

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5196

**AN ORDINANCE TO ZONE THE MESA TRAILS DEVELOPMENT
TO A PD (PLANNED DEVELOPMENT) ZONE DISTRICT,
BY APPROVING AN OUTLINE DEVELOPMENT PLAN WITH DEFAULT ZONES OF
BP (BUSINESS PARK MIXED USE) AND C-2 (GENERAL COMMERCIAL)**

LOCATED BETWEEN 23 ¼ AND 23 ¾ ROADS, FROM G ROAD TO HIGHWAY 6 AND 50

Recitals:

A request to zone approximately 174.3 acres to PD (Planned Development) by approval of an Outline Development Plan (Plan) with default zones of BP (Business Park Mixed Use) and C-2 (General Commercial) has been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning, and adopt the Outline Development Plan for the Mesa Trails development. If this approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards specified herein.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Planning Commission and City Council reviewed the request for Outline Development Plan approval and determined that the Plan satisfied the approval criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan

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

The following parcels in the City of Grand Junction, County of Mesa, State of Colorado are hereby zoned PD (Planned Development):

A parcel of land being LOT 2, THREE ARROWS SUBDIVISION, same as recorded at Reception No. 3012876, situated in Section 5, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado. Said parcel of land CONTAINING 13.99 Acres, more or less.

A parcel of land being LOT 1, FOOTHILLS FACTORY SUBDIVISION, same as recorded at Reception No. 3072081, situated in Section 5, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado. Said parcel of land CONTAINING 144.05 Acres, more or less.

A parcel of land being LOT 2, FOOTHILLS FACTORY SUBDIVISION, same as recorded at Reception No. 3072081, situated in Section 5, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado. Said parcel of land CONTAINING 16.30 Acres, more or less.

The aforementioned parcels shall be subject to the Outline Development Plan hereby adopted and described as follows:

A. Purpose

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

B. Unified Development

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

C. Default Zones

The default zones are as follows:

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

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

D. Pod Character

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

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

Pod 2: Default zone - BP; POD 2 will generally consist of Medical Office/Clinic, Group Living, Retail Sales and Services, Personal Care, General Offices; Attached, Detached

Residential and Multi-Family Residential land uses. A list of allowed land uses is included under Section G. Authorized Uses in this Ordinance. All Single Family Detached, Single Family Attached, Duplexes land uses will have a minimum density of 5.5 dwelling units per acre and shall not exceed more than 40% of the acreage in POD 2. Multi-Family residential uses shall have a density between 12 and 24 units per acre.

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

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

E. Authorized Uses

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

Uses	Pod 1 BP default	Pod 2 BP default	Pod 3 BP default	Pod 4 C-2 default
Multi-family	X	X	X	X
Single-family Detached	X	X	X	
Single-family Attached (Townhomes)	X	X	X	
Accessory Dwelling Units	X	X	X	
Duplexes	X	X	X	
Business Residence	X	X	X	X
Group Living	X	X	X	
Colleges and Universities	X	X	X	
Vocational, Technical and Trade Schools	X	X	X	
Community Activity Building	X	X	X	
All Other Community Service	X	X	X	
Museums, Art Galleries, Opera Houses, Libraries	X	X	X	
General Day Care	X	X	X	X
Medical and Dental Clinics	X	X	X	X
Physical and Mental Rehabilitation (Resident)	X	X	X	X

All Other Health Care	X	X	X	X
Religious Assembly	X	X	X	X
Funeral Homes, Mortuaries, Crematories	X	X	X	X
Public Safety and Emergency Response Services			X	X
Hotels, Motels, and Lodging	X	X	X	X
General Offices	X	X	X	X
Health Club	X	X	X	X
Alcohol Sales, Retail			X	X
Bar/Nightclub			X	X
Drive Through Restaurants	X	X	X	X
Drive Through Retail	X	X	X	X
Retail (Small and Large Box)				X
Food Service, Catering	X	X	X	X
Food Service, Restaurant (Including Alcohol Sales)	X	X	X	X
Fuel Sales, Automotive/Appliance			X	X
General Retail Sales, Indoor Operations, Display and Storage	X	X	X	X
General Retail Sales, Outdoor Operations, Display or Storage	X	X	X	X
Repair, Small Appliance				X
Personal Services	X	X	X	X
All Other Retail Sales and Service	X	X	X	X
Manufacturing and Production – Indoor Operations and Storage	X	X	X	X
Manufacturing and Production – Indoor Operations with Outdoor Storage	X	X	X	X
Mini-warehouse			X	X
Auto and Light Truck Mechanical Repair			X	X
Car Wash, Gasoline Service Station, Quick Lube			X	X
Landscaping Material, Indoor Greenhouse and Outdoor Nursery Plant Growing/Sales			X	X
Industrial Services, Contractors and Trade Shops, Oil and Gas Support Operations without Hazardous Materials (Indoor and/or Outdoor Operations and			X	X

Storage)				
Warehouse and Freight Movement – Indoor Operations, Storage and Loading with Outdoor Loading Docks			X	X
Wholesale Business (Excluding Highly Flammable Materials/Liquids)			X	X
Bus/Commuter Stops	X	X	X	X
Government and Public Purpose Facilities	X	X	X	X
Parks and Open Space	X	X	X	X
Agricultural Uses*	X	X	X	X
*Agricultural Uses including indoor or outdoor activities primarily involving raising, producing, or keeping plants or animals but excluding uses such as industrialized agriculture, for example feedlots, pig farming, a use of a scale that requires significant structures or accessory structures, or a use that has the propensity to be a significant nuisance such as pig farming or other particularly odiferous uses. This use is intended to be interim in nature.				

F. Uses Not Mentioned

1) To change uses from those specified above, the developer must request an amendment consistent to the Zoning and Development Code as amended, to allow a use which is not currently an allowed use for a particular pod.

2) If a question or interpretation arises regarding where, how or whether a proposed use fits into the list of uses found in this section, the Director shall decide if a use not specifically mentioned can reasonably be interpreted to fit into a principal use category or a general use category where similar uses are described as found in the Use Table within the City's Zoning and Development Code.

G. Dimensional and Intensity Standards

Minimum Lot Area	
Pod 1, 2, and 3	1,800 square feet
Pod 4	No minimum
Minimum Lot Width	
Pod 1, 2, and 3	20 feet
Pod 4	No minimum
Minimum Street Frontage	
Pod 1, 2, 3, and 4	No minimum
Minimum Setbacks	Principal Structure/Accessory Structure
Pod 1, 2, 3, and 4	
Street (see footnote 1)	10 feet/25 feet
Side/Rear Yard	0 feet
Density (Minimum/Maximum)	
Pod 1, 2, and 3	12 du/ac min./24 du/ac max. for multi-family

	5.5 du/ac min. density for all others
Pod 4	12 du/ac min./24 du/ac max. for multi-family
Maximum Height	
Pod 1, 2, 3, and 4	65 feet
Footnotes	
1. Nonresidential buildings shall be setback a minimum of 30 feet from arterial designated rights-of-way.	

H. Deviations from Bulk Standards from Default Zones

To provide for flexibility necessary for the unique, efficient and effective design of the site, the following deviations from the default zone standards shall be applied to the site and are represented in the table above:

- Minimum lot size shall be 1800 square feet or none
- Minimum lot width shall be 20' or none
- Maximum building height shall be 65'
- Front (street) yard setback for principal structures shall be 10'
- Side and rear yard setbacks shall be 0'

I. Lapse of Plan

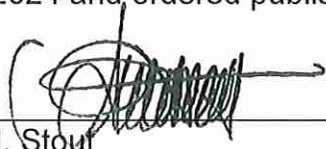
Phase	Portion of Site	Requirement
<i>Approved subdivisions excluded (PLD-2021-523 & PLD-2021-654) – 33 acres</i>		
1	At least 20% (28 acres) of remaining 144 acres	Final Plat recorded within 5 years from effective date of this PD Ordinance
2	At least an additional 25% (36 acres) of remaining 144 acres	Final Plat recorded within 7 years from effective date of this PD Ordinance
3	Remaining 80 acres	Final Plat recorded within 10 years from effective date of this PD Ordinance

J. Other Regulations

- Title 25, 24 Road Corridor Standards of the Zoning and Development Code shall apply, unless otherwise amended by the City.
- Unless otherwise included in this PD Ordinance, the development regulations, standards and administration contained within Section 21.06 of the Code, as may be amended including any applicable overlay zones apply to this PD and ODP, except the following
 - There are no hours of operation limitations for uses in all Pods
- Signage regulations and standards contained within Section 21.06 of the GJMC shall apply with the following modifications:
 - A sign package will be required as part of each Final Development Plan or Site Plan
 - The existing billboards located within Pod Four may remain as nonconforming uses until such time as site development activity begins on Pod Four.
 - New Outdoor Advertising Signs (Billboards) within the PD will not be permitted.
- All applications for the development of the property (subdivisions, site plans, etc.) shall be subject to the Code in effect at the time of submittal, including the standards of this ODP and the PD Ordinance as may be amended.

INTRODUCED on first reading this 6th day of December 2023 and ordered published in pamphlet form.

ADOPTED on second reading this 3rd day of January 2024 and ordered published in pamphlet form.



Anna M. Stout
President of the Council

ATTEST:



Amy Phillips
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5196 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6th day of December 2023 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 3rd day of January 2024, at which Ordinance No. 5196 was read, considered, adopted, and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 5th day of January 2024.



Deputy City Clerk

Published: December 8, 2023
Published: January 5, 2024
Effective: January 21, 2024

