways shall be provided per the approved final plan prior to issuance of a certificate of occupancy for all new construction. Adjacent to parking spaces, walkways shall be a minimum of 6 feet in width and constructed out of concrete. Walkways adjacent to driveways shall be a minimum of 5 feet in width. All walkways shall meet ADA requirements connecting handicapped parking spaces to the entrances of the building that they serve. This shall include slope, width and the provision of ramps where necessary.
5. All parking shall be considered common area and parking spaces shall be shared between all uses. No private parking spaces shall be permitted except within enclosed garage or in equipment storage areas.

6. Cost of maintenance of parking areas and driveways shall be pro-rated between the various uses based upon peak parking demand of each use.
7. All areas within the parking access easement not required for parking or driveway shall be landscaped.
8. Parking and walkways associated with Lot 1 will only be required at the time of the redevelopment of Lot 1 or the approval of development on the last of the remaining lots 2 through 6, which ever comes first. This includes walkways connecting developments within Phase 1 to any existing parking located within Phase 2. Should any expansion of the uses on this lot be considered, then a shared parking analysis as required in Paragraph 1 of this section would be required. If adequate parking exists, no additional parking will be required provided all parking is connected with walkways as required in Paragraph 3. If adequate parking does not exist, then all parking and walkways associated with lot 1 will be required.
9. All perpendicular parking spaces shall conform to the dimensional standards shown below:

Aisle Width	Parking Space Width	Parking Depth
24'	9.5'	18.5'
25'	9.0'	18.5'

**SECTION IX. OUTDOOR DISPLAY**

Permitted Businesses which are located within a permanent building on the site may display items for sale outdoors provided such displays conform to the following:

1. The outdoor display area does not exceed 20% of the interior floor area of the business.
2. Displays are only permitted during allowed business hours and shall not be used for more than 16 consecutive hours.
3. Displays are approved by the Architectural Review Committee.
4. Display does not block pedestrian walkways, parking or obstruct the vision of drivers or create an unsafe situation.

The above provisions do not apply to outdoor display of nursery plants and landscape materials, farmer’s markets, or temporary arts and crafts fair booths.

**SECTION X. ARCHITECTURAL REVIEW**

Prior to commencement of any construction, grading, planting or installation of any improvement, and prior to issuance of a building permit and/or certificate of occupancy, projects must obtain a certificate of appropriateness from the Architectural Review Committee of the development.

All landscaping, signage, buildings, exterior lighting, grading, outdoor displays and sales, landscaping and other improvements shall be reviewed by the Meadowlark Architectural Review Committee and obtain a certificate of appropriateness from the Committee prior to final acceptance by the City. The committee shall consist of no less than three persons selected from the property owners within the Planned Development. The by-laws and operation of the committee shall be established concurrent with the property owners association covenants established to address maintenance of landscaping and shared driveways, parking and signage within the Planned Development.

# "EXHIBIT B"

## DEVELOPMENT SCHEDULE AND PHASING OF IMPROVEMENTS

### PHASE ONE To include lots 1, 4, 5 and 6

- OFF-SITE IMPROVEMENTS:**
- All required off-site improvements on and adjacent to Highway 340 will be installed including: Striping of turn lanes and required acceleration / deceleration lanes; new bike path installed in the Highway 340 right-of-way from the east property line of lot 6 to the west property line of Lot 1.
  - A new driveway, abutting with Kansas Avenue will be constructed and the existing nursery driveway will be closed and landscaped.
  - Proposed landscaping of Highway 340 right-of-way will be installed.

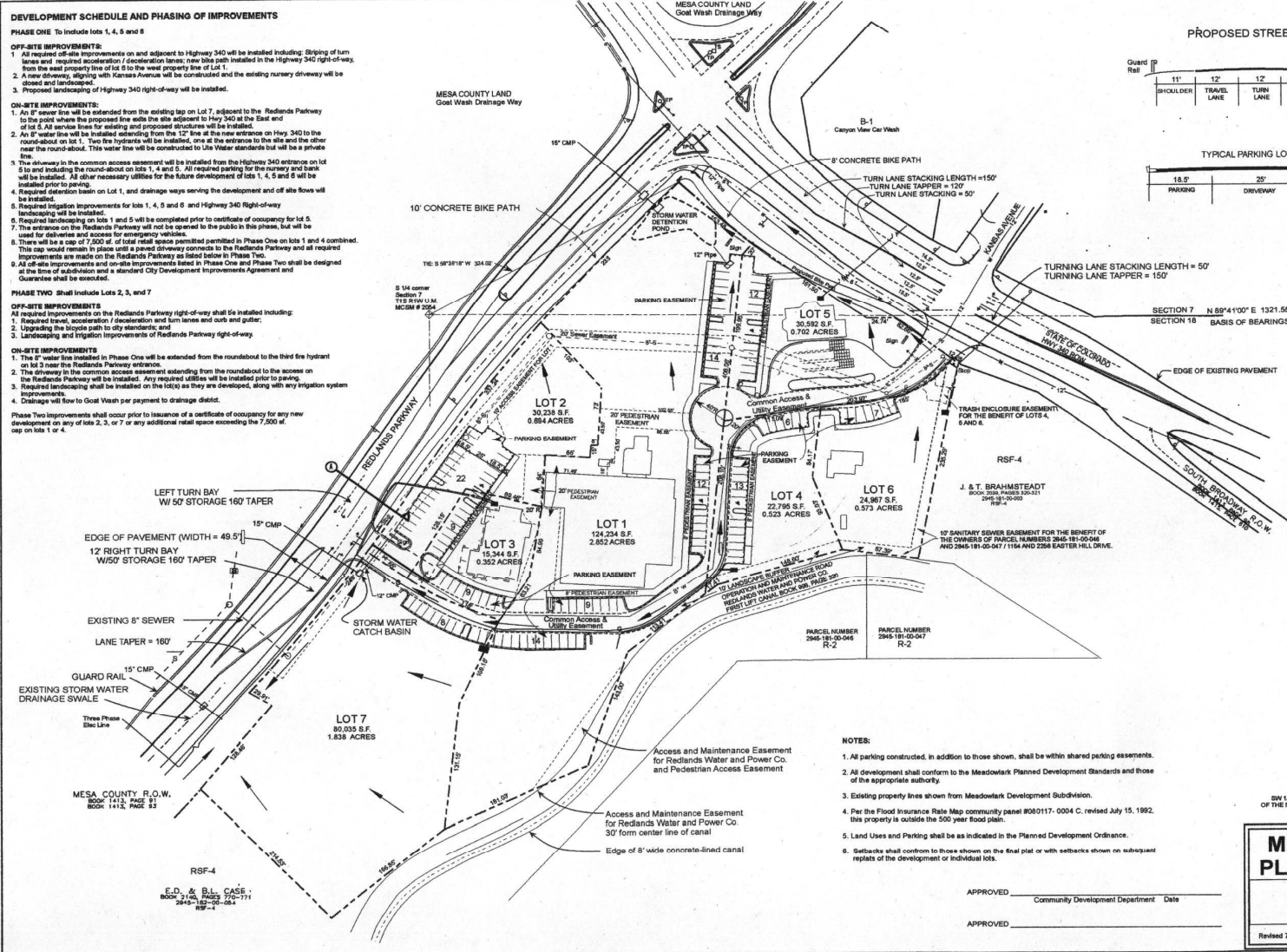
- ON-SITE IMPROVEMENTS:**
- An 8" sewer line will be extended from the existing tap on Lot 7, adjacent to the Redlands Parkway to the point where the proposed line with the site adjacent to Hwy 340 at the East end of lot 6. All service lines for existing and proposed structures will be installed.
  - An 8" water line will be installed extending from the 12" line at the new entrance on Hwy 340 to the round-about on lot 1. Two fire hydrants will be installed, one at the entrance to the site and the other near the round-about. This water line will be constructed to Life Water standards but will be a private line.
  - The driveway in the common access easement will be installed from the Highway 340 entrance on lot 6 to and including the round-about on lots 1, 4 and 5. All required parking for the nursery and bike will be installed. All other necessary utilities for the future development of lots 1, 4, 5 and 6 will be installed prior to paving.
  - Required detention basin on Lot 1, and drainage ways serving the development and off site flows will be installed.
  - Required irrigation improvements for lots 1, 4, 5 and 6 and Highway 340 Right-of-way landscaping will be installed.
  - The entrance on the Redlands Parkway will not be opened to the public in this phase, but will be used for deliveries and access for emergency vehicles.
  - There will be a cap of 7,500 sq ft of total retail space permitted in Phase One on lots 1 and 4 combined. This cap would remain in phase until a paved driveway connects to the Redlands Parkway and all required improvements are made on the Redlands Parkway as listed below in Phase Two.
  - All off-site improvements and on-site improvements listed in Phase One and Phase Two shall be designed on the line of subdivision and a standard City Development Improvements Agreement and Guarantee shall be executed.

### PHASE TWO Shall include Lots 2, 3, and 7

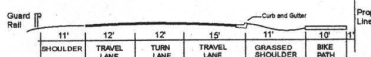
- OFF-SITE IMPROVEMENTS**
- All required improvements on the Redlands Parkway right-of-way shall be installed including:
- Required travel, acceleration / deceleration and turn lanes and curb and gutter.
  - Upgrading the bicycle path to city standards and
  - Landscaping and irrigation improvements of Redlands Parkway right-of-way.

- ON-SITE IMPROVEMENTS**
- The 8" water line installed in Phase One will be extended from the roundabout to the third fire hydrant on lot 2 near the Redlands Parkway entrance.
  - The driveway in the common access easement extending from the roundabout to the access on the Redlands Parkway will be installed. Any required utilities will be installed prior to paving.
  - Required landscaping shall be installed on the lot(s) as they are developed, along with any irrigation system improvements.
  - Drainage will flow to Goat Wash per payment to drainage district.

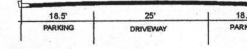
Phase Two improvements shall occur prior to issuance of a certificate of occupancy for any new development on any of lots 2, 3, or 7 or any additional retail space exceeding the 7,500 sq. ft. cap on lots 1 or 4.



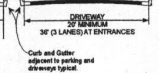
### PROPOSED STREET SECTION AT 'A'



### TYPICAL PARKING LOT SECTION



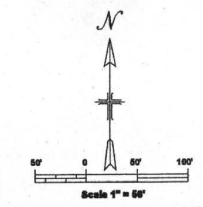
### TYPICAL DRIVEWAY SECTION



- SERVICE PROVIDERS**
- Sewer - City of Grand Junction
  - Water - Life Water
  - Telephone - US West
  - Electric/Gas - Public Service of Colorado
  - Irrigation - Redlands Water & Power Co.
  - Cable TV - Bresnan Corp.
  - Refuse - City of Grand Junction

### KEY

- SECTION LINE
- PROPERTY LINE
- ACCESS / UTILITY EASEMENT
- PARKING EASEMENT
- EXISTING WATER VALVE
- EXISTING STORM WATER CATCH BASIN
- DIRECTION OF STORM WATER DRAINAGE
- WATER FLOW LINE
- WATER LINE
- 8" W FIRE HYDRANT
- 8" S SEWER
- SEWER LINE / MANHOLE
- EXISTING TRAFFIC SIGN
- EXISTING ELECTRIC LINE, CABLE & TELEPHONE
- ELEC TRANSFORMER
- GAS LINE



### NOTES:

- All parking constructed, in addition to those shown, shall be within shared parking easements.
- All development shall conform to the Meadowlark Planned Development Standards and those of the appropriate authority.
- Existing property lines shown from Meadowlark Development Subdivision.
- Per the Flood Insurance Rate Map community panel #060117, 0004 C, revised July 15, 1992, this property is outside the 500 year flood plain.
- Land Uses and Parking shall be as indicated in the Planned Development Ordinance.
- Setbacks shall conform to those shown on the final plat or with setbacks shown on subsequent replats of the development or individual lots.

APPROVED \_\_\_\_\_ Community Development Department Date \_\_\_\_\_

APPROVED \_\_\_\_\_

**MEADOWLARK GARDEN SUBDIVISION**  
 SW 1/4 OF THE SE 1/4 OF SECTION 7 AND THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 18 TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE 10TH MERIDIAN, CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

## MEADOWLARK GARDEN PLANNED DEVELOPMENT PRELIMINARY PLAN

Revised 7-27-2004

Ed Del Duca & Associates  
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