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**PLANNING COMMISSION WORKSHOP AGENDA
CITY HALL AUDITORIUM
CITY HALL, 250 N 5TH STREET
THURSDAY, JANUARY 23, 2025 - 12:00 PM
*Attend virtually: bit.ly/GJ-PCW-2025***

Call to Order - 12:00 PM

Other Business

1. Discussion regarding MU-1 zone district issues and alternatives.
2. Discussion regarding Outdoor Entertainment and Recreation uses and accessory structure setbacks within MU-3 and the Greater Downtown Overlay.

Adjournment



Grand Junction Planning Commission

Workshop Session

Item #1.

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|-----------------------------|---|
| <u>Meeting Date:</u> | January 23, 2025 |
| <u>Presented By:</u> | Timothy Lehrbach, Senior Planner |
| <u>Department:</u> | Community Development |
| <u>Submitted By:</u> | Tim Lehrbach, Principal Planner |

Information

SUBJECT:

Discussion regarding MU-1 zone district issues and alternatives.

RECOMMENDATION:

EXECUTIVE SUMMARY:

At the April 4, 2024 Planning Commission workshop, staff presented three issues identified with the implementation of the Mixed-Use Neighborhood (MU-1) zone district. The issues concern sign regulations, retail uses, and residential densities.

Staff has developed alternative actions to resolve the issues and will present the alternatives to the Planning Commission for discussion and direction.

BACKGROUND OR DETAILED INFORMATION:

At the April 4, 2024 Planning Commission workshop, staff presented three issues identified with the implementation of the Mixed-Use Neighborhood (MU-1) zone district. The issues concern sign regulations, retail uses, and residential densities.

Staff has developed alternatives to resolve the issues and will present the alternatives to the Planning Commission for discussion and direction.

SUGGESTED MOTION:

This item is for discussion only.

Attachments

None



Grand Junction Planning Commission

Workshop Session

Item #2.

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|-----------------------------|---|
| <u>Meeting Date:</u> | January 23, 2025 |
| <u>Presented By:</u> | Timothy Lehrbach, Senior Planner |
| <u>Department:</u> | Community Development |
| <u>Submitted By:</u> | Tim Lehrbach, Principal Planner |

Information

SUBJECT:

Discussion regarding Outdoor Entertainment and Recreation uses and accessory structure setbacks within MU-3 and the Greater Downtown Overlay.

RECOMMENDATION:

EXECUTIVE SUMMARY:

Outdoor Entertainment and Recreation is not an allowed use in the Mixed-Use Downtown (MU-3) zone district. The use may be appropriate throughout the district or within certain areas. Staff will present alternatives for amending the code to allow it, along with implications and concerns which would need to be addressed.

Accessory structure setbacks in the MU-3 zone district have also drawn recent attention. Existing standards may be appropriate within the district, or they may be too restrictive to support certain uses (Outdoor Entertainment and Recreation among them). Staff will present alternatives for retaining or amending the existing setback requirements.

BACKGROUND OR DETAILED INFORMATION:

Outdoor Entertainment and Recreation is not an allowed use in the Mixed-Use Downtown (MU-3) zone district. The use may be appropriate throughout the district or within certain areas. Staff will present alternatives for amending the code to allow it, along with implications and concerns which would need to be addressed.

Accessory structure setbacks in the MU-3 zone district have also drawn recent attention. Existing standards may be appropriate within the district, or they may be too restrictive to support certain uses (Outdoor Entertainment and Recreation among them). Staff will present alternatives for retaining or amending the existing setback requirements.

SUGGESTED MOTION:

This item is for discussion only.

Attachments

None