



**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET**

TUESDAY, JANUARY 14, 2014, 6:00 PM

Call to Order

Welcome. Items listed on this agenda will be given consideration by the City of Grand Junction Planning Commission. Please turn off all cell phones during the meeting.

Copies of the agenda and staff reports are located at the back of the auditorium.

Announcements, Presentations and/or Prescheduled Visitors

Consent Agenda

Items on the consent agenda are items perceived to be non-controversial in nature and meet all requirements of the Codes and regulations and/or the applicant has acknowledged complete agreement with the recommended conditions.

The consent agenda will be acted upon in one motion, unless the applicant, a member of the public, a Planning Commissioner or staff requests that the item be removed from the consent agenda. Items removed from the consent agenda will be reviewed as a part of the regular agenda. Consent agenda items must be removed from the consent agenda for a full hearing to be eligible for appeal or rehearing.

1. Minutes of Previous Meetings

Approve the minutes from the December 10, 2013 regular meeting.

[Attach 1](#)

2. La Salsa CUP - Conditional Use Permit

Consider a request for a Conditional Use Permit (CUP) for a bar on 1.04 acres in a C-1 (Light Commercial) zone district.

FILE #: CUP-2013-497
APPLICANT: Nestor Sanabria
LOCATION: 1224 N 25th Street
STAFF: Brian Rusche

[Attach 2](#)

***** END OF CONSENT CALENDAR *****

*** * * ITEMS NEEDING INDIVIDUAL CONSIDERATION * * ***

Public Hearing Items

On the following item(s) the Grand Junction Planning Commission will make the final decision or a recommendation to City Council. If you have an interest in one of these items or wish to appeal an action taken by the Planning Commission, please call the Planning Division (244-1430) after this hearing to inquire about City Council scheduling.

3. Amend 21.03.070(g)&(h); Sec 21.030.080(a);(b)&(c) - Zoning Code Amendment [Attach 3](#)

Forward a recommendation to City Council to amend Sections 21.03.070(g)(2)(iii)(F) and (h)(3)(iii), and Sections 21.03.080(a)(3)(iv); (b)(3)(iv) and (c)(3)(iv), of the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code, to revise performance standards to provide more flexibility in the MU, BP, I-O, I-1 and I-2 zone districts for outdoor storage and display.

FILE #: ZCA-2013-548
APPLICANT: City of Grand Junction
LOCATION: Citywide
STAFF: Lisa Cox

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

**Attach 1
Minutes of Previous Meetings**

**GRAND JUNCTION PLANNING COMMISSION
December 10, 2013 MINUTES
6:00 p.m. to 6:05 p.m.**

The regular meeting of the Planning Commission was called to order at 6:00 p.m. by Chairman Reece. The public hearing was held in the City Hall Auditorium located at 250 N. 5th Street, Grand Junction, Colorado.

In attendance, representing the City Planning Commission, were Christian Reece (Chairman), Ebe Eslami (Vice-Chairman), Jon Buschhorn, Loren Couch, Kathy Deppe, Bill Wade and Cody Wagner. Commissioner Tolle was absent.

In attendance, representing the City's Administration Department - Planning Division, were Lisa Cox (Planning Manager) and Senta Costello (Senior Planner).

Jamie Beard (Assistant City Attorney) was absent.

Darcy Austin was present to record the minutes.

There were 2 citizens present during the course of the hearing.

Announcements, Presentations And/or Visitors

Lisa Cox wished the Commission Happy Holidays, and reminded the Commission and community that there would not be a second meeting in the month of December.

Consent Agenda

1. Minutes of Previous Meetings

Approve the minutes from the November 12, 2013 regular meeting.

2. Text amendment to 21.02.070(a)(8)(i) - Zoning Code Amendment

Forward a recommendation to City Council of an amendment to Section 21.02.070(a)(8)(i) of the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code, to extend the validity of the minor and major site plan approval from one year to two years.

FILE #: ZCA-2013-469
APPLICANT: City of Grand Junction
LOCATION: Citywide
STAFF: Lisa Cox

3. WDM Interim Modular Special Permit - Special Permit

Forward a recommendation to City Council for a Special Permit on 13.543 acres in an M-U (Mixed Use) zone district for a single residential unit.

FILE #: SPT-2013-506
APPLICANT: WDM Corp
LOCATION: 2385 G Road
STAFF: Senta Costello

Chairman Reece briefly explained the Consent Agenda and invited the public, Planning Commissioners and staff to speak if they wanted an item pulled for additional discussion or a full hearing. With no amendments to the Consent Agenda, Chairman Reece called for a motion.

MOTION: Commissioner Wade “I move that we approve the Consent Agenda as read.”

Commissioner Deppe seconded the motion. A vote was called and the motion passed unanimously by a vote of 7 - 0.

General Discussion/Other Business

None.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:05 p.m.

Attach 2

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: January 14, 2014
PRESENTER: Brian Rusche

AGENDA TOPIC: La Salsa - CUP-2013-497

ACTION REQUESTED: Consider a request for a Conditional Use Permit (CUP)

BACKGROUND INFORMATION				
Location:		1224 N 25 th Street		
Applicants:		La Salsa Restaurant & Bar – Nestor Sanabria Red Cliff Pointe (building owner)		
Existing Land Use:		Vacant building		
Proposed Land Use:		Restaurant and Bar, including dance floor		
Surrounding Land Use:	North	Multi-family Residential		
	South	Shopping center		
	East	Shopping center		
	West	Residential		
Existing Zoning:		C-1 (Light Commercial)		
Proposed Zoning:		C-1 (Light Commercial)		
Surrounding Zoning:	North	C-1 (Light Commercial)		
	South	C-1 (Light Commercial)		
	East	C-1 (Light Commercial) North Avenue Overlay zone		
	West	R-8 (Residential – 8 du/ac)		
Future Land Use Designation:		Village Center		
Zoning within density range?		X	Yes	No

PROJECT DESCRIPTION: Consider a request for a Conditional Use Permit for a bar, in conjunction with a new restaurant, on 1.04 acres in a C-1 (Light Commercial) zone district.

STAFF RECOMMENDATION: Approval of the Conditional Use Permit.

ANALYSIS:

Background

The subject parcel is 1.04 acres and includes an existing 5000 square foot building, built in 1971. The site previously housed Fast Eddy's Bar, which obtained a Conditional Use Permit in 2009 (CUP-2008-361). Prior to the bar the subject property housed a theatre known as the Metro Theatre Playhouse and in the past the building also served as a movie theater. Since Fast Eddy's closed, the building has been vacant. Another bar, Still Pour Tavern, was approved for the site (CUP-2012-497) but never opened. The most recent tenant was a church.

A Conditional Use Permit (CUP) is required from the City of Grand Junction for the establishment of a "Bar" if more than 25% of the gross receipts of the business are from alcoholic beverages within the C-1 (Light Commercial) zone district. A CUP runs with the land once the use is established and remains valid until the property changes use or the use is abandoned and nonoperational for a period of 12 consecutive months. Though a CUP and a bar were approved for the property on November 14, 2012, it never opened so the use was never established. Therefore a new CUP is required. The applicant has provided a description of the proposed restaurant and bar, which is included in the attachments.

Site Plan and Floor Plan

The property has a circular drive in front and street access from North 25th Street. Parking is provided on the north and east sides of the building. There are 70 parking spaces available, according to the design approved for Fast Eddy's in March 2009. The minimum parking for a bar is one (1) space per 100 gross square feet, which would be 50 spaces. The site has been upgraded with landscaping and parking islands that meet current requirements. The applicant has proposed repainting the parking lot to match the March 2009 design and repairing the existing landscaping where needed to ensure compliance with Code requirements. A 6' privacy fence was built on the north property line to protect the privacy of the residents of the adjacent apartment building. The outdoor patio used by Fast Eddy's has been removed by the applicant, as noted on the site plan. There will be no outdoor seating, in contrast to previous tenants. The floor plan shows the layout of the interior of the restaurant/bar, with the only significant change from previous tenants being the installation of a stage and dance floor, which will double as seating when not used for dancing.

Neighborhood Meeting

A Neighborhood Meeting was held on December 5, 2013. No adjacent property owners or citizens attended the meeting, only the applicant, building owner(s) and the applicant's consultant. Planning staff to date has received one written comment of support from the building owner and one verbal comment of support from a representative of the nearby Teller Arms shopping center. The Grand Junction Police Department did express concerns about the past occupancy and problems they had encountered with the former business. The applicant has removed the outdoor patio

and indicates that all activity will be inside the building, according to the applicant. The applicant stated that music will be kept at a reasonable level and all effort to be courteous neighbors will be made. It is noted that the C-1 zone does not have a limitation on business hours and that noise is already regulated by Grand Junction Municipal Code Section 8.16.010 (“noise ordinance”).

Sign Package

The Zoning and Development Code requires that a sign package be prepared as part of the site development plan and approved as part of a conditional use permit (GJMC Section 21.06.070(g)(5)). The applicant has provided a plan that is attached to this staff report. The proposed signage is all existing, with only the business name changing. The total signage includes an existing 35’ pole sign on 25th Street (approved in 2009) and two (2) façade (building) signs. The total square footage is within the parameters of the sign code (GJMC Section 21.06.070).

Consistency with the Comprehensive Plan:

The site is currently zoned C-1 (Light Commercial), which implements the Comprehensive Plan Future Land Use designation of Village Center.

The proposed land use furthers Goal 6 of the Comprehensive Plan: “Land use decisions will encourage preservation of existing buildings and their appropriate reuse”. The reuse of this building as a restaurant and bar is appropriate as these are uses commonly found in a Village Center.

Section 21.02.110 of the Grand Junction Municipal Code:

To obtain a Conditional Use Permit, the Applicant must demonstrate compliance with the following criteria:

(1) All applicable site plan review criteria in Section 21.02.070 (g) of the Grand Junction Zoning and Development Code and conformance with the SSID, TEDS and SWMM Manuals.

The existing structure and site were brought into conformance with the development requirements of the Zoning and Development Code in 2009. The proposed site plan represents these improvements, which will be maintained by the applicant. The fencing, landscaping, signage, setbacks and other bulk standards, parking, site circulation and access have been evaluated and meet the requirements of the current Code. The proposal was also evaluated by a Development Engineer and found to meet the requirements of the SSID, TEDS and the SWMM manuals.

This criterion has been met.

(2) District Standards. The underlying zoning districts standards established in Chapter 21.03 Grand Junction Zoning and Development Code;

The site is currently zoned C-1 (Light Commercial). As the site plan shows, there will be no outdoor storage or display with the proposed use. The building meets the bulk standards of the C-1 zone.

This criterion has been met.

(3) Specific Standards. The use-specific standards established in Chapter 21.04 Grand Junction Zoning and Development Code;

The restaurant falls within the retail sales and service use category of Section 21.04.010 of the Code. An establishment that serves both food and alcoholic beverages shall be categorized as a bar if the sale of said beverages comprises more than 25 percent of the gross receipts (Section 21.10.020 – Terms defined). A Conditional Use Permit is required for a bar, per Section 21.04.010.

There are no use-specific standards for a restaurant/bar. Therefore, this criterion has been met.

(4) Availability of Complementary Uses. Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to: schools, parks, hospitals, business and commercial facilities, and transportation facilities.

The property is the last commercial building located on N. 25th Street just north of North Avenue. While not directly on North Avenue, the property has an internal vehicular connection to the Red Cliff Pointe shopping center adjacent to the property on the east, which does have North Avenue access. To the south are two commercial buildings with a variety of businesses, including a pizzeria (Papa Kelseys). Further south is the entrance to the Teller Arms Shopping Center. Within an area bounded by N. 21st Street on the west, Texas Avenue on the north, 28 ¼ Road on the east, and Hill Avenue on the south (approximately ¼ mile radius) are three other establishments which serve alcohol (Tequilas, Taste of Heaven and the Brass Rail). The close proximity of North Avenue provides access to transit options, hospitals and fire protection, along with complimentary retail and entertainment businesses.

This criterion has been met.

(5) Compatibility with Adjoining Properties. Compatibility with and protection of neighboring properties through measures such as:

(i) Protection of Privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and

adjacent to the site. Fences, walls, barriers and/or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants;

A 6' privacy fence was built on the north property line to protect the privacy of the residents of the adjacent apartment building. A landscaping strip is adjacent to the fence for additional visual and auditory privacy. These items were provided by the previous tenants and remain on site and in good condition.



Source: Google Street View

The outdoor patio has been removed, so there will be no outdoor seating. All activity will be strictly inside the building, according to the applicant. The estimated distance from the building to the multi-family apartments is +/- 90 feet. The estimated distance from the building to the duplex across N. 25th Street is +/- 120 feet. With this amount of separation, the proposed use of the property is expected to provide reasonable privacy for the adjacent residents in the area.

This criterion has been met.

(ii) Protection of Use and Enjoyment. All elements of the proposed plan shall be designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property;

The building is currently unoccupied. Fast Eddy's bar brought the property into compliance with the Zoning and Development Code by providing additional landscaping in the parking lot with landscape islands, lighting and perimeter landscaping. Parking lot connections to Red Cliff Pointe shopping center are provided for interconnectivity. As noted above, there is a fence screening the parking lot from the adjacent apartment building to the north. In addition, the residential properties across N. 25th Street to the west are accessed from Bunting Avenue or the alley parallel to Bunting, not from N. 25th Street.

This criterion has been met.

(iii) Compatible Design and Integration. All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include; buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors. The plan must ensure that noxious emissions and conditions not typical of land uses in the same zoning district will be effectively confined so as not to be injurious or detrimental to nearby properties.

The building is oriented toward N. 25th Street, but is close to the other commercial building(s) to the south, while providing a parking lot buffer (along with a fence) against the apartment building to the north. While not directly on North Avenue, the property has an internal vehicular connection to the Red Cliff Pointe shopping center, which does have North Avenue access. The outdoor patio shown on the original site plan has been removed by the applicant. All activity will be inside the building, according to the applicant.

This criterion has been met.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the La Salsa application, CUP-2013-467 for a Conditional Use Permit, I make the following findings of fact, conclusions and conditions:

1. The requested Conditional Use Permit is consistent with the Comprehensive Plan, specifically Goal 6.
2. The review criteria in Section 21.02.110 of the Grand Junction Municipal Code have all been met.
3. As part of the Conditional Use Permit application, staff also recommends that the Planning Commission approve the submitted Sign Plan as presented which

meets the sign requirements as specified in Section 21.02.110(d) of the Grand Junction Municipal Code.

4. Applicant must complete the restriping of the parking lot no later than July 14, 2014.

STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the requested Conditional Use Permit, CUP-2013-467 with the findings, conclusions and conditions of approval listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

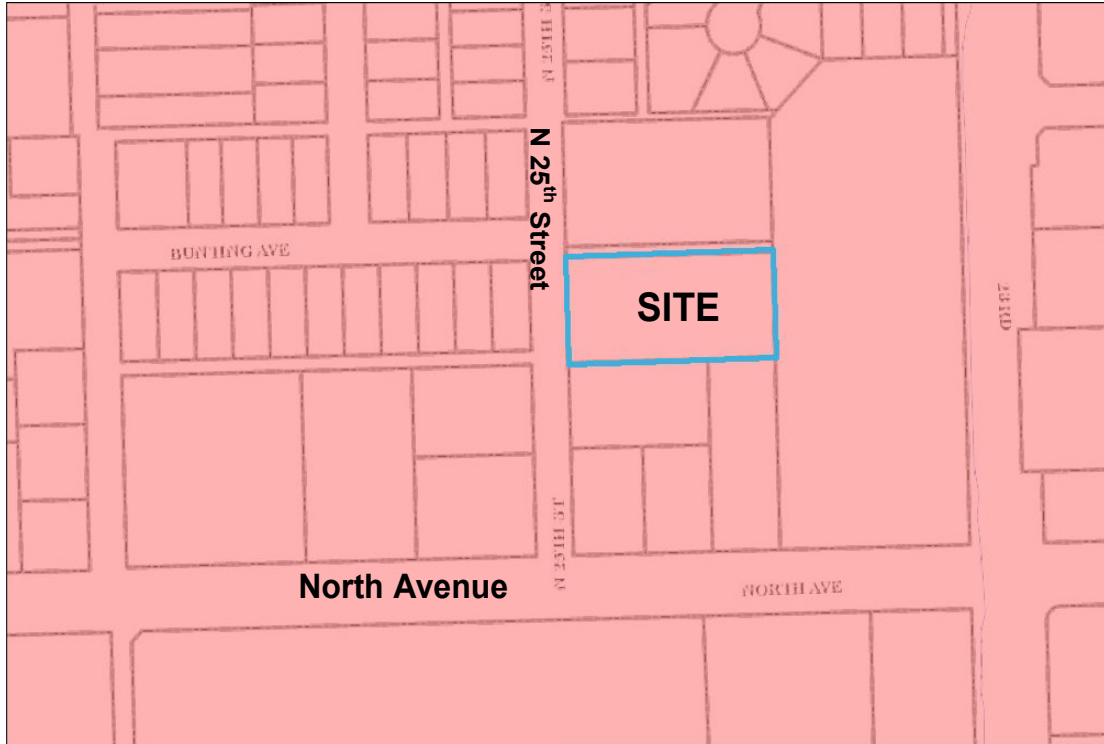
Madam Chairman, on the request for a Conditional Use Permit for La Salsa Restaurant and Bar, file number CUP-2013-467, I move that the Planning Commission approve the Conditional Use Permit with the facts, conclusions and condition listed in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Existing City Zoning Map
Neighborhood Meeting sheet
Comment of support from building owner
General Project Report
Site Plan
Floor Plan
Sign Plan

Site Location Map

1224 N 25th Street



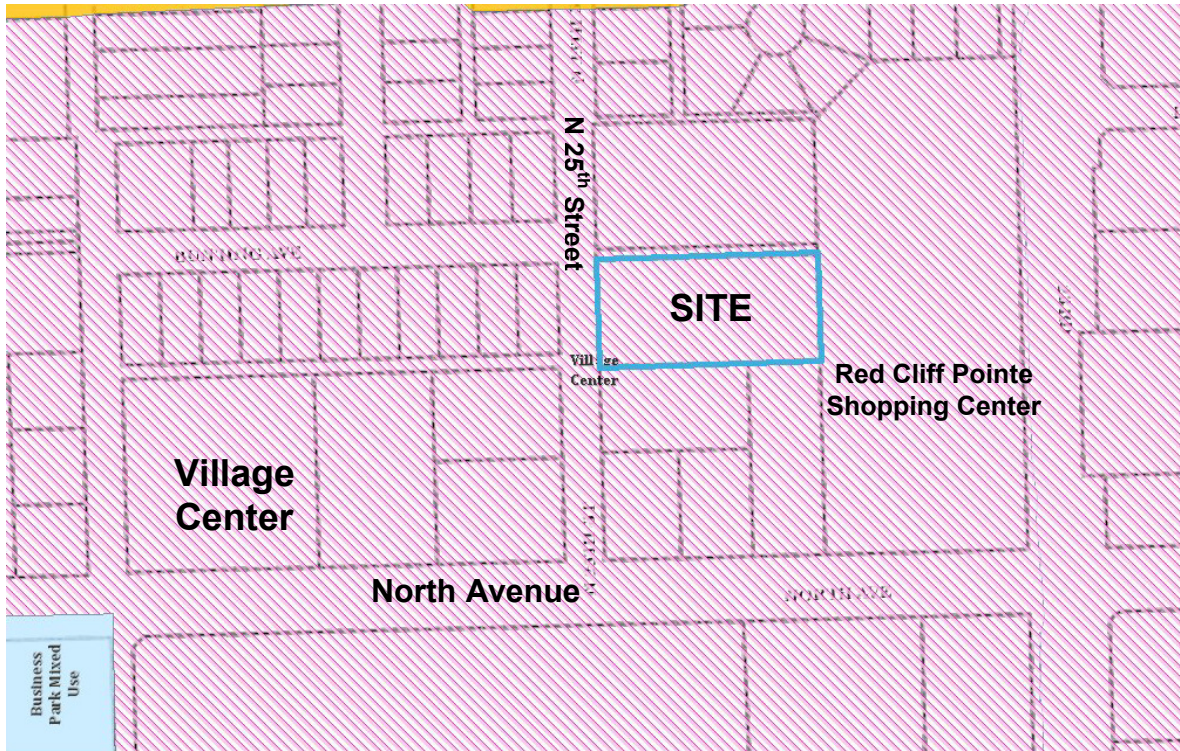
Aerial Photo Map

1224 N 25th Street



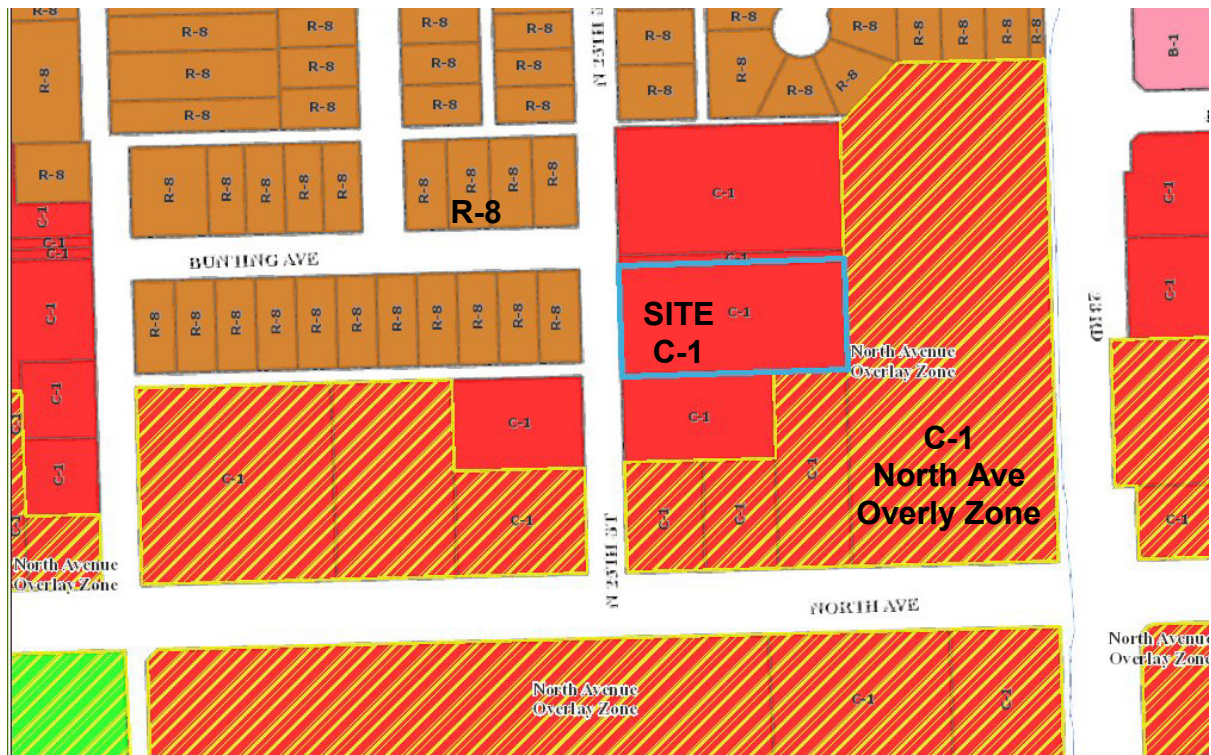
Comprehensive Plan Map

1224 N 25th Street



Existing City Zoning Map

1224 N 25th Street



Neighborhood Meeting

Proposed Conditional Use Permit for Bar (La Salsa)

Located at 1224 N. 25th Street

Existing Zoning is C-1 (Light Commercial)

Future land Use Designation is Village Center

Please Sign In

Name	Address	Contact info
Nesbr Sanabria-	424 32 nd #10 Clifton. Co. 81520	970 712-1010.
Brittany White	277 W Haaver circle Grand Junction CO 81503	970-773-0180
BRIAN RUSCONE	250 N. 5TH ST.	256-4058
Sharon Sollenbarger	2650 North Ave #121 GJ 81501	243-6020
Roger Sollenbarger	2650 North Ave #121 G-5 81501	243-6020

City of Grand Junction Planning Division
250 North Fifth Street, Grand Junction, CO 81501



From: <SRSollen@aol.com>
To: <brianr@gjcity.org>
Date: 12/19/2013 10:45 AM
Subject: La Salsa Comment

Hi Brian, Just to let you know....we will be so pleased to have a family oriented destination restaurant in 1224 with the emphasis on restaurant and not bar. La Salsa's family clientele will be a pleasant change from some of Fast Eddy's customers.

Roger and Sharon Sollenbarger

La Salsa Restaurant and Bar llc
Project Report

La Salsa plans to open a restaurant/ bar at 1224 N 25th Street Grand Junction CO 81501. Hours of operation will be as follows:

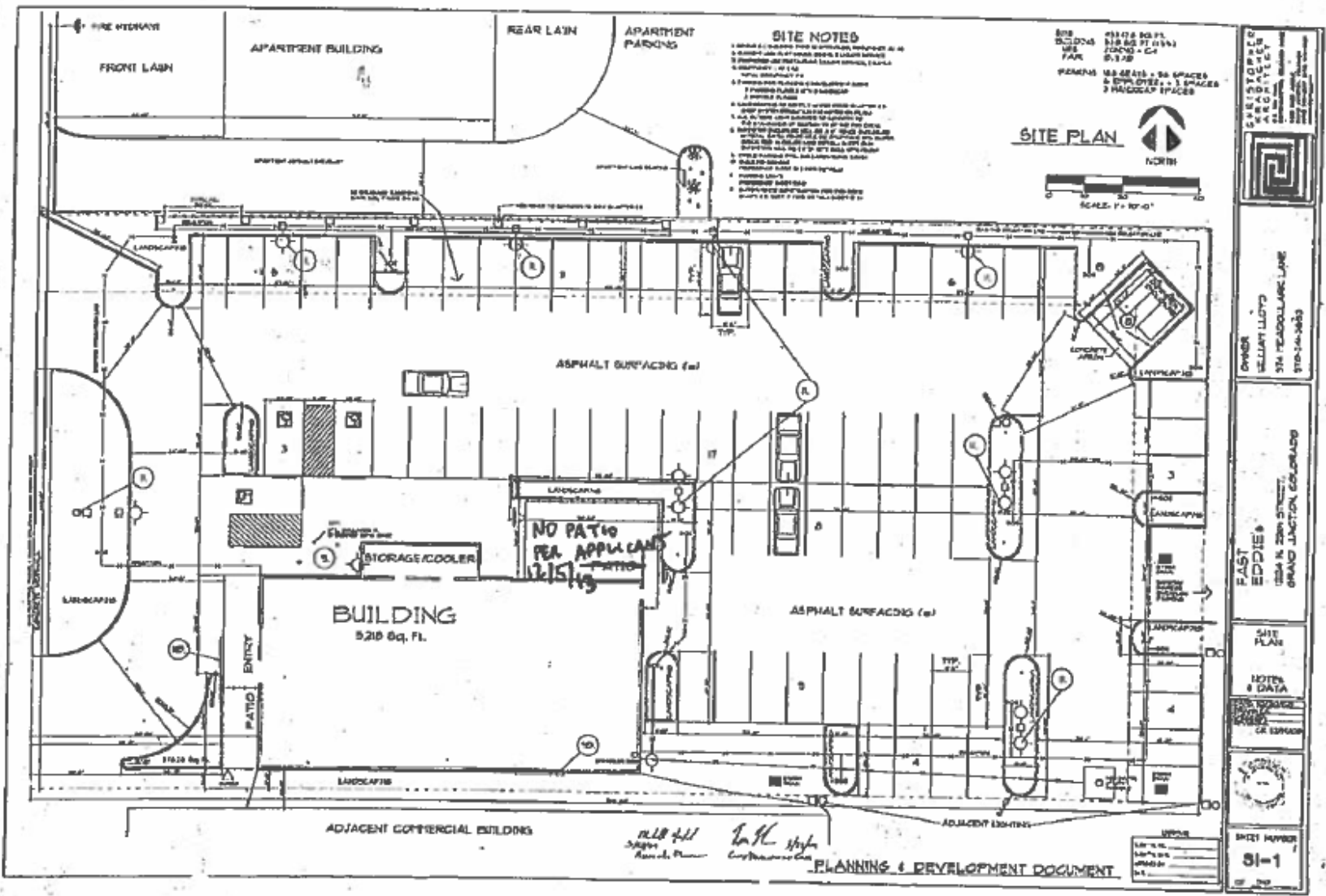
Monday through Thursday 11:00 a.m. to 9:00 p.m.
Friday through Sunday 11:00 a.m. to 2:00 a.m.

Mexican food will be prepared and served during dining hours every day, and alcohol will continue to be served after the kitchen has closed Friday through Sunday.

Dining tables and a dance floor will occupy the majority of the building space. Very minor remodeling is necessary to accommodate the new establishment. No major construction is necessary. Walls will be repainted, dance floor installed and the building will be refurnished with new tables, chairs and a new sign in front of the building. Zoning is appropriate for the location, and there are other restaurants and bars in the surrounding area.

The parking lot will be repainted as to clearly define parking spaces. Any necessary repairs to the exterior landscaping will be made.

Full effort will be made to courteous and accommodating to surrounding buildings and tenants.



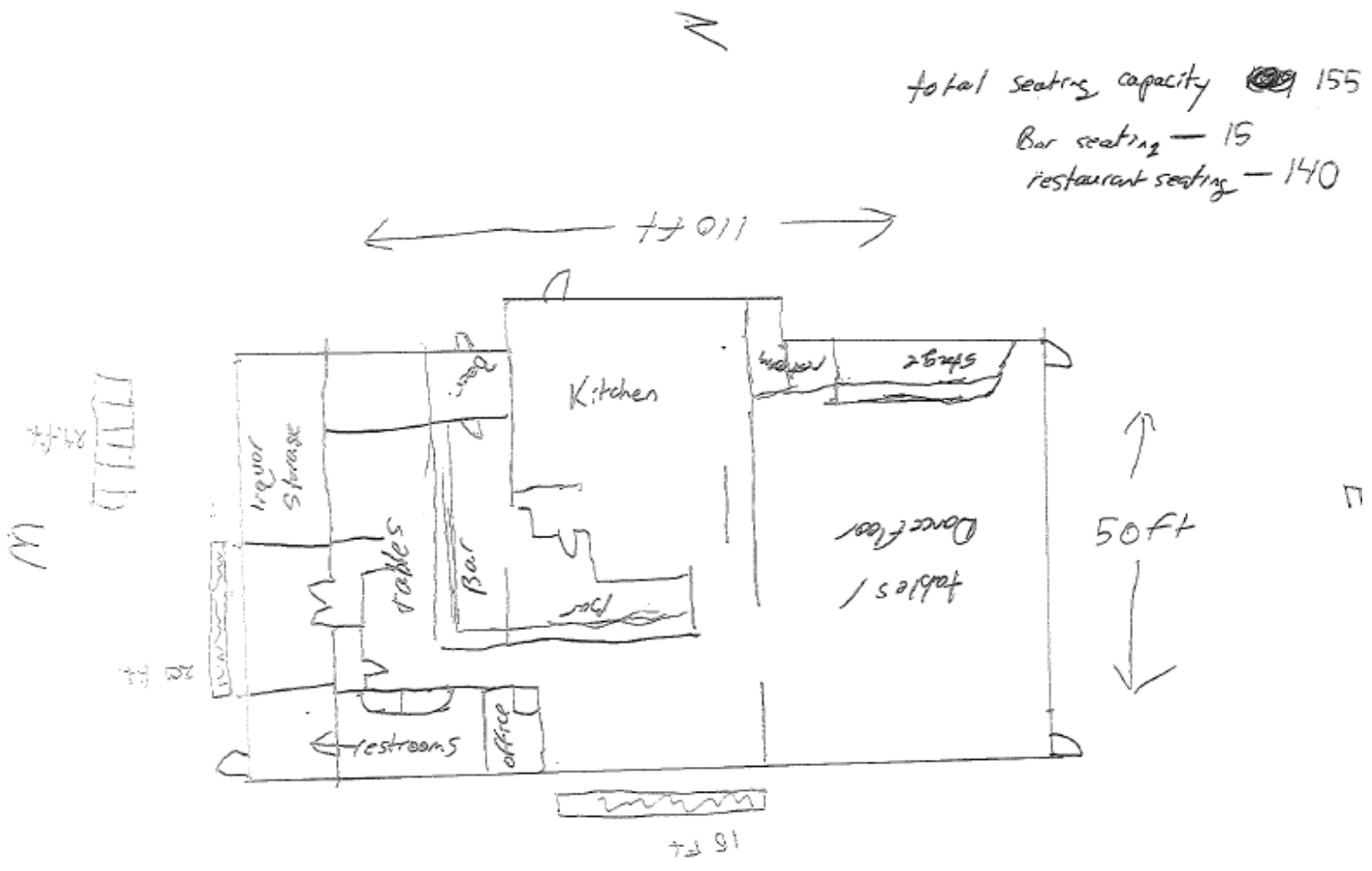
SITE PLAN

N



S

FLOOR PLAN



3 signs marked on building exterior

SIGN PLAN

Attach 3

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: January 14, 2014
PRESENTER: Lisa Cox, AICP

AGENDA TOPIC: Zoning Code Text Amendment - ZCA-2013-548

ACTION REQUESTED: Forward a recommendation to City Council to amend Sections 21.03.070(g)(2)(iii)(F) and (h)(3)(iii), and Sections 21.03.080(a)(3)(iv); (b)(3)(iv) and (c)(3)(iv), of the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code, to revise performance standards to provide more flexibility in the MU, BP, I-O, I-1 and I-2 zone districts for outdoor storage and display.

RECOMMENDATION: Recommend approval

BACKGROUND:

On April 5, 2010 the Grand Junction City Council adopted the updated 2010 Zoning and Development Code, codified as Title 21 of the Grand Junction Municipal Code (GJMC). City Council has requested that staff propose amendments to Title 21 as needed to maintain a dynamic, responsive Zoning Code.

Staff recently reviewed the performance standards for outdoor storage and display areas in the Mixed Use (MU), Business Park Mixed Use (BP), Industrial Office Park (I-O), Light Industrial (I-1) and General Industrial (I-2) zone districts. The current Code language was approved prior to adoption of the 2010 Comprehensive Plan. The performance standards are outdated and in some cases overly restrictive. Staff proposes several amendments to the performance standards to provide appropriate standards and/or more flexibility in the MU, BP, I-O, I-1 and I-2 zone districts for outdoor storage and display areas.

Mixed Use (MU) and Business Park Mixed Use (BP) Zone Districts:

Outdoor storage and permanent display areas are currently allowed “only in the rear half of the lot beside or behind the principal structure” in the MU and BP zone districts. The current Code language treats outdoor storage and permanent display areas in the same manner. Because these zone districts seek to encourage a mix of uses, including residential, the potentially negative impacts of outdoor storage should be mitigated by limiting it to the rear half of the lot. However, the MU and BP zone districts allow a variety of uses that need or would benefit from having permanent display areas located in the front of the lot. The MU and BP zone districts encourage development to occur close to the street to invite pedestrians into businesses by creating highly visible buildings and display areas.

The proposed amendments would allow outdoor storage only in the rear half of the lot but would allow permanent display areas to be located beside or behind the principle structure without restricting it to the rear half of the lot. The amendments would create better compatibility between anticipated mixed uses, as well as allow display areas to be more visible to pedestrian and vehicular traffic.

Industrial Office Park (I-O) Zone District:

The I-O zone district is a transitional zone that is meant to encourage light manufacturing, office and commercial services in areas that are suitable for development that is transitioning from less intensive office uses to more intensive commercial and manufacturing uses. Outdoor storage and permanent display areas are appropriate in this transitional zone district and should be allowed where appropriate. The I-O zone district does not permit multifamily development, therefore there is less likelihood of potentially negative impacts from outdoor storage and permanent display areas between adjacent uses. The proposed amendment would allow outdoor storage and permanent display areas to be located beside or behind the principle structure without restricting it to the rear half of the lot. This would allow a more efficient use of the land as well as allow display areas to be more visible to pedestrian and vehicular traffic.

Light Industrial (I-1) and General Industrial (I-2) Zone Districts:

Industrial uses which frequently involve manufacturing, office and commercial services typically require large areas for outdoor storage and/or permanent display areas. The current Code language limits those uses to “the rear half of the lot, or beside or behind the principle structure.” This requirement is overly restrictive and unnecessary for industrial zone districts which anticipate more intensive land uses. The proposed amendments would remove this requirement, thereby allowing outdoor storage and permanent display areas to occur where needed on an industrial lot. This would allow a more efficient use of the land in industrial zone districts.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The proposed amendments are consistent with the following goals and policies of the Comprehensive Plan:

Policy 5A: In making land use and development decisions, the City and County will balance the needs of the community.

Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development.

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

Policy 12A: Through the Comprehensive Plan’s policies the City and County will improve as a regional center of commerce, culture and tourism.

The proposed amendments support the vision and goals of the Comprehensive Plan and will enhance the responsiveness of the Zoning Code to the concerns of citizens and the development community by providing appropriate regulations for outdoor storage and greater flexibility for outdoor storage and permanent display areas.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing ZCA-2013-548, Amendments to the Zoning and Development Code (Title 21 of the GJMC) to revise performance standards to provide more flexibility in the

MU, BP, I-O, I-1 and I-2 zone districts for outdoor storage and display, the following findings of fact and conclusions have been determined:

1. The proposed amendments are consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendments will help implement the vision, goals and policies of the Comprehensive Plan.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission forward a recommendation of approval of the proposed amendments to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on file ZCA-2013-548, Amendments to the Zoning and Development Code (Title 21 of the GJMC) to revise performance standards to provide more flexibility in the MU, BP, I-O, I-1 and I-2 zone districts for outdoor storage and display, I move that the Planning Commission forward a recommendation of approval of the proposed amendments with the findings, facts and conclusions listed in the staff report.

Attachments:

Proposed Ordinance

Zoning Map showing MU, BP, I-O, I-1 and I-2 zone districts

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING SECTIONS 21.03.070(g)(2)(iii)(F) AND (h)(3)(iii) AND SECTIONS 21.03.080(a)(3)(iv); (b)(3)(iv) AND (c)(3)(iv) TO REVISE THE PERFORMANCE STANDARDS FOR OUTDOOR STORAGE AND DISPLAY IN THE MU, BP, I-O, I-1 AND I-2 ZONE DISTRICTS

Recitals:

On April 5, 2010 the Grand Junction City Council adopted the updated 2010 Zoning and Development Code, codified as Title 21 of the Grand Junction Municipal Code of Ordinances. The Grand Junction City Council encourages updating of the Zoning and Development Code in order to maintain its effectiveness and responsiveness to the citizens' best interests.

Staff recently reviewed the performance standards for outdoor storage and display areas in the Mixed Use (MU), Business Park Mixed Use (BP), Industrial Office Park (I-O), Light Industrial (I-1) and General Industrial (I-2) zone districts. The current Code language was approved prior to adoption of the 2010 Comprehensive Plan. The performance standards are outdated and in some cases overly restrictive. Staff proposes several amendments to the performance standards to provide appropriate standards and/or more flexibility in the MU, BP, I-O, I-1 and I-2 zone districts for outdoor storage and display areas.

The proposed amendments will enhance the responsiveness of the Zoning Code to the concerns of citizens and the development community by providing appropriate regulations for outdoor storage and greater flexibility for outdoor storage and permanent display areas.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed amendments for the following reasons:

1. The requests are consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendments will help implement the vision, goals and policies of the Comprehensive Plan.

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the amendments to revise performance standards to provide appropriate regulations and/or more flexibility in the MU, BP, I-O, I-1 and I-2 zone districts for outdoor storage and display will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

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

Sections 21.03.070(g)(2)(iii)(F) and (h)(3)(iii), and Sections 21.03.080(a)(3)(iv); (b)(3)(iv) and (c)(3)(iv) are amended as follows (deletions shown by strikethrough, additions are underlined):

Sec. 21.03.070(g)(2)(iii)(F), Mixed Use (MU):

(F) Outdoor Storage and Display. Outdoor storage ~~and permanent display areas~~ shall only be located in the rear half of the lot. Permanent display areas may be located beside or behind the principal structure. For lots with double or triple frontage the side and rear yards that are to be used for permanent display areas shall be established with site plan approval. Portable display of retail merchandise may be permitted as provided in Chapter [21.04](#) GJMC.

Sec. 21.03.070(h)(3)(iii), Business Park Mixed Use (BP):

(iii) Outdoor Storage and Display. Outdoor storage ~~and permanent display areas~~ shall only be located in the rear half of the lot. Permanent display areas may be located beside or behind the principal structure. For lots with double or triple frontage the side and rear yards that are to be used for permanent display areas shall be established with site plan approval. Portable display of retail merchandise may be permitted as provided in GJMC [21.04.040\(h\)](#).

Sec. 21.03.080(a)(3)(iv), Industrial-Office Park (I-O):

(iv) Outdoor Storage and Display. Outdoor storage ~~and permanent display areas shall only be located in the rear half of the lot. and permanent display areas may be located~~ or beside or behind the principal structure. For lots with double or triple frontage the side and rear yards that are to be used for permanent display areas shall be established with site plan approval. Portable display of retail merchandise may be permitted as provided in GJMC [21.04.040\(h\)](#).

Sec. 21.03.080(b)(iv), Light Industrial (I-1):

(iv) Outdoor Storage and Display. ~~Outdoor storage and permanent display areas shall only be located in the rear half of the lot, or beside or behind the principal structure.~~ Portable display of retail merchandise may be permitted as provided in GJMC [21.04.040\(h\)](#).

- (A) Outdoor storage and displays shall not be allowed in the front yard setback;
- (B) Screening shall be maintained in the frontage adjacent to arterial and collector streets and along that portion of the frontage on local streets which adjoin any zone except I-1 or I-2;
- (C) Unless required to buffer from an adjoining district, screening along all other property lines is not required; and
- (D) Screening of dumpsters is not required.

Sec. 21.03.080(c)(3)(iv), General Industrial (I-2):

(iv) Outdoor Storage and Display. ~~Outdoor storage and permanent display areas shall only be located in the rear half of the lot, or beside or behind the principal structure. Portable display of retail merchandise may be permitted as provided in GJMC 21.04.040(h).~~

- (A) Outdoor storage and displays shall not be allowed in the front yard setback;
- (B) Screening shall be maintained in the frontage adjacent to arterial and collector streets and along that portion of the frontage on local streets which adjoin any zone except I-1 or I-2;
- (C) Unless required to buffer from an adjoining district, screening along all other property lines is not required;
- (D) Screening of dumpsters is not required; and
- (E) Director may approve outdoor storage as a principal use without requiring a conditional use permit.

INTRODUCED on first reading the _____ day of _____, 2014 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the ____ day of _____, 2014 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk

Sections 21.03.070(g)(2)(iii)(F) and (h)(3)(iii), and Sections 21.03.080(a)(3)(iv); (b)(3)(iv) and (c)(3)(iv) [clean text]:

Sec. 21.03.070(g)(2)(iii)(F), Mixed Use (MU):

(F) Outdoor Storage and Display. Outdoor storage shall only be located in the rear half of the lot. Permanent display areas may be located beside or behind the principal structure. For lots with double or triple frontage the side and rear yards that are to be used for permanent display areas shall be established with site plan approval. Portable display of retail merchandise may be permitted as provided in Chapter [21.04](#) GJMC.

Sec. 21.03.070(h)(3)(iii), Business Park Mixed Use (BP):

(iii) Outdoor Storage and Display. Outdoor storage shall only be located in the rear half of the lot. Permanent display areas may be located beside or behind the principal structure. For lots with double or triple frontage the side and rear yards that are to be used for permanent display areas shall be established with site plan approval. Portable display of retail merchandise may be permitted as provided in GJMC [21.04.040\(h\)](#).

Sec. 21.03.080(a)(3)(iv), Industrial-Office Park (I-O):

(iv) Outdoor Storage and Display. Outdoor storage and permanent display areas may be located beside or behind the principal structure. For lots with double or triple frontage the side and rear yards that are to be used for permanent display areas shall be established with site plan approval. Portable display of retail merchandise may be permitted as provided in GJMC [21.04.040\(h\)](#).

Sec. 21.03.080(b)(iv), Light Industrial (I-1):

(iv) Outdoor Storage and Display. Portable display of retail merchandise may be permitted as provided in GJMC [21.04.040\(h\)](#).

(A) Outdoor storage and displays shall not be allowed in the front yard setback;

(B) Screening shall be maintained in the frontage adjacent to arterial and collector streets and along that portion of the frontage on local streets which adjoin any zone except I-1 or I-2;

(C) Unless required to buffer from an adjoining district, screening along all other property lines is not required; and

(D) Screening of dumpsters is not required.

Sec. 21.03.080(c)(3)(iv), General Industrial (I-2):

(iv) Outdoor Storage and Display. Portable display of retail merchandise may be permitted as provided in GJMC [21.04.040\(h\)](#).

(A) Outdoor storage and displays shall not be allowed in the front yard setback;

(B) Screening shall be maintained in the frontage adjacent to arterial and collector streets and along that portion of the frontage on local streets which adjoin any zone except I-1 or I-2;

(C) Unless required to buffer from an adjoining district, screening along all other property lines is not required;

(D) Screening of dumpsters is not required; and

(E) Director may approve outdoor storage as a principal use without requiring a conditional use permit.