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PLANNING COMMISSION WORKSHOP AGENDA
VIRTUAL MEETING

THURSDAY, MARCH 18, 2021 @ 12:00 PM

View the meeting live or later at www.gjspeaks.org.
Join the meeting [here](#).

Call to Order - 12:00 PM

1. Lincoln Park Residential Historic District Standards and Guidelines
2. Various Zoning and Development Code Amendments

Other Business

Adjournment



Grand Junction Planning Commission

Workshop Session

Item #1.

Meeting Date: March 18, 2021

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

Lincoln Park Residential Historic District Standards and Guidelines

RECOMMENDATION:

EXECUTIVE SUMMARY:

The Applicant, the Lincoln Park Neighborhood/Residential Historic District, is requesting Zoning and Development Code (Code) amendments to: 1) adopt the Lincoln Park Residential Historic District Standards and Guidelines; and 2) amend the Code pertaining to the jurisdiction, duties and responsibilities of the City of Grand Junction Historic Preservation Board (Board). The proposed Standards and Guidelines have been developed by a group of property owners within the District and, if adopted, would be applicable to properties and structures located within the boundaries of the District between 12th and 15th Streets and Gunnison and Grand Avenues.

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Discussion Only.

Attachments

1. Lincoln Park S&G Ordinance v2

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING MUNICIPAL CODE VOLUME II: DEVELOPMENT REGULATIONS TO ADOPT STANDARDS AND GUIDELINES FOR THE LINCOLN PARK RESIDENTIAL HISTORIC DISTRICT AS TITLE 30 AND AMEND SECTION 21.07.040 OF THE ZONING AND DEVELOPMENT CODE PERTAINING TO THE ROLE OF THE HISTORIC PRESERVATION BOARD IN THE REVIEW OF ALTERATIONS WITHIN THE DISTRICT

Recitals.

The Lincoln Park Residential Historic District (“District”) includes the properties between the eastern side of North 12th Street and the western side of North 15th Street and the south side of Gunnison Avenue and the north side of Grand Avenue (refer to the location map in the attachments). The boundaries coincide with the City-recognized Lincoln Park Neighborhood Association. The four blocks between North 12th Street and North 14th Street and Gunnison Avenue to Ouray Avenue formed the original District designated in the City Register of Historic Structures, Sites and Districts in 1997. The District boundaries were expanded to the current designated area in May 2018. The neighborhood is proud of the designation and desires to establish a process and standards through which to maintain and enhance its historic character.

The standards and guidelines that comprise the proposed Code amendment were developed by a group of property owners within the District after a series of neighborhood meetings and with collaboration of the residents. City staff and the Grand Junction Historic Preservation Board were consulted as well.

The neighborhood and City staff desire and recommend that the Historic Preservation Board be charged with the interpretation, implementation and application of the *Guidelines and Standards* to the covered properties in the Lincoln Park Residential Historic District, as defined by the Standards and Guidelines.

After thorough review, deliberation and consideration, the City Council of the City of Grand Junction has determined that the Historic Preservation Board, with its interest and expertise in matters of historic preservation, is the appropriate body to review and decide *Certificate of Appropriateness* applications in the Lincoln Park Residential Historic District and to apply the *Guidelines and Standards* to those applications, subject to review on appeal by the City Council.

After thorough review, deliberation and consideration, the City Council of the City of Grand Junction finds that it is in the interest of the public to adopt the Lincoln Park Historic District Standards and Guidelines as presented in Exhibit A attached to this ordinance.

Initial determination of compliance with the Guidelines and Standards shall be made by the Director, who shall then make a recommendation to the Historic Preservation Board. The Historic Preservation Board shall hear and decide applications for alteration/construction within the PD zone district. A decision of the Historic Preservation Board may be appealed to the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT VOLUME II: DEVELOPMENT REGULATIONS IS HEREBY AMENDED TO

ADOPT IN ITS ENTIRETY EXHIBIT A OF THIS ORDINANCE AS TITLE 30 AND SECTIONS 21.01.130(G), 21.01.130(f)(9)(ix) AND 21.07.040(g) OF THE ZONING AND DEVELOPMENT CODE ARE AMENDED TO GRANT AUTHORITY TO THE HISTORIC PRESERVATION BOARD TO REVIEW AND DECIDE APPLICATIONS FOR ALTERATION OR CONSTRUCTION WITHIN THE LINCOLN PARK HISTORIC DISTRICT AS FOLLOWS (NEW TEXT UNDERLINED).

(g) **Summary of Authority.** The following table summarizes the review and approval authority provided in this code. If there is a discrepancy between this table and the text where the authority is specifically prescribed, the text shall control.

Sec.	Procedure	Director	Planning Commission	HPB	City Council	ZBOA
R = Review D = Decision A = Appeal						
21.02.070	Administrative development permit, all administrative permits not listed herein	D	A			
21.02.070	Subdivision	D			A	
21.02.090	Vacation of plat without public right-of-way or easement	R	D		A	
21.02.090	Vacation of plat with public right-of-way or easement	R	R		D	
21.02.100	Vacation of public right-of-way or easement	R	R		D	
21.02.110	Conditional use permit	R	D		A	
21.02.120	Special permit	R	R		D	
21.02.130(d)	Administrative changes to Comprehensive Plan	D			A	
21.02.130(e)	Comprehensive Plan amendment, plan amendments	R	R		D	
21.02.140	Code amendment and rezoning	R	R		D	
21.02.150	Planned development	R	R		D	
21.02.160	Annexation	R			D	
21.02.170	Vested property rights	R	R		D	
21.02.180	Revocable permit – Landscaping and irrigation	D			A	
21.02.180	Revocable permit, other	R			D	
21.02.190	Institutional and civic facility master plans	R	R		D	
21.02.200	Variance	R				D
21.04.030(p)(1)	Fraternity or sorority	D				A
21.04.030(p)(2)	Group living facility (*except where a conditional use permit is required, see "Conditional use permit")	D*				A*
21.04.030(p)(2)(iv)(C)(b)	Group living facility – Sex offenders		D			
21.07.040(d) and (h)	Designation of historic structures, sites and districts and revocation of designation	R		R	D	
21.07.040(g)(2)	<u>Certificate of Appropriateness, N. Seventh Street and Lincoln Park Historic Districts</u>	R		D		

(f)(9)(ix) (ix) Review and decide applications for a Certificate of Appropriateness for alteration to a site and/or structure in the North Seventh Street Historic Residential District and in the Lincoln Park Residential Historic District;

(g) **Review of Alterations.**

(1) City Registry. The owner of any historic structure or site on the City Registry designated pursuant to subsection (e) of this section is requested to consult with the Historic Board before making any alteration. The Historic Board shall determine if the alteration is compatible with the designation. In reviewing a proposed alteration, the Historic Board shall consider design, finish, material, scale, mass and height. When the subject site is in an historic district, the Historic Board must also find that the proposed development is visually compatible with development on adjacent properties, as well as any guidelines adopted as part of the given historic district designation. For the purposes of this section, the term "compatible" shall mean consistent with, harmonious with and/or enhances the mixture of complementary architectural styles either of the architecture of an individual structure or the character of the surrounding structures. The Historic Board shall use the following criteria to determine compatibility of a proposed alteration:

- (i) The effect upon the general historical and architectural character of the structure and property;
- (ii) The architectural style, arrangement, texture and material used on the existing and proposed structures and their relation and compatibility with other structures;
- (iii) The size of the structure, its setbacks, its site, location, and the appropriateness thereof, when compared to existing structure and the site;
- (iv) The compatibility of accessory structures and fences with the main structure on the site, and with other structures;
- (v) The effects of the proposed work in creating, changing, destroying, or otherwise impacting the exterior architectural features of the structure upon which such work is done;
- (vi) The condition of existing improvements and whether they are a hazard to public health and safety; or
- (vii) The effects of the proposed work upon the protection, enhancement, perpetuation and use of the property.

(2) North Seventh Street Historic Residential District and Lincoln Park Residential Historic District ("Districts" when referred to jointly or either alone as "District"). The owner of any property within the North Seventh Street Historic Residential District shall comply with the North Seventh Street Historic Residential District Guidelines and Standards. The owner of any property within the Lincoln Park Historic District shall comply with the Lincoln Park Residential Historic District Standards and Guidelines.

- (i) Before making any construction or alteration to a site or structure, such owner shall make application to the City for a Certificate of Appropriateness. The Director shall ~~make~~ review such application for compliance with the Guidelines and Standards and make an initial determination and recommendation to the Board. The Director may include in that recommendation any conditions deemed appropriate to comply with the Guidelines and Standards and with the Zoning and Development Code.
- (ii) The Board shall have jurisdiction to review City staff recommendations and to decide applications for Certificates of Appropriateness at a public hearing. The Board may include any conditions of approval deemed appropriate for compliance with the Guidelines and Standards. No owner shall construct or alter a structure or site in the District without first obtaining a Certificate of Appropriateness from the Board.

(iii) A decision of the Board may be appealed to City Council within 30 days of the issuance of the decision. Appeals to City Council shall be de novo.

(iv) All reviews pursuant to this subsection (2) shall determine if the new construction or alteration is compatible with the historic designation as provided in the respective North Seventh Street Historic Residential District Guidelines and Standards for the appropriate District. In reviewing an application, consideration shall be given to design, siting, form, texture, setbacks, orientation, alignment, finish, material, scale, mass, height and overall visual compatibility, according to and with reference to the applicable Guidelines and Standards for the respective District. ~~of the North Seventh Street Historic Residential District~~. For purposes of this section, the term “compatible” shall mean consistent with, harmonious with and/or enhancing the mixture of complementary architectural styles either of the architecture of an individual structure or the character of the surrounding structures.

Introduced on first reading this ____ day of _____ 2021 and authorized the publication in pamphlet form.

Passed and adopted on second reading the ____ day of _____ 2021 and authorized the publication in pamphlet form.

President of the City Council

ATTEST:

City Clerk

EXHIBIT A – PROPOSED TITLE 30

Lincoln Park

Residential Historic District

Standards and Guidelines



LPHD Standards and Guidelines

Below is a quick reference guide to help property owners determine what is a Standard and what is a Guideline. Remember to always check with the Mesa County Building Department and City of Grand Junction Community Development Department to apply for all permits when necessary. Guidelines are *Italicized* and Standards are **Bold**.

Sec	<i>GUIDELINE / STANDARD</i>	OWNER'S DISCRETION	COMMUNITY DEVELOPMENT REVIEW REQUIRED	HISTORIC BOARD REVIEW REQUIRED	Appellate body
					City Council
	New Construction, Additions		X	X	City Council
	Remodels (Exterior)		X	X	City Council
G	Exterior Materials			X	City Council
H	Windows		X	X	City Council
H	Trim and Details			X	
<i>3</i>	<i>Front Porch</i>		X		HPB
J	Manufactured / Modular Homes		X	X	City Council
K	Demolition				
K	Primary Structure		X	X	City Council
	Accessory Structures	X	X (over 200 sq ft)		
	Window Replacement	X			
	Interior Remodel	X			
<i>I</i>	<i>Fences</i>		X		HPB
	Accessory Structures				

	Garages		X		HPB
	Chicken Coops	X			
	Shed (Over 200 sq ft)		X		HPB
	Dwelling Unit		X		HPB
2	<i>Street Scape</i>	X			
	Re-Roofing		X		HPB

Note: Anything not addressed above is controlled by the Grand Junction Municipal Code – Zoning and Development Codes

A010. How we got here: The formation of the Lincoln Park Neighborhood Association

On Nov. 16, 2017, a meeting of Lincoln Park residents took place at the Lincoln Park Barn. Discussion centered on whether to form a Neighborhood Association, potential boundaries, and concerns of

residents. Common concerns were: potential for incompatible new development, potential development impact from CMU, and potential for expansion of the existing Lincoln Park Residential Historic District (LPHD). The consensus of those attending was to proceed with formation of the Neighborhood Association and to expand the existing LPHD. The Lincoln Park Neighborhood



This bungalow on Ouray Avenue illustrates the typical property layout within the Lincoln Park Historic District - detached garage located behind the primary residence. The deep front porch connects the

Association was approved by Grand Junction City Council in December 2017 to strengthen the neighborhood, create a strong voice to address local concerns within our area of the City, and build a sense of community. Boundaries were based on original plats of Dundee Place and Lincoln Park Addition.

A020. Expansion of the Lincoln Park Historic District

In 1997, a historic district consisting of 53 homes (1200 and 1300 blocks of Gunnison Avenue, Chipeta Avenue, and the north side of Ouray Avenue) was created in the Lincoln Park Neighborhood. Its purpose was to preserve the character of our historic homes and speak with a unified voice in opposing the widening of 12th Street.

Following up on the 2017 Neighborhood Association meeting referenced above, a meeting was held in January 2018 to determine neighborhood interest in expanding the historic district, to match the neighborhood association boundaries. This would add 58 properties. The consensus at the meeting was to pursue expansion.



This home on Ouray Avenue perfectly illustrates the Lincoln Park Neighborhood ... bungalow, sun porch, a detached garage in the rear. Originally accessed from the alley, detached garages in the district also sit at the end of long driveways along the primary

Several neighborhood volunteers went door to door in the expansion area with approval forms drafted by the City. A total of 64% (60% was required) believed that expansion of the LPHD would foster community pride and encourage preservation of the historic character of our homes.

In April 2018, the Grand Junction Historic Preservation Board recommended to the Grand Junction City Council that this “gem of a historic neighborhood” (quote from a member of the Historic Preservation Board) be expanded to include all 110 homes and the Lincoln Park School. The Grand Junction City Council expanded the historic district designation on May 2, 2018 in the passage of Resolution Number 26-18.

A030. Character of the Lincoln Park Historic District

The LPHD reflects the transition from a streetcar, horse-and-buggy city, to an automobile-dominated city and is typified by detached garages or carriage houses, detached sidewalks, front and rear yards, tree lawns, alleys, neighborhood parks, and neighborhood schools. Most of the homes have stayed true to their original architectural integrity, and are of the Bungalow, Craftsman architectural styles.

The majority of the homes are over 50 years old and range to those more than a century old. Specific architectural elements include hardwood floors, casement windows, stained glass windows, cobblestone foundations, peaked roofs, brick walls laid in a precise Flemish bond, porticos with casement windows, wide gables with staggered wall beams, well laid, multi-color brickwork or wood lap siding and sun porches.

Garages are typically separate structures at the rear of the property, which originally had access off of the alley, but now have access off of the street via long driveways. Houses situated on a corner lot typically have garage access from the side street (not primary street) to allow for proper access.

The architectural elements of the existing homes and the detached garages in the rear lots are the qualities and characteristics valued by the residents and community. The Lincoln Park

Historic District Standards and Guidelines are based upon these existing features.

The Lincoln Park School was built in 1910 of brick construction with arched windows and a gable or hip roof. Although there have



One of the older homes in the district built along Gunnison Avenue, directly facing Lincoln Park. This adobe home illustrates the Spanish Revival style with its clay tile roof and arched entryway. The properties located on Gunnison Avenue facing Lincoln Park are larger than the typical property within the District. Setbacks from the sidewalk to the front of the house are

been several additions to the school throughout the years, the core of the original building and surrounding playground remains.

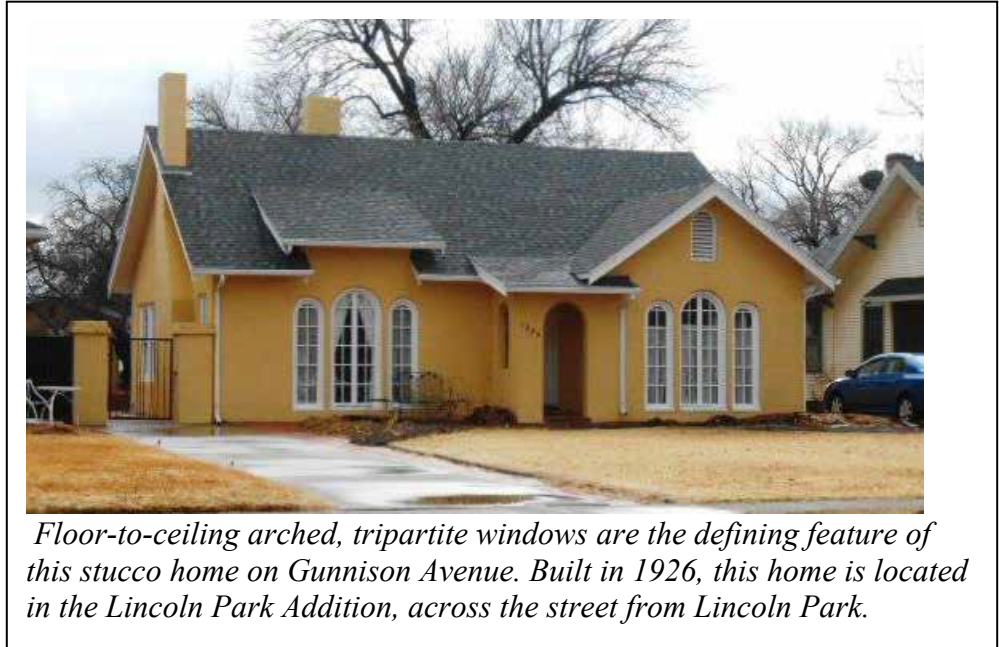
A040. A bit of history on Lincoln Park neighborhood

The Lincoln Park neighborhood was named for the adjacent, large 42-acre city park. It consists of the Dundee Place subdivision created in 1909 and the Lincoln Park Addition in 1925. The growth of this area, east of the original square mile of the city, reflected the prosperous times of the Grand Junction community in the 1920's. It is a classic Bungalow, Craftsman neighborhood, not unlike many of those found throughout America during this time period.

A050. Development of LPHD Standards and Guidelines

In circulating approval forms for the expansion of the LPHD, several residents inquired whether there would be standards and guidelines associated with the historic district. All residents of the LPHD were invited to attend an informational meeting on December 6, 2018, to consider whether there was a desire to preserve the character of our neighborhood homes - and what approach might be taken to do that.

The majority of those present thought some measures of compatibility and preservation were desirable. Everyone had the opportunity to vote on which aspects of the character of the homes in the LPHD that they thought were important, and the extent of their importance.



For example, the majority of those present believed that new construction was very important and should require a Standard. The majority also believed that front yard fence materials were somewhat important and should be encouraged with a Guideline. Participants voted on 11 subject areas.

Two other important ideas were agreed to at the meeting:

- (1) Current structures which exist at the time of adoption of the Standards and Guidelines will be grandfathered in as long as they are legal per City Code; and

(2) Standards and Guidelines will address visual appearance from the street and will not address interior construction.

Volunteers were recruited for a committee to draft the LPHD Standards and Guidelines to present to neighborhood residents and eventually, the Grand Junction Historic Preservation Board and the Grand Junction City Council. This committee of dedicated residents from the LPHD met for several months during 2019 and 2020 to draft these Standards and Guidelines. Committee members were: Greg Reed, Kirsten Armbruster, Aki and Sheree Fukai, Rand Porter, Bill Scheskie, Stephanie Matlock, Barb Sullivan, Elizabeth Rowan and Bennett Boeschenstein.

A060. Proposed LPHD Standards and Guidelines

These Standards and Guidelines are meant to promote compatibility of structures in the Lincoln Park Historic District and to preserve the historic character, consistency, and uniformity of the District. New construction in the LPHD is allowed, as long as the siting, design, and construction are compatible with the character of the LPHD.

The LPHD Standards and Guidelines shall be used in conjunction with the City of Grand Junction Zoning and Development Code to guide development according to the principles of historic preservation. The LPHD Standards and Guidelines include specific materials, styles, orientation, and other design criteria, which, when in conflict with another adopted standard, the more restrictive standard shall apply.

All structures existing within the LPHD at the time of the adoption of these standards and guidelines which do not meet the requirements of these standards and guidelines are considered acceptable and may continue indefinitely as long as they maintain their

current size and scope. These structures may not be expanded, altered, or enlarged without meeting the newly adopted Standards and Guidelines.



Not all houses within The District are single-story bungalows. This residence is a two-story Georgian Revival style constructed in 1935. The symmetrical

1. STANDARDS - Required

Process: Interpretation of the application of standards for the LPHD shall be the responsibility of the City of Grand Junction Community Development Department staff. Any modification to an element addressed in the standards shall require an application to the City Community Development Department for a Certificate of Appropriateness for staff review and recommendation and consideration by the Historic Preservation Board. The Department staff shall prepare a report with findings. The Historic Preservation Board will then review the report and make a decision (the procedure involving demolition is detailed in the Demolition section).

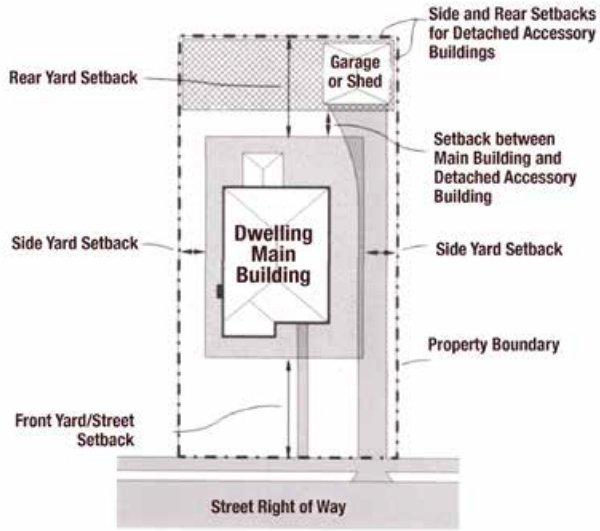
New Construction, Additions, and Remodels

New construction, additions, and remodels are allowed as long as they are compatible with adjacent homes, the specific block within the district, and retain the character of the district as defined in Section A030. See also Manufactured Home standards for the placement of manufactured homes in the LPHD. Multifamily development is subject to the standards listed below, including setbacks, compatibility, lot size, building proportions, mass, form, orientation and lot coverage, alignment and spacing, exterior materials, and trim and details.

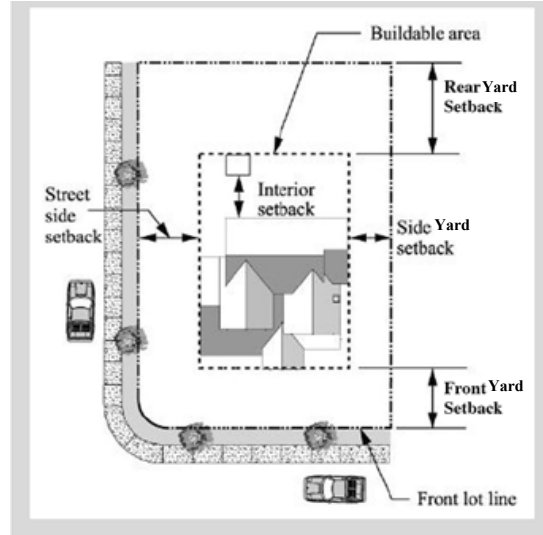
A. Setbacks

- (1) Setbacks and placement of buildings within the LPHD will maintain the cohesive character within LPHD. Gunnison and Grand Avenues shall retain larger setbacks to preserve their historic value as major arterials and transportation routes for street cars and other public transit.
- (2) Setbacks for primary and accessory structures within the LPHD are set forth below.

Setbacks



Corner Lot Setbacks



Residential Setbacks for Lincoln Park Historic District

New Construction, Additions, and Remodels

	Gunnison Avenue	Grand Avenue	Chipeta/Ouray Avenues
Primary Structure			
Front Yard/Street Setback (min. feet) incl. porch	60	35	20
Front Yard Setback – Corner Lot (min. feet) incl. porch	10	10	10
Side Yard Setback (min. feet)	3	3	3
Street Side Setback – Corner Lot (min. feet)	10	10	10
Rear Yard Setback (min. feet)	5	5	5
Accessory Structure			
Setback from Front Lot Line (min. feet)	65	40	25
Side Setback (min. feet)	3	3	3
Street Side Setback – Corner Lot (min. feet)	10	10	10
Rear Setback (min. feet)	2	2	2

B. Compatibility



Compatibility: New construction compatible with historic character of neighborhood; front porches, Bungalow, Craftsman style.

New construction in LPHD is allowed, as long as the design, siting, and construction are compatible with the character of the LPHD as defined in Section A030. Siting is critical due to various lot configurations and in considering the overall appearance within the context of neighboring buildings set within the immediate block. Important design considerations for new buildings include height, massing, scale, form, lot coverage, setbacks, spacing of buildings, orientation, and alignment. Compatibility of proposed foundations, porches, landscaping, utility systems, and other site features is also important.

C. Orientation and Lot Coverage

(1) New buildings shall be oriented with the primary entrance façade parallel to the street and provide visual continuity with proportional lot coverage similar to other buildings on the same block. This is a consistent pattern throughout the LPHD which shall be preserved to maintain the prevailing visual continuity.

(2) General proportions of buildings-to-lot areas shall remain consistent with their historic appearance. Lot coverage shall be similar in proportion to the lot coverage of neighboring lots. Overall proportions of building-to-lot area shall remain consistent from lot to lot along the block.



This picture shows a detached garage that is architecturally compatible with the primary residence, yet subordinate to the primary residence, located to the rear of the lot.

(3) New detached accessory structures shall be architecturally compatible with and subordinate to the primary residential building on the site by placing the structure to the rear of the lot. The footprint of the new detached accessory structure shall not be larger than the footprint of the primary residential building. Chicken coops, dog runs, rabbit cages and similar out structures are



Another picture of the detached garage set to the rear of the lot. Across the alley behind, you can see an accessory unit that is both subordinate to and

allowed in the rear part of the lot, subject to regulations of City Code.

D. Lot Size, Building Proportions, Mass and Form

(1) Minimum lot size in the 1200 block of Gunnison Ave. shall be 14,000 square feet, and maximum lot size in the 1200 block of Gunnison Ave. shall be 20,000 square feet. Minimum lot size everywhere else within the LPHD shall be 6,000 square feet and the maximum lot size everywhere else within the LPHD shall be 10,000 square feet.

(2) Buildings shall be similar in height and width to buildings on adjacent sites and block.

(3) A new building which is wider and higher than buildings on adjacent sites may be constructed if the new building is broken up into smaller masses that are more similar to adjacent buildings and if the height of the building at the street facade and at the sides facing adjacent sites is similar to the height of buildings on those sites. This is achieved by placing the taller masses away from the street and adjacent buildings to either side.

(4) Foundation height shall be similar in proportion and appearance to neighboring buildings.

(5) New buildings shall reinforce a pedestrian friendly character from the front elevation by maintaining the similarity of building, roof form, and front porches traditionally found on the block.

(6) New construction shall incorporate design elements such as height, roof forms, lines, openings, vertical and horizontal proportions of building mass, symmetry and asymmetrical diversity and other characteristics commonly found in the LPHD.

(7) New construction may have a building form which is unique in the LPHD but it shall relate to the neighboring buildings and to the neighborhood through its overall massing.

(8) New construction shall not use massing and building forms which are inconsistent with the LPHD as determined by the Historic Preservation Board.

E. Alignment and Spacing

(1) Proportions of facades and spacing of buildings shall be consistent along the street within the LPHD. Along a block, the uniformity of the facades and the spacing of the buildings shall be consistent along the streets of the LPHD. Along a block, the uniformity of the



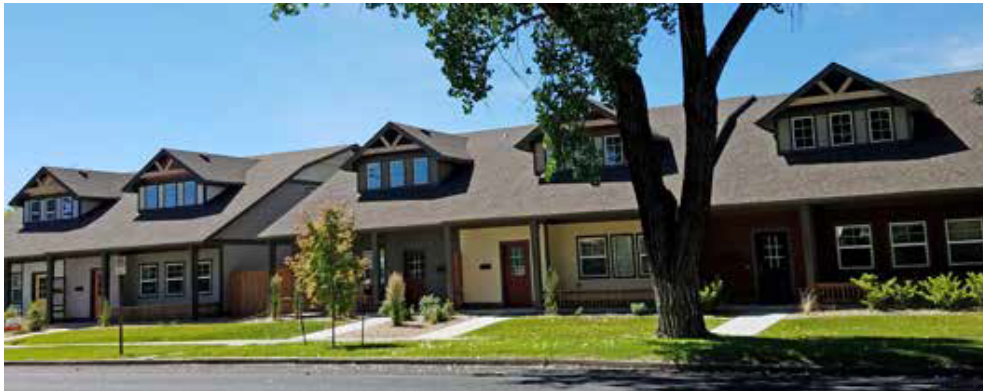
New building broken up into smaller segments; taller masses away from the street; design characteristics unique but relate to the neighborhood.

proportions of the facades and the spacing of the buildings must be considered in new construction to achieve harmony along the streetscape.

(2) Porches, projecting bays, balconies, and other facade elements shall be aligned vertically with those of the original structure and the existing buildings along the street. This alignment creates harmony and maintains the rhythm of façade proportions along the block length.

(3) Street-facing facade widths of new primary structures shall correspond with existing building widths; however, a wider facade can be broken into separate elements that suggest front widths similar to those of neighboring buildings. Where lots are combined to create a larger development, the building-to-lot proportions shall visually suggest a relationship with adjacent buildings by breaking large building masses into smaller elements. Where a building site is comprised of multiple lots, the new building or components thereof shall be clearly of similar proportion to the original building and other buildings on the same block.

(4) New building facades shall align (horizontally and vertically) with the facades of existing buildings on adjacent sites.



Where lots are combined to create a larger development, the building-to-lot proportions shall visually suggest a relationship with adjacent buildings by breaking large building masses into smaller segments.

(5) New buildings shall be constructed with similar spacing from other structures relative to other buildings along that street

F. Entrances

(1) Buildings shall not contain a primary entrance that is simply a door and provides little or no transition from outside to



Primary entrance is elevated with stairs, and in this case – like many in the neighborhood - the home is adorned with an elevated front porch. This one is open, some are screened or fully enclosed.

inside. Primary entrances shall be provided on the street-facing façade.

(2) Owners may install an Americans with Disability Act (ADA) compliant ramp for accessibility to the primary entrance. Accessibility modifications should be in scale with the historic property, visually compatible, and, whenever possible, reversible. Reversible means that if the new feature were removed at a later date, the essential form and integrity of the property would be unimpaired.

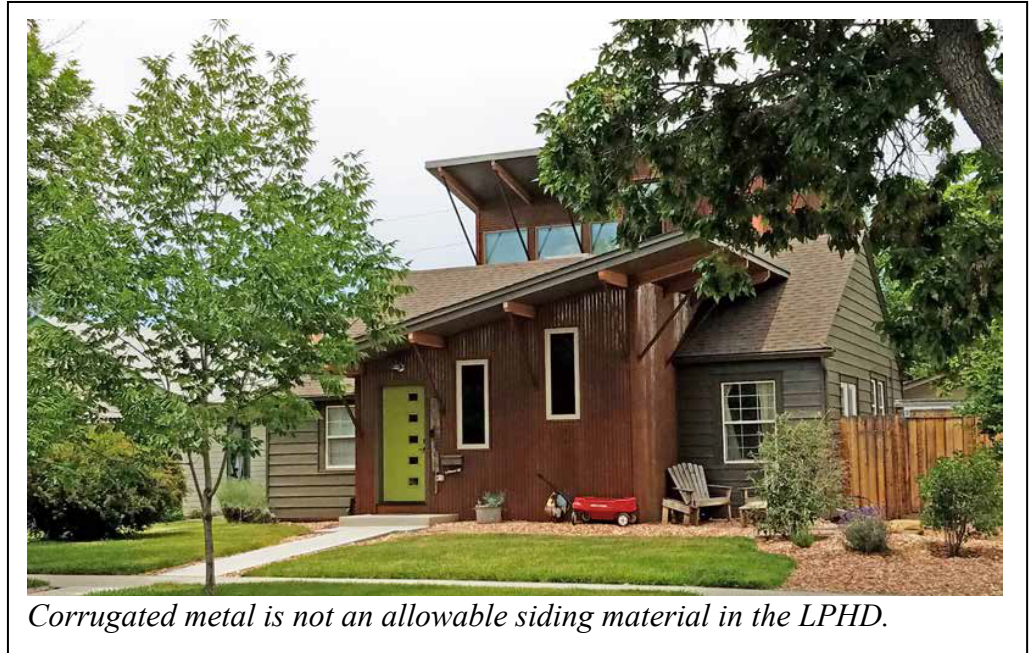
G. Exterior Materials

(1) Exterior wall materials shall be those that are commonly present in the LPHD.

(2) Allowable siding materials for new construction include, but are not limited to wood, brick, stone, painted composite wood-resin, aluminum, steel, vinyl, stucco, or fiber cement siding.

(3) The use of corrugated metal/plastic siding on primary structures is prohibited.

(4) Metal roofs (architectural or standing-seam) are allowed for existing buildings and new buildings.



Corrugated metal is not an allowable siding material in the LPHD.

H. Windows, Trim and Details

(1) Windows - In new construction, additions and remodels of primary residential structures, street facing windows shall be of similar proportion, size, and character with the original building (if an addition), neighboring homes and other homes in the LPHD.

(2) Trim and Details

(a) Exterior trim details on new construction, additions and remodels of primary residential structures shall be compatible with the original building (if an addition), adjacent homes and other homes in the block.

(b) Windowsills, moldings, and eave lines shall be aligned with similar elements on the existing primary residential structure, adjacent homes and other homes in the block.



The home on the left shows new construction with windows that are not compatible in the LPHD. The home on the right, however, shows replacement windows in the LPHD that maintain the look and feel of the craftsman-bungalow style.

I. Additions

(1) Additions shall not alter the historical alignment of structures in relation to the streets within the LPHD.

(2) The design of second-story additions shall preserve the historic eave or roof line of the original structure (See the photo below). The majority of the addition bulk shall be predominantly sited toward the rear of the lot.

(3) The materials (e.g. siding, trim, details and roofing) used for additions shall be similar to materials used in the original construction.



This recent second-story addition at a house on Ouray Avenue is in keeping with the tradition of the bungalow style. The short top-plate at the upper eaves minimized the overall height at the peak of the roof, reducing the appearance of height from the street.

J. Manufactured and Modular Homes

- (1) Any new manufactured and modular homes proposed for placement in the LPHD shall be double-wide with characteristics similar to the existing homes in the District. Such characteristics include pitched roofs and front doors facing the street. New manufactured and modular homes must be HUD approved and constructed on a permanent foundation (wheels must be removed). If an existing manufactured home is proposed to be moved from its foundation, the District's demolition standards shall be followed.
- (2) No pre-owned manufactured homes may be placed in the LPHD.



This is an example of a compatible manufactured home - a lookalike double-wide; front door facing street; a front porch; a pitched roof; and is compatible with architectural



This is an example of a non-compatible manufactured home – Single-wide; it has no front entrance; and is incompatible with adjacent historic home to the right.

K. Demolition

- A) Applicability. Any applicant/owner requesting demolition of 500 square feet or more of a primary structure within the Lincoln Park Residential Historic District shall demonstrate that the demolition is warranted either by cause or by effect of the structure being noncontributing to the District. This section does not apply to interior demolition or to demolition of accessory structures.
- B) Review criteria. A Certificate of Appropriateness for the demolition may only be issued if/when the Grand Junction Historic Preservation Board (GJHPB) finds:
- (1) That the applicant has made a good-faith effort to pursue reasonable, cost effective alternatives to demolition.

- (2) That the loss of part or all of the subject property would not be detrimental to the quality and continuity of the site, LPHD, or surrounding neighborhood.
- (3) That denial of the application would result in an undue economic hardship for the owner/applicant. Based on a thorough analysis of the financial, economic, and engineering information described below, the City Council may determine that there is an undue economic hardship if all the following criteria are met:
 - (a) No economically viable use consistent with zoning of the property will exist unless the demolition is approved. Inability to put the property to its most profitable use does not constitute an undue economic hardship.
 - (b) The hardship is peculiar to the building or property in question and must not be in common with other properties.
 - (c) The hardship is not self-imposed, caused by action or inaction of the owner, applicant or some other agent.
 - (d) The applicant/owner has attempted and exhausted all reasonable alternatives which would eliminate the hardship, such as offering the property for sale.

C) Submittal requirements. The applicant/owner for demolition of part or all of a primary structure shall provide information including:

- (1) A report from a licensed engineer, contractor or architect with experience in rehabilitation as to the structural soundness of the structure and its suitability for economic rehabilitation.
- (2) A narrative description with supporting photographs of the structure including all special architectural features and details and materials used throughout the exterior of the structure.
- (3) Additional information identified by staff or the Board to ensure sufficient evidence for reviewing the request.
- (4) An estimate of the cost of the proposed demolition or removal and an estimate of any additional cost that would be incurred to comply with recommendations of the Board.
- (5) Estimated current market value of the property prepared by a Colorado licensed real estate appraiser for the property in its current condition and after completion of the proposed demolition or removal.

D) Procedure. Upon submittal of the application for a Certificate of Appropriateness for demolition to the City, Staff shall review all the documentation submitted for completeness. Staff shall prepare a report with findings, including recommendation regarding historic significance and integrity based on architectural survey and other history resources, considering the age of the structure, architectural value. All decisions

on Certificate of Appropriateness shall be noticed and conducted as public hearings consistent with GJMC 21.02.080(g).

(1) For all primary structures:

(a) The GJHPB will provide a recommendation to City Council.

(b) Within 90 days of the GJHPB hearing, the City Council shall consider and decide upon the Certificate of Appropriateness for Demolition.

(2) If a Certificate of Appropriateness is approved for a historic structure, all salvageable building materials shall be collected and recycled if possible. Waste must be removed from the property and properly disposed of.

E) Penalty. If the applicant/owner of a structure within the LPHD abates or demolishes part or all of a primary structure over 500 square feet without first obtaining the Certificate of Appropriateness, the applicant/owner shall pay a fine of \$250.00 per square foot of the affected area.

C010. GUIDELINES - Suggested

Interpretation of the application of Guidelines for the LPHD shall be the responsibility of the homeowners in the LPHD. Adherence to Guidelines is encouraged in order to maintain compatibility within the LPHD, but not required.

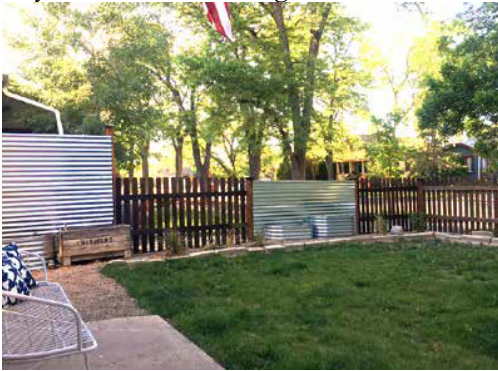
1. Fences

Fencing materials and styles in the front yard are encouraged to complement the character of the LPHD. Fence styles, especially in the front yard, are encouraged to be compatible with the characteristics of the house. Materials such as solid wood, solid vinyl, galvanized steel, and chain link with slats are discouraged. All fencing must be in compliance with City Code.



These front yard fences are examples of materials and styles compatible with characteristics of the house; wood and iron

Below are examples of front yard fence materials and styles that are not compatible with characteristics of the house; chain link with slats and galvanized steel are not encouraged materials. Solid wood, solid vinyl, galvanized steel and chain link with vinyl slats are discouraged.



2. Streetscape

The LPHD's unique streetscape has historical significance in its own right. Upon consultation with the City Forester, residents are encouraged to maintain, and restore where missing, the historic spacing of street trees along the planting strip (the space between the sidewalk and the street curb) within the LPHD. Street trees in the LPHD provide full canopy coverage shade for residents and pedestrians. Damaged or diseased trees in the public right-of-way may only be removed by the City or with approval by the City and planting of new trees to fill gaps may only be approved by the City. Again, residents are encouraged to **call** the City of Grand Junction Forestry Division, with any questions regarding street trees within the public right-of-way. Russian olive and Siberian elm trees should not be considered as a suitable replacement. Residents are encouraged to place additional landscaping in the planting strip provided it does not interfere with sight distance for adjacent driveways and



Examples of encouraged streetscapes: street trees are well maintained; natural landscaping.

Comment [JB1]: I would use "contact" rather than "call".

streets and, per City Code, it must be maintained. Materials should be primarily non-invasive plants and/or inorganic mulch which will control weeds and maintain soil moisture. Organic mulch is strongly discouraged.

Installation of dense, tall plant materials in the planting strips is discouraged, as this impedes visibility and safety for pedestrians and vehicles and can be noncompliant with City code.

Residents are ~~encouraged~~ required to maintain trees and landscaping within the planting strips adjacent to their property with regular watering.



Examples of encouraged streetscapes:

At Left: Street trees well maintained; inorganic rock mulch with xeriscape.

At Right: Street trees well maintained; inorganic mulch with non-invasive plants.

3. Front Porches

(a) Existing front porches are encouraged to be maintained as an integral part of the overall house and style.



Examples of encouraged porches: porches are integrated into architectural style of the house. The porch provides a stepping up entrance.

(b) Primary entrances are encouraged to not be at-grade, as virtually all existing homes with historic significance provide a “stepping up” to the front entrance of at least 8 inches above surrounding ground level.

(c) The primary entrance is encouraged to be enhanced through the use of steps, functional porches, stoops, porticos or other design features appropriate to the architectural style of the building.

4. Lincoln Park School

The historic Lincoln Park School was built in 1910 of brick construction with a gable or hip roof. Although there have been several additions to the school throughout the years, the core of the original building remains and preservation and adaptive reuse are encouraged.





Grand Junction Planning Commission

Workshop Session

Item #2.

Meeting Date: March 18, 2021

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By:

Information

SUBJECT:

Various Zoning and Development Code Amendments

RECOMMENDATION:

EXECUTIVE SUMMARY:

The Community Development Director is proposing amendments to sections of the Grand Junction Municipal Code (GJMC) Title 21 to modify and clarify various provisions of the Zoning and Development Code. The amendments address a variety of items identified by staff and members of the Development Community as being unclear, conflicting or a desired modernization of the Code in the following areas:

- Accessory Uses and Structures - Fences
- Public Notice for Subdivision Final Plat
- Home Occupation Standards
- Zoning Districts - Building Size
- Use Table - Mobile Home Parks
- Zero Lot Line Development
- Composition of Historic Preservation Board
- Mixed Use and Industrial Bulk Standards
- Telecommunication Facilities
- Decision Maker for Comprehensive Plan Amendments

BACKGROUND OR DETAILED INFORMATION:

SUGGESTED MOTION:

Attachments

1. Various Text Amendments 2020 PC CC Staff Report v2



**Grand Junction Planning Commission/City Council
Regular Session**

Meeting Date(s): March 23, April 7, April 21, 2021
Presented By: Kristen Ashbeck, Principal Planner
Department: Community Development
Submitted By: Kristen Ashbeck, Principal Planner

SUBJECT

Consider a Request by the City of Grand Junction to Amend Title 21 of the Grand Junction Municipal Code to modify and clarify various provisions of the Zoning and Development Code ("Code").

RECOMMENDATION

Staff recommends approval of the request.

EXECUTIVE SUMMARY

The Community Development Director is proposing amendments to sections of the Grand Junction Municipal Code (GJMC) Title 21 to modify and clarify various provisions of the Zoning and Development Code. The amendments address a variety of items identified by staff and members of the Development Community as being unclear, conflicting or a desired modernization of the Code.

BACKGROUND

In an effort to keep the Zoning and Development Code current and relevant, staff is proposing modifications to revise the Code text as outlined below. The suggested revisions govern a variety of items identified by staff and members of the Development Community as being unclear, conflicting or a desired modernization of the Code. The Planning Commission discussed these topics at its March 18, 2021 workshop and directed staff to proceed with the proposed changes.

1. GJMC 21.04.040(i) Accessory Uses and Structures - Fences

The location, setback and height of fences are currently addressed in the Zoning and Development Code text below. Other fence standards were amended in 2019 so that any variations from standard fence requirements could be approved by the Director via the Administrative Adjustment process. Thus, the last sentence in this section of the Code requiring fences over 8 feet in height be approved through a Special Permit

conflicts with the 2019 amendments. Staff is proposing that this last sentence be stricken from the Code as shown in the strike-through text.

(3)(iii) On that part of the lot other than the required front yard setback area, fences may be erected to six feet in height. Fences within a required principal structure setback exceeding six feet in height require a special permit (see GJMC 21.02.120). Fences meeting principal structure setbacks shall not exceed eight feet in height without a special permit.

2. GJMC 21.02.070(a)(3)(ii)(c) and 21.02.070(s)(4)(iii) Notice for Final Plat (Subdivision)

There are two sections of the Code that address the type of notice to the general public for a Final Plat/Subdivision application. The general notice standards for administrative permits such as a Final Plat/Subdivision (21.02.070(a)(3)(ii)(c)) are included in table format as below. These standards reference that property owners within 500 feet of a proposed Final Plat/Subdivision are notified of the application.

Type of Submittal or Request	Published Notice	Mailed Notice	Sign Notice
Administrative Development Application	–	–	–
Development Application Requiring Public Hearing	7 days	Owners within 500 feet	Yes
Comprehensive Plan Text Amendment	7 days	–	–
Code Text Amendment	7 days	–	–
Historic Preservation	7 days	–	–
Grand Junction Circulation Plan Amendment	7 days	–	–
Revocable Permit	–	–	–
Vested Rights	Within 10 days of approval	–	–
Subdivisions and Major Site Plan	–	Owners within 500 feet	Yes

However, section 21.02.070(s)(4)(iii) shown below conflicts with the table above in that it states that notice of a Final Plat/Subdivision is not required.

(iii) Notice. Notice of a final plat is not required.

In order to eliminate this inconsistency, staff is recommending that the latter be stricken from the code as indicated below and the table above remain unchanged.

~~21.02.070(s)(4)(iii) Notice. Notice of a final plat is not required.~~

3. GJMC 21.04.040(g)(2) Home Occupation Standards

The home occupation performance standards in this section are presented in table format as shown below. Standard 9 states “*Storage of goods and materials shall be inside and shall not include flammable, combustible or explosive materials other than those customary to household uses.*” As indicated by a “Y” in the standard 9 row, this currently applies in all zone districts except for the R-1 (Residential 1 unit per acre). Staff has been unable to discern the reasoning as to why this standard should not also be applicable in the R-1 zone district and therefor has concluded that this may have been inadvertently left out on the table. Staff is recommending that the table be revised to include a “Y” in the R-1 zone district for performance standard 9 as shown in the underlined text addition.

HOME OCCUPATION PERFORMANCE STANDARDS	R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24	R-O	B or C	MU
1. Conform with applicable State and County statutes, City code and regulations and has obtained permits	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2. Full-time resident operator	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3a. No employees other than those residing in home				Y	Y	Y	Y						
3b. No more than one nonresident employee	Y	Y	Y					Y	Y	Y	Y		
4. Maintain residential appearance	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5. Not more than six customers or clients/day are allowed to visit home occupation. Customer hours shall be between 8:00 a.m. and 8:00 p.m.	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y
6. Not more than 25 percent gross floor area of the residence, including accessory structure for home occupation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
7. Music, art, craft or similar lessons:													
a. Six or fewer clients per day	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y
b. Six to 12 clients per day	Y	Y	Y	Y				Y	Y	Y	Y		
8. Adequate public facilities and utilities are adequate to safely accommodate equipment used for home occupation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
9. Storage of goods and materials shall be inside and shall not include flammable, combustible or explosive materials other than those customary to household uses	Y	Y	<u>Y</u>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
10. Parking shall be provided and shall not create hazard or street congestion	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
11. Mechanized equipment shall be used only in a completely enclosed building		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
12. Dust, odors, noise, vibration or electrical interference or fluctuation that is not perceptible beyond the property line	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
13. Deliveries and pickups shall be those normally associated with residential services and shall:													
a. Not block traffic circulation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y
b. Occur only between 8:00 a.m. and 8:00 p.m. Monday – Saturday	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y

4. GJMC 21.03 Zoning Districts – Building Size

There are several zone districts in the Zoning and Development Code that have a maximum building size as shown in the Code excerpt below. Under Other Dimensional Requirements the last row is titled Building Size but there is no definition of such in the Code. To eliminate this inconsistency, Staff is proposing to revise the row title in the Mixed Use and Industrial Bulk Standards Summary so that it reads Gross Floor Area which is a more common term in building and architectural standards and there is already a definition of such in the Code (as provided below). In addition, Staff is proposing that an asterisk and note be added to the maximums listed in the table for the R-O (Residential Office) and B-1 (Neighborhood Business) to specifically exclude certain parts of a structure from the calculation of Gross Floor Area for structures in these zones. This change would allow for architectural and/or aesthetic building features that improve the structure but would not be included in the Gross Floor Area calculation.

Mixed Use and Industrial Bulk Standards Summary Table

	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
Lot											
Area (min. ft. unless otherwise specified)	5,000	10,000	n/a	20,000	20,000	1 ac	1 ac	1 ac	1 ac	1 ac	1 ac
Width	50	50	n/a	50	50	100	100	100	100	100	100
Frontage	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Setback											
Principal structure											
Front (min. ft.)	20	15	0	15	15	15	15	15	15	15	15
Side (min. ft.)	5	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	n/a	10	n/a	10	10	10	10	10	10	10	n/a
Rear (min. ft.)	10	15	0	10	10	10	10	10	10	10	10
Accessory structure											
Front (min. ft.)	25	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	3	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	n/a	5	n/a	5	5	5	5	5	5	5	n/a
Rear (min. ft.)	5	15	0	10	10	10	10	10	10	10	10
Other Dimensional Requirements											
Lot coverage (max.)	70%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Height (max. ft.)	40	40	80	65	65	65	65	65	65	50	50
Density (min. units per acre)	4	8	8	12	n/a	n/a	8	8	n/a	n/a	n/a
Density (max. units per acre)	n/a	16	n/a	24	n/a	n/a	24	24	n/a	n/a	n/a
Building size (max. sf) ** Gross Floor Area	10,000	15,000	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Notes											

B-1: Max. building size varies by use; retail – 15,000 sf (unless a CUP is approved), office 30,000

B-2: Parking front setback for parking as a principal use – 30 ft., as an accessory use – 6 ft.

C-1: Min. rear setback – 0 if an alley is present

CSR: Maximum building height abutting residential – 40 ft.

The definition currently in the Code reads as below but is not proposed to change.

Gross floor area (GFA) means the sum of the areas of all floor levels of a building or structure measured within the exterior face of exterior walls or the centerline of walls separating two abutting buildings but excluding any space where floor-to-ceiling height is less than 6.5 feet.

The proposed asterisked note that would be added to the table above is indicated in the underlined text below:

** Gross Floor Area calculated for maximum size may exclude eaves, covered or uncovered porches, upper story decks and balconies, breezeways, exterior covered stairwells and attached decorative walls which are less than or equal to three feet in height.

5. GJMC 21.04.010 Use Table – Mobile Home Parks

The Use Table currently lists Mobile Home Parks as requiring a Conditional Use Permit in the R-5 (Residential 5 units per acre), R-8 (Residential 8 units per acre) and R-12 (Residential 12 units per acre) zone districts. See excerpt of table below. No other zones include a Mobile Home Park either as an Allowed Use or a Conditional Use Permit. Development of a Mobile Home Park is not unlike the intensity of a typical residential use that is contemplated by the R-5, R-8 and R-12 zone districts for which a Conditional Use Permit is not required. In addition, there are specific standards required for mobile home parks already in the Code that address the design differences between mobile home parks and other residential development. To simplify the process for mobile home parks as well as to reduce barriers for the development of this important affordable housing type, Staff is proposing that the Mobile Home Parks become an Allowed Use (“A”) in the Use Table as shown in underlined text rather than as a Conditional Use Permit (deletion shown in strikethrough).

Key: A = Allowed; C = Conditional; Blank Cell = Not Permitted

USE CATEGORY	PRINCIPAL USE	R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
Household Living – residential occupancy of a dwelling unit by a “household”	Business Residence											A	A	A	A	A	A	A	A	A	A	A
	Two Family Dwelling				A	A	A	A	A			A	C									
	Single-Family Detached	A	A	A	A	A	A	A				A	C	C			A					
	Multifamily						A	A	A	A	A	A	A	A	A			A	A			
	Accessory Dwelling Unit	A	A	A	A	A	A	A	A			A		A								
	Agricultural Labor Housing	A															A					
	Manufactured Housing Park						C A	C A	C A													
	All Other Household Living																					

6. GJMC 21.03.050(b)(4)(iii) Zero Lot Line Development

Presently, as shown in the excerpt below, the City Code does not permit window openings of any kind on walls within three (3) feet of a property line. This provision precludes design flexibility to allow for some windows/natural lighting elements to be on facades which have setbacks of less than three feet (e.g. zero lot line development).

Upon further discussion with the Mesa County Building Department and members of the local development community, it was found that this provision is inconsistent with common treatment of façade openings on walls within three (3) feet of a property line. To remove the inconsistency, the Building Department suggested the Code language could be revised as stricken and underlined below.

Current Code: ~~(iii) If the side wall of a house is on or within three feet of the property line, no windows or other openings in the wall are allowed, for privacy and due to the building and fire codes.~~

Proposed Language: (iii) If a side wall of a structure is on the property line, or within three (3) feet of the property line, windows or other openings that allow for visibility into the side yard of the adjacent lot are not allowed. Windows that do not allow visibility into the side yard of the adjacent lot, such as a clerestory window or translucent window, are allowed. When such openings are permitted, all building and fire codes shall apply.

7. GJMC 21.01.130(f) Historic Preservation Board

The Historic Preservation ordinance was developed in the mid-1990s to establish a Historic Preservation Board, establish a City Register of Historic Structures, Sites and Districts, define the process for designation of historic resources in the Register. In conjunction with City staff, the ordinance was largely developed by the Downtown Development Authority (DDA). At that time, the DDA was working on the rehabilitation of the Avalon Theatre and one of its previous office buildings (old Dinosaur Valley at 4th and Main) and potentially other preservation projects. Consequently, the composition of the Board was written to include a representative from the DDA, as provided in the Code.

~~(f)(2) Member Qualifications. When there are more than five members, at least four shall be professionals or have expertise in a preservation-related discipline such as history, architecture, planning or planning or archaeology; when there are five members, at least three shall have such qualifications. One member shall be a member of the Downtown Development Authority (DDA) board or an employee of the DDA.~~

Of late, the DDA has taken on new projects such as the Creative District and has recently adopted a new plan. While preservation of historic structures is still an important element of the Plan and DDA's work, it focuses more heavily on elements other than historic preservation. Therefore, the DDA has submitted a request to modify the Code to no longer require DDA participation on the Historic Preservation Board. Thus, the last sentence in this section is proposed to be deleted (strikethrough above).

8. GJMC 21.03.080 Mixed Use and Industrial Standards Summary Table

Presently, the Code includes a table that identifies and summarizes the bulk standards (e.g. setbacks and other dimensional requirements) in the Mixed Use and Industrial zone districts. This table as it presently exists is included below. The table provides many instances where dimensions or percentages are listed as “n/a” rather than defining a specific number. This makes the interpretation of the information ambiguous in trying to apply the bulk standards to a site or building. Thus, Staff is proposing to replace the “n/a” lines with what they are interpreted to mean such as “0” or “100 Percent” or “None”. In addition, staff is proposing to replace the “n/a” more strategically in the “side – abutting residential” rows so that the standard is either 0, 5 feet, or 10 feet depending on what is most appropriate for the particular zone district. The proposed revisions to the Table are shown stricken for deletions and underlined for additions.

Mixed Use and Industrial Bulk Standards Summary Table

	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
Lot											
Area (min. ft. unless otherwise specified)	5,000	10,000	n/a <u>None</u>	20,000	20,000	1 ac	1 ac	1 ac	1 ac	1 ac	1 ac
Width	50	50	n/a <u>None</u>	50	50	100	100	100	100	100	100
Frontage	n/a <u>None</u>	n/a <u>None</u>	n/a <u>None</u>	n/a <u>None</u>	n/a <u>None</u>	n/a <u>None</u>	n/a <u>None</u>	n/a <u>None</u>	n/a <u>None</u>	n/a <u>None</u>	n/a <u>None</u>
Setback											
Principal structure											
Front (min. ft.)	20	20	0	15	15	15	15	15	15	15	15
Side (min. ft.)	5	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	n/a <u>0</u>	10	n/a <u>0</u>	10	10	10	10	10	10	10	n/a <u>10</u>
Rear (min. ft.)	10	15	0	10	10	10	10	10	10	10	10
Accessory structure											
Front (min. ft.)	25	25	25	25	25	25	25	25	25	25	25
Side (min. ft.)	3	0	0	0	0	0	0	0	0	0	0
Side – abutting residential (min. ft.)	n/a <u>0</u>	5	n/a <u>0</u>	5	5	5	5	5	5	5	n/a <u>0</u>
Rear (min. ft.)	5	15	0	10	10	10	10	10	10	10	10

Mixed Use and Industrial Bulk Standards Summary Table

	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2
Other Dimensional Requirements											
Lot coverage (max.)	70%	n/a <u>100%</u>	n/a <u>100%</u>	n/a <u>100%</u>	n/a <u>100%</u>	n/a <u>100%</u>	n/a <u>100%</u>	n/a <u>100%</u>	n/a <u>100%</u>	n/a <u>100%</u>	n/a <u>100%</u>
Height (max. ft.)	40	40	80	40	40	65	65	65	65	50	50
Density (min. units per acre)	4	8	8	12	n/a	n/a	8	8	n/a	n/a	n/a
Density (max. units per acre)	n/a <u>None</u>	16	n/a <u>None</u>	24	n/a <u>None</u>	n/a <u>None</u>	24	24	n/a <u>None</u>	n/a <u>None</u>	n/a <u>None</u>
Building size (max. sf)	10,000	15,000	n/a <u>None</u>	n/a <u>None</u>	n/a <u>None</u>	n/a <u>None</u>	n/a <u>None</u>	n/a <u>None</u>	n/a <u>None</u>	n/a <u>None</u>	n/a <u>None</u>

9. GJMC 21.04.010 Telecommunications Facilities

Non-concealed Base Stations currently require a Conditional Use Permit (CUP) if located on a parcel with a Mixed Use (M-U) zone district. However, a CUP for this type of a telecommunications facility is not required in the Light Commercial (C-1) nor the Business Park (BP) zone district. All three zone districts (M-U, C-1 and BP) are defined as Mixed Use Districts in the Code with maximum building height limits of 65 feet, and all allow multifamily residential development as well as a mix of other similar non-residential development. This request is to eliminate the CUP requirement for the M-U zone district as currently required and included on the Use Table (excerpt from table shown below). The amendment proposes to treat non-concealed Base Stations the same in the M-U, BP and C-1 zone districts by amending the Code Use Table. The asterisked requirement: *Except NOT allowed on any site or lot where the principal use is single-or two-family residential* will still apply to non-concealed base stations in M-U.

Non-concealed antenna(s) on a base station rank high on the siting preferences list for Telecommunications Facilities found under 21.04.030(q)(5) Use-specific standards in the Code which implements the siting preferences determined through public engagement during the formulation of the 2016 Wireless Master Plan. In 2016, The public voiced concerns of the proliferation of new cell towers in the community and the desire to limit new towers and co-locate telecommunication facilities or use existing structures wherever possible. As stated on page 18 of the Master Plan, “Taller structures (towers, rooftops, and water tanks) may offer more opportunity for co-location

which could theoretically decrease the number of additional towers and antennas required in an area....”

Concealed towers, a lower ranked siting preference under 21.04.030(q)(5) requires a CUP in the MU zone, and currently a CUP is also required in the MU zone. Therefore, to encourage telecommunication facilities to pursue a base station option rather than applying for a CUP and requesting a new telecommunication tower, removing the CUP requirement for a Base Station facility is desired. As noted above, the adopted 2016 Wireless Master Plan supports this change. It is also supported through the general policies of 21.04.030 found in the Code, therefore staff recommends a change to Base Stations in M-U as indicated in the stricken and underlined text below. Section 21.04.030(q)(8) specific standards and requirements for locating a Base Station will continue to apply.

Key: A = Allowed; C = Conditional; Blank Cell = Not Permitted

USE CATEGORY	PRINCIPAL USE	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2	MX-
	All Other Mining						C						C
Telecom- munications Facilities – devices and supporting elements necessary to produce nonionizing electromagnetic radiation operating to produce a signal	Facilities on Wireless Master Plan Priority Site When Developed in Accordance with Wireless Master Plan Site-Specific Requirements	A	A	A	A	A	A	A	A	A	A	A	A
	Temporary PWSF (e.g., COW)	A	A	A	A	A	A	A	A	A	A	A	A
	Co-Location	A	A	A	A	A	A	A	A	A	A	A	A
	Tower Replacement	A	A	A	A	A	A	A	A	A	A	A	A
	Dual Purpose Facility	A	A	A	A	A	A	A	A	A	A	A	A
	DAS and Small Cell Facilities	A	A	A	A	A	A	A	A	A	A	A	A

USE CATEGORY	PRINCIPAL USE	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2	MX-
	Base Station with Concealed Attached Antennas	A**	A**	A	A	A	A	A**	A**	A	A	A	A**
	Base Station with Non-Concealed Attached Antennas	C**	C**	C	A	A	A	<u>C</u> A**	A**	A	A	A	C**
	Tower, Concealed	C	C	C	A	A	C	C	C	C	A	A	
	Tower, Non-Concealed				C	C	C				C	C	
	Broadcast Tower										C	C	

NOTES:

* Refer to Chapter 5.15 GJMC.

** Except NOT allowed on structures the principal use of which is single- or two-family residential, group living, or day care, or on multifamily structures of fewer than three stories.

*** Except NOT allowed on any site or lot where the principal use is single- or two-family residential.

10. GJMC 21.02.130(b), (d) and (e) Applicability, Decision Maker: Administrative Changes and Decision Maker: Plan Amendments

The Zoning and Development Code was adopted concurrent with 2010 Comprehensive Plan. Thus, the Code presently includes the sections below ((b), (d) and (e)) concerning how amendments were to be made to the Comprehensive Plan text and Future Land Use Map. The updated One Grand Junction Comprehensive Plan (Plan) was adopted in December 2020. Chapter 5, Implementation and Monitoring of the new Plan includes procedures for minor amendments to the Plan. Thus, the language presently in the Code regarding amendments is proposed to be revised to be consistent with language in the new Plan (proposed new language underlined, proposed text to be deleted struck-through).

*(b) **Applicability.** All proposed amendments to the text of the Comprehensive Plan and all adopted titles within Volume III: Comprehensive Plan shall comply with the provisions of this section. Any proposed development that is inconsistent with any goals or policies of the Comprehensive Plan shall first receive approval of a Comprehensive Plan amendment. The Comprehensive Plan shall include all neighborhood plans, corridor plans, area plans, the Grand Junction Circulation Plan, and all other elements adopted as a part of the Comprehensive Plan.*

*(d) **Decision Maker: Administrative Changes.***

(1) Where the City of Grand Junction has sole jurisdiction, the Director has the authority to:

(i) Make minor additions or clarifications to the policy section;

(ii) Correct errors or grammar;

~~(iii) Make land use designation changes for property that has multiple land use designations and is consistent with project approvals;~~

~~(iv) Approve flexibility in the location of the Village and Neighborhood Center by granting a one-half-mile leeway; and~~

~~(v) Allow the processing of a rezone application or request without a plan amendment when the proposed zoning is inconsistent with the Comprehensive Plan and the property is adjacent to the land use designation that would support the requested zone district.~~

(e) **Decision-Maker: Plan Amendments.**

The process by which requests for Minor Amendments are made to the One Grand Junction Comprehensive Plan (2020), is outlined in the Plan document. Refer to the Plan for recommendation and hearing requirements.

~~(1) Inside of Persigo 201 Boundary. Concerning property within the Persigo 201 Boundary, which will be annexed if not already within the City limits, the Director and Planning Commission shall recommend and the City Council's action is the City's final action. City Council shall hold a public hearing prior to any decision regarding a Comprehensive Plan amendment within the Persigo 201 Boundary.~~

~~(2) Failure of Amendment. If an amendment request fails, any pending development application must be changed to be consistent with the plan.~~

ANALYSIS

In accordance with Section 21.02.140(c), a proposed Code amendment shall address in writing the reasons for the proposed amendment. There are no specific criteria for review because a code amendment is a legislative act and within the discretion of the City Council to amend the Code with a recommendation from the Planning Commission. The purpose for proposing these amendments is to eliminate unclear or conflicting provisions or modernize the Code.

NOTIFICATION REQUIREMENTS

Notice was completed as required by Section 21.02.080(g). Notice of the public hearing was published on March 16, 2021 in the Grand Junction Daily Sentinel.

STAFF RECOMMENDATION AND FINDINGS OF FACT

Staff finds that the proposed amendments to the Zoning and Development Code are useful in that they modernize the Code, ensure for the health, safety, and general

welfare of the population, and refine processes to provide regulations that are clear and consistent and that assist in logical and orderly development.

SUGGESTED MOTION:

Chair Teske, on the Zoning and Development Code Amendments, ZCA-2021-100, I move that the Planning Commission forward a recommendation of approval with the findings of fact as listed in the staff report.

Attachments:

1. Proposed Ordinance