

**GRAND JUNCTION CITY COUNCIL
WORKSHOP**

**WEDNESDAY, FEBRUARY 19, 2014, 5:00 P.M.
ADMINISTRATION CONFERENCE ROOM
2ND FLOOR, CITY HALL, 250 N. 5TH STREET**

To become the most livable community west of the Rockies by 2025

- 1. Discussion of Petition to Form an Urban Renewal Authority:** The City Clerk received a petition to form an Urban Renewal Authority (URA). There are sufficient signatures of registered voters on the petition and the City Clerk has found it to be sufficient. Therefore the matter will come forward to the City Council for consideration and a briefing by the staff on the next steps.
[Attachment](#)
- 2. Discussion on Amending the Grand Junction Municipal Code Adopting Changes to Form Districts within the City:** The proposed ordinance amends Section 21.03.090, Form Districts, eliminating barriers and cleaning up language for the development of mixed use projects in Mixed Use Opportunity Corridors.
[Attachment](#)
- 3. Board Reports**
- 4. Other Business**



CITY COUNCIL STAFF REPORT WORKSHOP SESSION

Attachment

Date: February 5, 2014

Author: Stephanie Tuin

Title/ Phone Ext: City Clerk,
x1511

Proposed Meeting Date:

February 19, 2014

Topic: Discussion of Petition to Form an Urban Renewal Authority
Staff (Name & Title): Greg Moberg, Economic and Development Services Stephanie Tuin, City Clerk John Shaver, City Attorney

Summary:

The City Clerk received a petition to form an Urban Renewal Authority (URA). There are sufficient signatures of registered voters on the petition and the City Clerk has found it to be sufficient. Therefore the matter will come forward to the City Council for consideration and a briefing by the staff on the next steps.

Background, Analysis and Options:

Formation of a URA is covered in 31-25-101 *et. Seq.* C.R.S. The statute provides in part that upon receipt of a petition “the clerk shall give notice of the time, place, and purpose of a public hearing, at which the local governing body will determine the need for such an authority in the municipality.”

At the hearing, the City Council will consider evidence on the need or not for such an authority exists and whether there is adequate evidence to make the necessary findings for the formation of a URA. The law provides that a URA boundary would be coterminous with the City limits. The findings to be made by the Council, if the evidence supports them, may include that one or more slum or blighted areas exist in the City; that the acquisition, clearance, rehabilitation, conservation, development or redevelopment, or combination of, is necessary in the interest of the health, safety, morals, or welfare of the City residents.

Staff will need some time to conduct studies in order to bring information to the City Council to consider if the need exists/the legal conditions for the formation of an authority can be met.

The law does not require that the public hearing be held in any certain time frame, so the City Clerk is suggesting that the hearing be set for one of the regular City Council meetings scheduled for April or May. Possible dates include April 2, April 16, May 7 or May 21.

Staff is recommending that Council pick a date for the public hearing, direct the City Clerk to advertise the date and furthermore direct the Staff to conduct the necessary studies in preparation for the hearing. The law requires one notice be published but the City Council can direct the City Clerk to publish more than one notice and use display

advertising (as opposed to legal notice advertising alone) in order to provide more visible notification for the citizens.

Board or Committee Recommendation:

The members of the North Avenue Owners Association (NAOA) are the initiators of the petition; however, there is no legal requirement that representatives of the petition be designated.

Financial Impact/Budget:

The formation of a URA does not have a financial impact except the cost of Staff time to perform the studies necessary. If formed the Authority will have power to carry out the functions of a URA and those duties could have budget impacts. The purpose of a URA is to plan for and invest in improvements to reverse or stem the spread of blight and unquestionably there are costs associated with those efforts. There are several funding options that can be considered in the future.

Legal issues:

For purposes of this report an overview will be provided of the statutory process for establishing an urban renewal area and advancing an urban renewal plan. In addition to the verification of the presence and location of blight conditions, the preparation of the conditions survey and the presentation of that information to the Council, other steps include identifying opportunities within the area, defining expectations of the area, preparing an urban renewal plan, analyzing the tax increment finance (TIF), completing an analysis for all impacted taxing jurisdictions, consideration of the urban renewal plan, adoption of the plan, and project and plan implementation will be developed with assistance from Legal Staff.

The City Attorney and Senior Staff Attorney will assist and advise the City Clerk, Economic Development and Planning Staff and Council as the authority formation and review process continues.

Other issues:

Two or three bills have been discussed but as of this writing have not been introduced in the legislature to change the allocation of TIF revenues derived from and following the formation of an authority. If/when a bill(s) is(are) introduced, Staff will advise the Council of the possible effects.

Previously presented or discussed:

The City Council discussed this concept at the August 13, 2013 Workshop and at the November 4, 2013 Strategic Planning Workshop.

Attachments:

A single page outline of foregoing is attached for your ready reference.

Poppy Woody submitted a petition on behalf of the North Avenue Owners Association. The petition contained a sufficient number of signatures and was found by the City Clerk to be sufficient.

Process Overview:

a) Petition

1. The petition shall be signed by at least twenty-five registered electors of the City of Grand Junction stating there is a need for an urban renewal authority to function in the municipality.

b) Certification

1. Clerk verifies signatures and sets a public hearing date.

c) Public hearing – City Council

1. Notice shall be given at least ten days preceding the day on which the hearing is to be held, in a newspaper having a general.

d) Resolution/findings

1. The City Council shall find that one or more blighted areas exist in the City and find that the acquisition, clearance, rehabilitation, conservation, development, or redevelopment, or a combination thereof of such area is necessary in the interest of the public health, safety, morals, or welfare of the residents of the municipality, and declares it to be in the public interest that the urban renewal authority for such municipality created.

e) Appointment of Authority Members

1. Mayor, with consent of City Council
2. Only one Authority member may be a Council member; or
3. City Council may establish itself as the Authority.

f) Certificate filed with the Division of Local Government



**CITY COUNCIL AGENDA ITEM
WORKSHOP SESSION**

Attachment

Date: 02-10-14
Author: Greg Moberg
Title/ Phone Ext: Planning
Supervisor/4023
Proposed Schedule: Jan. 15, 2014
2nd Reading
(if applicable): Feb. 19, 2014
File # (if applicable): ZCA-
2013-229

Subject: Amending Sections 21.03.090 of the Grand Junction Municipal Code Adopting Changes to Form Districts within the City
Action Requested/Recommendation: Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of the Proposed Ordinance
Presenter(s) Name & Title: Tim Moore, Deputy City Manager Greg Moberg, Planning Supervisor

Executive Summary:

The proposed ordinance amends Section 21.03.090, Form Districts, eliminating barriers and cleaning up language for the development of mixed use projects in Mixed Use Opportunity Corridors.

Background, Analysis and Options:

The Form District section of the GJMC was adopted as part of a much larger amendment of the Zoning and Development Code on April 5, 2010. Prior to the 2010 adoption, form-based zoning was not an option in the City of Grand Junction.

The purpose of adding Form Districts to the GJMC was to create zones that implemented several new Future Land Use designations of the Comprehensive Plan. The new Future Land Use designations include: Neighborhood Center, Village Center, Downtown Mixed Use and Mixed Use Opportunity Corridors. These new designations were added when the Comprehensive Plan was adopted on February 17, 2010.

Form-based zoning differs from conventional zoning in several unique ways. Conventional zones (R-4, C-1, I-1, etc.) traditionally focus on the separation of land-uses and regulating development intensity through dimensional standards (e.g., dwellings per acre, height limits, setbacks, parking ratios, etc.). This type of zoning regulation encourages the utilization of single use applications (R-4 for single family residential, C-1 for retail sales and services and I-1 for general industrial) making conventional zones more “use” focused. Required parking standards combined with minimum building setback requirements encourage parking to be placed in the front of buildings creating developments that are more autocentric and less pedestrian friendly.

Unlike conventional zoning, form-based codes try to address the relationship between public and private spaces. Form-based codes encourage a connection between streets, buildings and public spaces. This connection is accomplished through

consideration of such things as building form, scale and massing rather than strict adherence to dimensional standards. Moreover, form-based codes encourage the mixing of uses on a single site. When a site has a mix of uses (residential, retail and/or office) parking requirements can be reduced because the mix of uses have the ability to share on-site parking. The reduction of parking allows the building to be brought forward, closer to the public right-of-way. By bringing the building forward a more pedestrian-friendly development is achieved that can be less autocratic.

There are three mixed use form districts allowed in the City of Grand Junction; Mixed Use Residential, Mixed Use General and Mixed Use Shopfront. Within the three types of form districts five building types are allowed: Shopfront, General, Apartment, Townhouse and Civic. The Shopfront building type is allowed only in the Mixed Use Shopfront District and the General building type is allowed only in the Mixed Use General District. Apartments, Townhouse and Civic building types are allowed in both the General and Residential Mixed Use Districts.

In addition, the current standards stipulate that:

1. Retail sales and services are allowed in Shopfront building types.
2. Office uses are allowed in General building types, but not retail uses.
3. General building types are allowed throughout Neighborhood Centers, Village Centers, Downtown Mixed Use and Mixed Use Opportunity Corridors.
4. Shopfront building types can only locate at the intersections of major roadways.

These standards create a problem when trying to develop a mixed use project in a Mixed Use Opportunity Corridor. If a proposed development is not located at an intersection of major roadways, allowed uses are limited to office and residential. Because the uses are limited it is difficult to encourage the use of the Form Districts along the Mixed Use Opportunity Corridors, for example along Patterson Road.



The proposed amendments (see attached Ordinance) to Section 21.03.090 are intended to remove these restrictions thereby allowing mixed use developments to occur throughout Mixed Use Opportunity Corridors. In addition, modifications have also been included that clarify landscaping requirements and allow awnings to be placed above public right-of-way.

How this item relates to the Comprehensive Plan Goals and Policies:

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

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Policy B. Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

Current standards discourage mixed use developments along Mixed Use Opportunity Corridors which limits opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled. The proposed amendments would remove the standards that discourage mixed use development thereby encouraging more opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled.

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

Policy B. Encourage mixed-use development and identification of locations for increased density.

Current standards discourage mixed use developments along Mixed Use Opportunity Corridors and therefore a broader mix of housing types are also discouraged. The proposed amendments would remove the standards that discourage mixed use development thereby encouraging a broader mix of housing types.

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

Policy A. Design streets and walkways as attractive public spaces.

One of the objectives of a mixed use development is the creation of attractive public spaces, streets and walkways. The proposed amendments would remove the standards that discourage mixed use development thereby encouraging mixed use developments and the creation of attractive public spaces, streets and walkways.

Board or Committee Recommendation:

The Planning Commission recommended approval of the proposed amendment at their June 25, 2013 meeting.

Financial Impact/Budget:

None.

Legal issues:

The City Attorney has prepared the ordinance, reviewed and approved the proposed amendments.

Other issues:

None.

Previously presented or discussed:

This was discussed at a workshop on December 16, 2013.

Attachments:

Exhibit A - Illustrated Changes to GJMC Sections 21.03.090
Proposed Ordinance

Exhibit A

Proposed changes:

Deletions shown with strikethroughs and additions are underlined.

21.03.090 Form districts.

(a) **Intent.** The form districts are intended to implement the Neighborhood Center, Village Center, Downtown Mixed Use future land use designations and Mixed Use Opportunity Corridors of the Comprehensive Plan. The form districts are intended to create pedestrian-friendly urban areas where higher density mixed uses and mixed building types promote less dependence on the automobile. The form districts are intended to be used in combination to create mixed use centers. The centers are intended to transition in scale to existing neighborhoods. The Comprehensive Plan Neighborhood Center designation is implemented with the three-story districts, the Village Center designation is implemented with the three- and five-story districts, and the Downtown Mixed Use designation is implemented with the three-, five- and eight-story districts. The Mixed Use Opportunity Corridor designation is implemented with the three-story districts.

(b) **Mixed Use Residential (MXR-3, -5, -8).** The mixed use residential (MXR) districts are:

- (1) Intended to create residential neighborhoods with a mix of housing options in a pedestrian-friendly environment.
- (2) Divided into three intensities: low (MXR-3), medium (MXR-5), and high (MXR-8).
- (3) Intended ~~for the perimeter areas of mixed use centers to~~ as a transition from a mixed use ~~core center or corridor~~ to the surrounding neighborhoods.
- (4) Comprised of the apartment, townhouse and civic building types.

(c) **Mixed Use General (MXG-3, -5, -8).** The mixed use general (MXG) districts are:

- (1) Intended to create a mix of compatible uses in close proximity to one another in a pedestrian-friendly environment.
- (2) Divided into three intensities: low (MXG-3), medium (MXG-5), and high (MXG-8).
- (3) Comprised of the general, apartment, townhouse and civic building types.

(d) **Mixed Use Shopfront (MXS-3, -5, -8).** The mixed use shopfront (MXS) districts are:

(1) Intended to create the commercial core of a mixed use pedestrian-friendly area.

(2) Divided into three intensities: low (MXS-3), medium (MXS-5), and high (MXS-8).

~~(3) Located at the intersection of major roadways.~~

~~(4)~~(3) Comprised of the shopfront building type.

(e) **District Standards.**

(1) Building Type by District.

District	Building Type				
	Shopfront	General	Apartment	Townhouse	Civic
Mixed Use Residential (MXR-)			•	•	•
Mixed Use General (MXG-)		•	•	•	•
Mixed Use Shopfront (MXS-)	•				

(2) Height.

Intensity	District	Height Stories (min.)	Height Stories (max.)	Height Feet (max.)
Low	MXR-3, MXG-3, MXS-3	1	3	50
Medium	MXR-5, MXG-5, MXS-5	2	5	65
High	MXR-8, MXG-8, MXS-8	2	8	100

(3) Building Entrances. The following building entrance requirements apply to shopfront, general and apartment building types:

(i) An entrance providing both ingress and egress, operable during normal business hours, is required to meet the street-facing entrance requirements. Additional entrances off another street, pedestrian area or internal parking area are permitted.

(ii) The entrance separation requirements provided for the building type must be met for each building, but are not applicable to adjacent buildings.

(iii) An angled entrance may be provided at either corner of a building along the street to meet the street entrance requirements, provided any applicable entrance spacing requirements can still be met.

(iv) A minimum of 50 percent of a required entrance must be transparent.

(v) A required fire exit door with no transparency may front on a primary, side, or service street.

(4) Parking.

(i) On-site surface parking must be located behind the parking setback line.

(ii) Structured parking must contain active uses on the ground story along any primary street for the first 30 feet of the building measured from the street-facing facade.

(iii) The required street frontage may be interrupted to allow for a maximum 30-foot-wide vehicular entrance to a parking structure or area.

(5) Service Entrances. Business service entrances, service yards and loading areas shall be located only in the rear or side yard, behind the parking setback line.

~~(6) — Landscaping. Landscaping is required for surface parking and for the park strip in the right-of-way.~~

~~(7)~~(6) Open Space.

(i) Public Parks and Open Space Fee. The owner of any multifamily or mixed use project in a form district shall be subject to the required parks impact fee.

(ii) Open Space Requirement. Multifamily or mixed use developments in a form district shall be required to pay 10 percent of the value of the raw land of the property as determined in GJMC 21.06.020(b).

~~(8)~~(7) Outdoor Storage and Display. Outdoor storage and permanent displays are prohibited. Portable display of retail merchandise may be permitted as provided in GJMC 21.04.040(h).

(8) Awning Standards. Awnings and other façade enhancements are encouraged. One or more awnings extending from the building may be erected.

Awnings shall be at least 8 feet above the sidewalk and shall be at least 4 feet wide, along the building frontage, and shall not overhang into the right-of-way more than 6 feet. Awnings shall otherwise meet with the requirements of the Grand Junction Municipal Code and Colorado Department of Transportation (CDOT) regulations.

(9) Landscaping and Buffering.

(i) No landscaping / screening buffer is required between adjacent properties zoned Mixed Use.

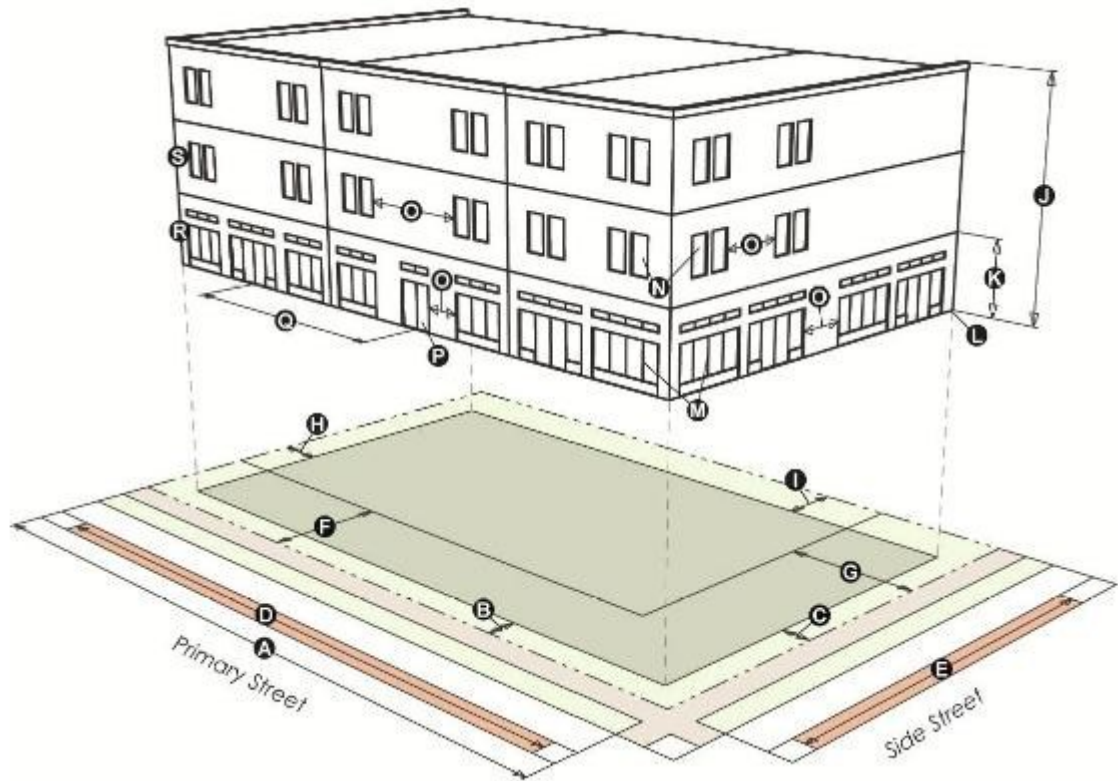
(ii) No street frontage landscaping is required when the setback for a building is ten (10) feet or less.

(iii) Street trees are required at a rate of one tree per eighty (80) feet. Street trees may be planted in the right-of-way with City approval.

(iv) All other landscaping regulations of the Grand Junction Municipal Code shall apply.

(f) **Building Types.** See the building types on the following pages.

(1) Shopfront. A building form intended for ground floor retail sales and service uses with upper-story residential or office uses. Lodging and indoor recreation and entertainment uses would also be allowed. High transparency (in the form of windows and doors) is required on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing.



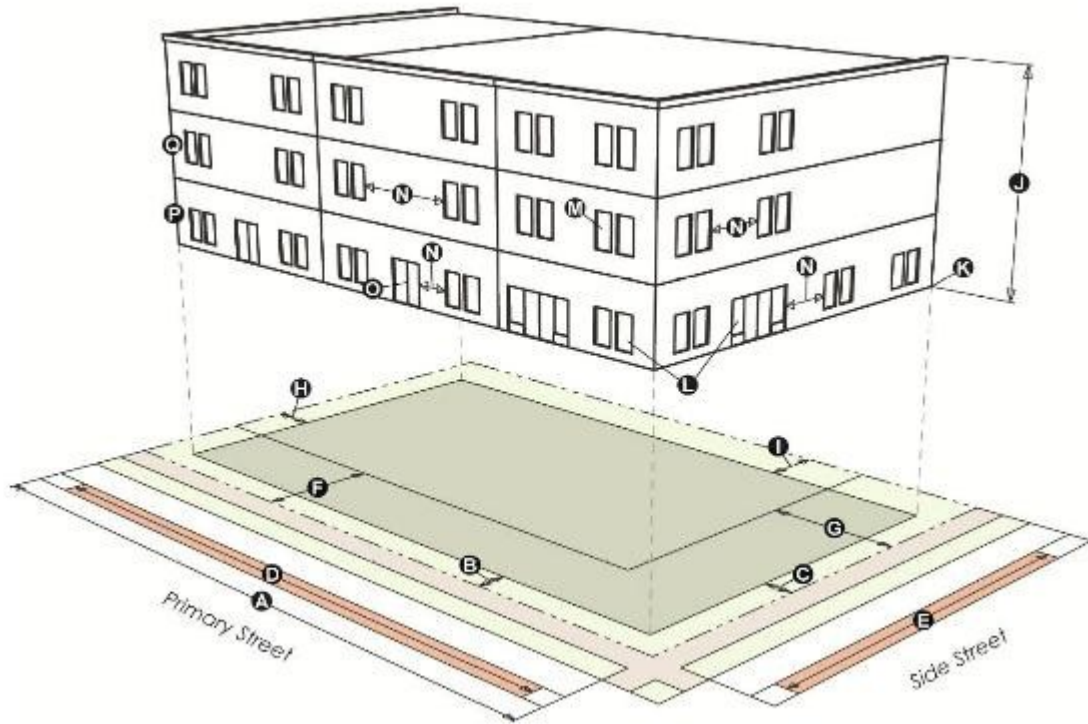
MXS-3 MXS-5 MXS-8

MXS-3 MXS-5 MXS-8

LOT	MXS-3	MXS-5	MXS-8	HEIGHT	MXS-3	MXS-5	MXS-8
Area (min. ft. ²)	4,000	5,000	n/a	J Stories (max.)	3	5	8
A Width (min. ft.)	40	50	n/a	J Feet (max.)	50	65	100
Lot coverage (max.)	75%	75%	n/a	K Ground story height (min. ft.)	15	15	15
FRONT SETBACK AREA				L Ground story elevation (min. ft.)	0	0	0
B Primary street (min./max. ft.)	0/10	0/10	0/10	BUILDING FACADE			
C Side street (min./max. ft.)	0/10	0/10	0/10	M Ground story transparency (min.)	60%	60%	60%
REQUIRED STREET FACADE				N Upper story transparency (min.)	20%	20%	20%
D Primary street (min.)	85%	85%	85%	O Blank wall area (max. ft.)	30	30	30
E Side street	40%	40%	40%	P Street-facing	yes	yes	yes

	MXS-3	MXS-5	MXS-8		MXS-3	MXS-5	MXS-8
(min.)				entrance required			
PARKING SETBACK				ⓐ Street entrance spacing	n/a	n/a	50
ⓕ Primary street (min. ft.)	30	30	30	ALLOWED USE			
ⓖ Side street (min. ft.)	10	10	10	Ⓡ Ground story	Commercial, Institutional and Civic		
SIDE/REAR SETBACKS				Ⓢ Upper story	Commercial, Institutional and Civic, Residential		
ⓗ Side, interior (min. ft.)	5	5	5				
Ⓣ Rear (min. ft.)	15	10	0				

(2) General. A building form intended for ~~commercial~~ ground floor office and personal services uses (but does not include sales, repair or entertainment oriented uses) ~~that are not retail with upper-story residential or office. Often used for a single purpose such as an office building or hotel, the general building form is the most common commercial building.~~ Transparency (in the form of windows and doors) is required on the ground floor to encourage interaction between the pedestrian and the ground story space; however, required transparency is lower than that for a shopfront building form. Primary entrances are prominent and street facing.



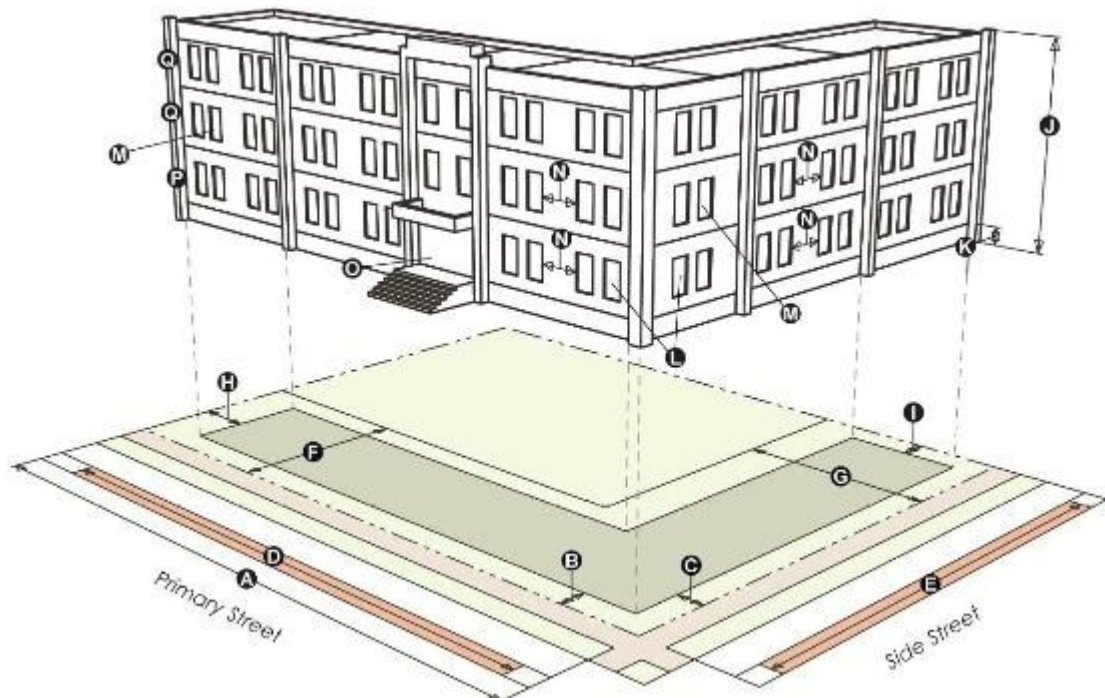
MXG-3 MXG-5 MXG-8

MXG-3 MXG-5 MXG-8

LOT	MXG-3	MXG-5	MXG-8	HEIGHT	MXG-3	MXG-5	MXG-8
Area (min. ft. ²)	4,000	5,000	n/a	J Stories (max.)	3	5	8
A Width (min. ft.)	40	50	n/a	J Feet (max.)	50	65	100
Lot coverage (max.)	75%	75%	n/a	K Ground story elevation (min. ft.)	0	0	0
FRONT SETBACK AREA				BUILDING FACADE			
B Primary street (min./max. ft.)	0/10	0/10	0/10	L Ground story transparency (min.)	40%	40%	40%
C Side street (min./max. ft.)	0/10	0/10	0/10	M Upper story transparency (min.)	20%	20%	20%
REQUIRED STREET FACADE				N Blank wall area (max. ft.)	30	30	30
D Primary street (min.)	80%	80%	80%	O Street-facing entrance required	yes	yes	yes
E Side street	40%	40%	40%	ALLOWED USE			

	MXG-3	MXG-5	MXG-8		MXG-3	MXG-5	MXG-8
(min.)							
PARKING SETBACK							
F Primary street (min. ft.)	30	30	30	P Ground story	Commercial, Institutional and Civic		
G Side street (min. ft.)	10	10	10	Q Upper story	Commercial, Institutional and Civic, Residential		
SIDE/REAR SETBACKS							
H Side, interior (min. ft.)	5	5	5				
I Rear (min. ft.)	15	10	5				

(3) Apartment. A building form containing three or more dwelling units consolidated into a single structure. An apartment contains internal common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building often shares a common entrance. Primary building entrance is generally through a street-facing lobby.



MXG-3 MXG-5 MXG-8
 MXR-3 MXR-5 MXR-8

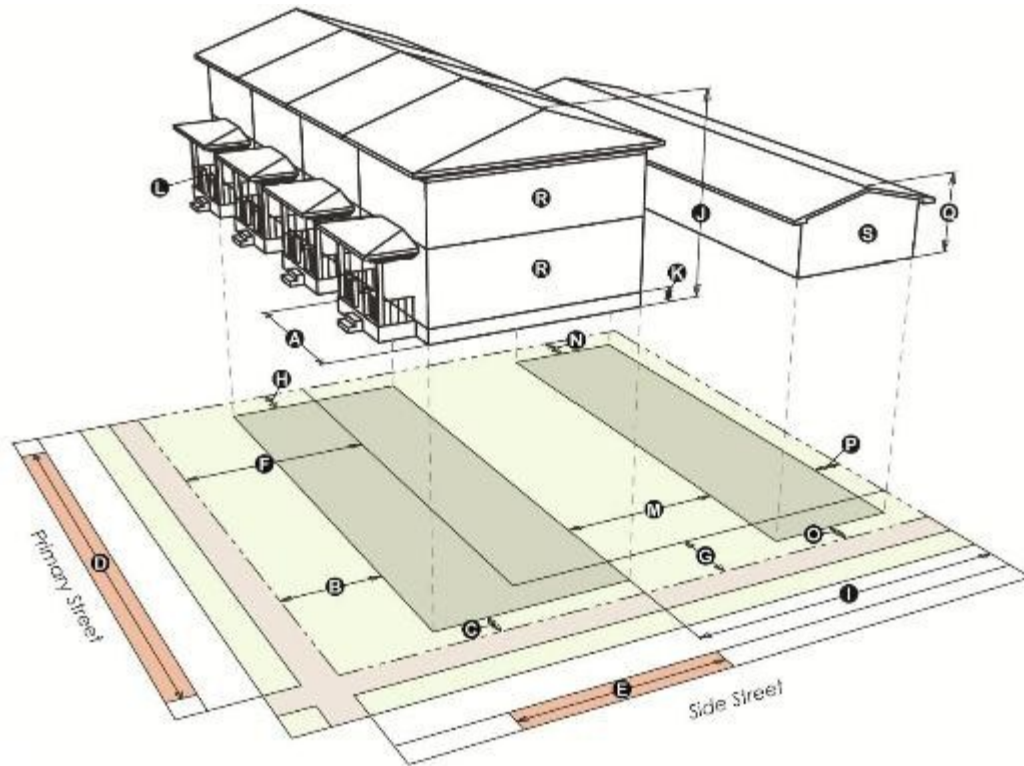
MXG-3 MXG-5 MXG-8
 MXR-3 MXR-5 MXR-8

LOT

HEIGHT

	MXG- 3	MXG- 5	MXG- 8		MXG- 3	MXG- 5	MXG- 8
	MXR- 3	MXR- 5	MXR- 8		MXR- 3	MXR- 5	MXR- 8
Area (min. ft. ²)	6,000	6,000	6,000	Ⓜ Stories (max.)	3	5	8
Ⓜ Width (min. ft.)	60	60	60	Ⓜ Feet (max.)	50	65	100
Lot coverage (max.)	75%	75%	75%	Ⓜ Ground story elevation (min. ft.)	0	0	0
FRONT SETBACK AREA				BUILDING FACADE			
Ⓜ Primary street (min./max. ft.)	0/15	0/15	0/15	Ⓜ Ground story transparency (min.)	20%	20%	20%
Ⓜ Side street (min./max. ft.)	0/15	0/15	0/15	Ⓜ Upper story transparency (min.)	20%	20%	20%
REQUIRED STREET FACADE				Ⓜ Blank wall area (max. ft.)	30	30	30
Ⓜ Primary street (min.)	75%	75%	75%	Ⓜ Street-facing entrance required	yes	yes	yes
Ⓜ Side street (min.)	35%	35%	35%	ALLOWED USE			
PARKING SETBACK				Ⓜ Ground story	Residential		
Ⓜ Primary street (min. ft.)	30	30	30	Ⓜ Upper story	Residential		
Ⓜ Side street (min. ft.)	10	10	10				
SIDE/REAR SETBACKS							
Ⓜ Side, interior (min. ft.)	5	5	5				
Ⓜ Rear (min. ft.)	15	10	5				

(4) Townhouse. A building form with multiple dwelling units located side-by-side on a single zone lot and consolidated into a single structure that relates to the scale of surrounding houses. Each unit is separated by a common side wall. Units are not vertically mixed. Each unit has its own external entrance.



**MXG-3,
MXR-3**

MXG-3, MXR-3

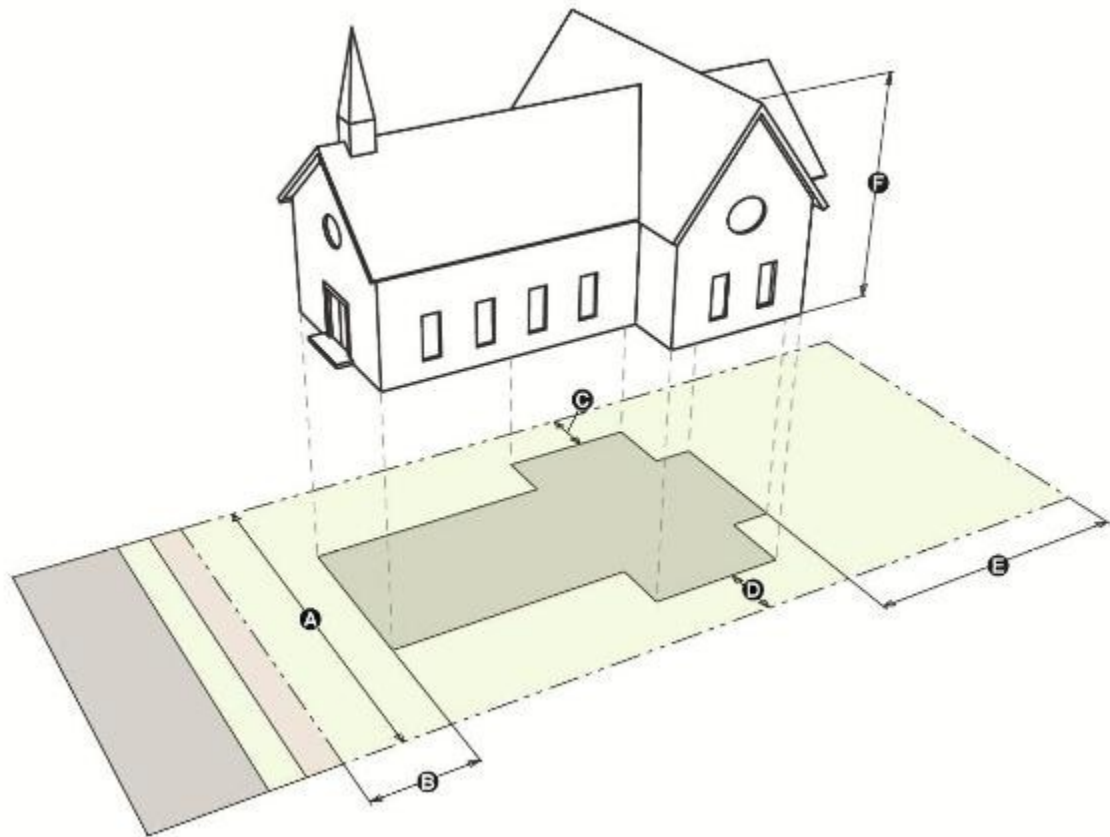
LOT		HEIGHT	
Area (min. ft. ²)	1,200	① Stories (max.)	3
① Unit width (min. ft.)	16	② Feet (max.)	50
Lot coverage (max.)	75%	Ground story elevation	
		③ (min. ft.)	1.5
FRONT SETBACK AREA		BUILDING FACADE	
Primary street		Street-facing entrance	
④ (min./max. ft.)	0/15	④ required	yes
Side street		ACCESSORY STRUCTURE SETBACKS	
⑤ (min./max. ft.)	0/15	Separation from primary	
REQUIRED STREET FACADE		⑤ structure (min. ft.)	10
⑥ Primary street (min.)	75%	⑥ Side, interior (min. ft.)	5
⑦ Side street (min.)	35%	⑦ Side, street (min. ft.)	10
PARKING SETBACK		⑧ Rear (min. ft.)	5

**MXG-3,
MXR-3**

MXG-3, MXR-3

Primary street (min. F ft.)	30	ACCESSORY STRUCTURE HEIGHT	
Side street (min. ft.) G	10	A Stories (max.)	2
SIDE/REAR SETBACKS		C Feet (max.)	30
Side, interior (min. H ft.)	5	ALLOWED USE	
Rear (min. ft.) I	10	B All stories	Residential
		S Accessory structure	Accessory uses, Accessory dwellings

(5) Civic. A building form containing civic, religious, institutional or public uses. In order to provide a visual landmark, the civic building form is permitted to be set back further than other building forms. Civic buildings are commonly placed on prominent sites.



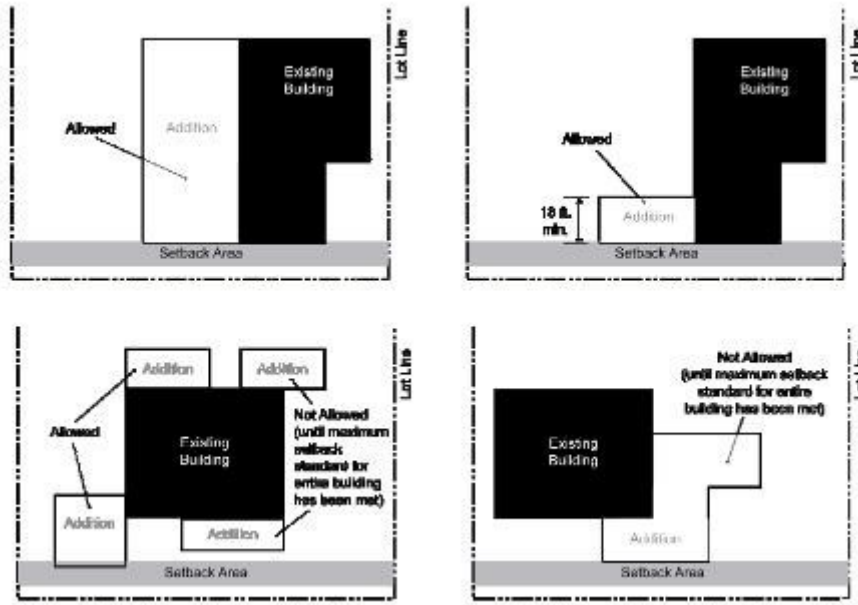
	MXG- 3 MXR-3	MXG- 5 MXR-5	MXG- 8 MXR-8
LOT			
Area (min. ft. ²)	10,000	10,000	10,000
A Width (min. ft.)	100	100	100
Lot coverage (max.)	80%	80%	80%
SETBACKS			
B Front (min. ft.)	15	15	15
C Side, interior (min. ft.)	5	5	5
D Side, street (min. ft.)	10	10	10
E Rear (min. ft.)	15	15	15
HEIGHT			
F Stories (max.)	3	5	8
F Feet (max.)	50	65	100
ALLOWED USE			
All stories	Institutional and Civic		

(g) **Mixed Use Opportunity Corridors.** See GJMC 21.02.140(c)(2).

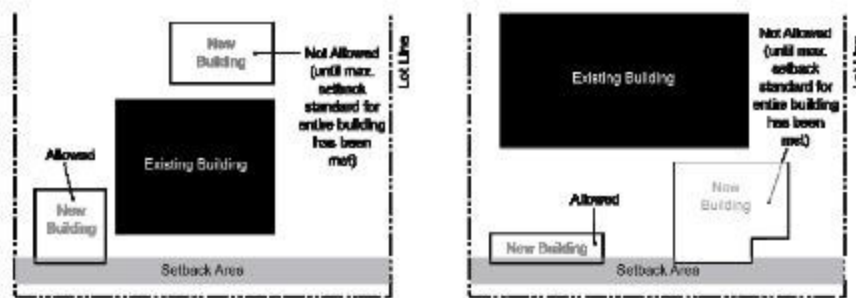
(h) **Additions and New Buildings on Nonconforming Sites.**

(1) **Applicability.** Any development in a form district where a maximum setback applies.

(2) **Permitted Additions.** Where an existing building is being expanded, the setback area and required building frontage standards apply to the ground level, street-facing facade of the entire addition as set forth below.



(3) Permitted New Buildings. Where a new building is being constructed on a site with a nonconforming existing building, the setback area and required building frontage standards apply to the ground level, street-facing facade of the entire new building as set forth below.



(i) **Use Categories Allowed in Form Districts.** For the purposes of the form districts, the following use restrictions specific to the form districts are established. The references are to the use categories included in the use table in GJMC 21.04.010.

(1) Residential. Allows household living; home occupation; and group living use categories.

(2) Institutional and Civic. Includes colleges and vocational schools; community service; cultural; day care; hospital/clinic; parks and open space; religious assembly; funeral homes/mortuaries/crematories; safety services; schools; utility, basic; utility, corridors use categories, but not detention facilities use category.

(3) Commercial. Includes entertainment event, major; lodging; office; recreation and entertainment, outdoor; recreation and entertainment, indoor; and retail sales and service (except adult entertainment) use categories. Does not include self-service storage; vehicle repair; ~~and~~ vehicle service, limited ~~use categories~~; ~~but not the~~ parking, commercial; or ~~recreation and~~ entertainment ~~indoor~~ event, outdoor use categories.

(4) Industrial. Includes only the telecommunications facilities use category, but not manufacturing and production, industrial services, contractors and trade shops, oil and gas support operations, junk yard, impound lot, heavy equipment storage/pipe storage, warehouse and freight movement, waste-related use, wholesale sales, agricultural, aviation or surface passenger terminal, mining use categories.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE AMENDING THE ZONING AND DEVELOPMENT CODE,
GRAND JUNCTION MUNICIPAL CODE SECTION 21.03.090, FORM 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.

It has been found that current standards relating to Form Districts do not encourage development of mixed use projects in Mixed Use Opportunity Corridors.

In order to implement the Comprehensive Plan goals of creating opportunities to encourage the development of mixed use projects that can reduce the amount of trips generated for shopping and commuting and create a broader range of housing types, Section 21.03.090, Form Districts, of the Zoning and Development Code (Code) needs to be amended.

The proposed amendments to Section 21.03.090 are intended to remove current restrictions that discourage mixed use developments within Mixed Use Opportunity Corridors.

The amendments are consistent with the goals and policies of the Comprehensive Plan and implement the vision, goals and policies of the Comprehensive Plan.

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, finding that:

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.

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed amendments will implement the vision, goals and policies of the Comprehensive Plan and promote the health, safety and welfare of the community, and should be adopted.

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

21.03.090 Form districts.

(a) **Intent.** The form districts are intended to implement the Neighborhood Center, Village Center, Downtown Mixed Use future land use designations and Mixed Use Opportunity Corridors of the Comprehensive Plan. The form districts are intended to create pedestrian-friendly urban areas where higher density mixed uses and mixed building types promote less dependence on the automobile. The form districts are intended to be used in combination to create mixed use centers. The centers are intended to transition in scale to existing neighborhoods. The Comprehensive Plan Neighborhood Center designation is implemented with the three-story districts, the Village Center designation is implemented with the three- and five-story districts, and the Downtown Mixed Use designation is implemented with the three-, five- and eight-story districts. The Mixed Use Opportunity Corridor designation is implemented with the three-story districts.

(b) **Mixed Use Residential (MXR-3, -5, -8).** The mixed use residential (MXR) districts are:

- (1) Intended to create residential neighborhoods with a mix of housing options in a pedestrian-friendly environment.
- (2) Divided into three intensities: low (MXR-3), medium (MXR-5), and high (MXR-8).
- (3) Intended as a transition from a mixed use center or corridor to the surrounding neighborhoods.
- (4) Comprised of the apartment, townhouse and civic building types.

(c) **Mixed Use General (MXG-3, -5, -8).** The mixed use general (MXG) districts are:

- (1) Intended to create a mix of compatible uses in close proximity to one another in a pedestrian-friendly environment.
- (2) Divided into three intensities: low (MXG-3), medium (MXG-5), and high (MXG-8).
- (3) Comprised of the general, apartment, townhouse and civic building types.

(d) **Mixed Use Shopfront (MXS-3, -5, -8).** The mixed use shopfront (MXS) districts are:

- (1) Intended to create the commercial core of a mixed use pedestrian-friendly area.

(2) Divided into three intensities: low (MXS-3), medium (MXS-5), and high (MXS-8).

(3) Comprised of the shopfront building type.

(e) **District Standards.**

(1) Building Type by District.

District	Building Type				
	Shopfront	General	Apartment	Townhouse	Civic
Mixed Use Residential (MXR-)			•	•	•
Mixed Use General (MXG-)		•	•	•	•
Mixed Use Shopfront (MXS-)	•				

(2) Height.

Intensity	District	Height Stories (min.)	Height Stories (max.)	Height Feet (max.)
Low	MXR-3, MXG-3, MXS-3	1	3	50
Medium	MXR-5, MXG-5, MXS-5	2	5	65
High	MXR-8, MXG-8, MXS-8	2	8	100

(3) Building Entrances. The following building entrance requirements apply to shopfront, general and apartment building types:

(i) An entrance providing both ingress and egress, operable during normal business hours, is required to meet the street-facing entrance requirements. Additional entrances off another street, pedestrian area or internal parking area are permitted.

(ii) The entrance separation requirements provided for the building type must be met for each building, but are not applicable to adjacent buildings.

(iii) An angled entrance may be provided at either corner of a building along the street to meet the street entrance requirements, provided any applicable entrance spacing requirements can still be met.

(iv) A minimum of 50 percent of a required entrance must be transparent.

(v) A required fire exit door with no transparency may front on a primary, side, or service street.

(4) Parking.

(i) On-site surface parking must be located behind the parking setback line.

(ii) Structured parking must contain active uses on the ground story along any primary street for the first 30 feet of the building measured from the street-facing facade.

(iii) The required street frontage may be interrupted to allow for a maximum 30-foot-wide vehicular entrance to a parking structure or area.

(5) Service Entrances. Business service entrances, service yards and loading areas shall be located only in the rear or side yard, behind the parking setback line.

(6) Open Space.

(i) Public Parks and Open Space Fee. The owner of any multifamily or mixed use project in a form district shall be subject to the required parks impact fee.

(ii) Open Space Requirement. Multifamily or mixed use developments in a form district shall be required to pay 10 percent of the value of the raw land of the property as determined in GJMC 21.06.020(b).

(7) Outdoor Storage and Display. Outdoor storage and permanent displays are prohibited. Portable display of retail merchandise may be permitted as provided in GJMC 21.04.040(h).

(8) Awning Standards. Awnings and other façade enhancements are encouraged. One or more awnings extending from the building may be erected. Awnings shall be at least 8 feet above the sidewalk and shall be at least 4 feet wide, along the building frontage, and shall not overhang into the right-of-way more than 6 feet. Awnings shall otherwise meet with the requirements of the Grand Junction Municipal Code and Colorado Department of Transportation (CDOT) regulations.

(9) Landscaping and Buffering.

(i) No landscaping / screening buffer is required between adjacent properties zoned Mixed Use.

(ii) No street frontage landscaping is required when the setback for a

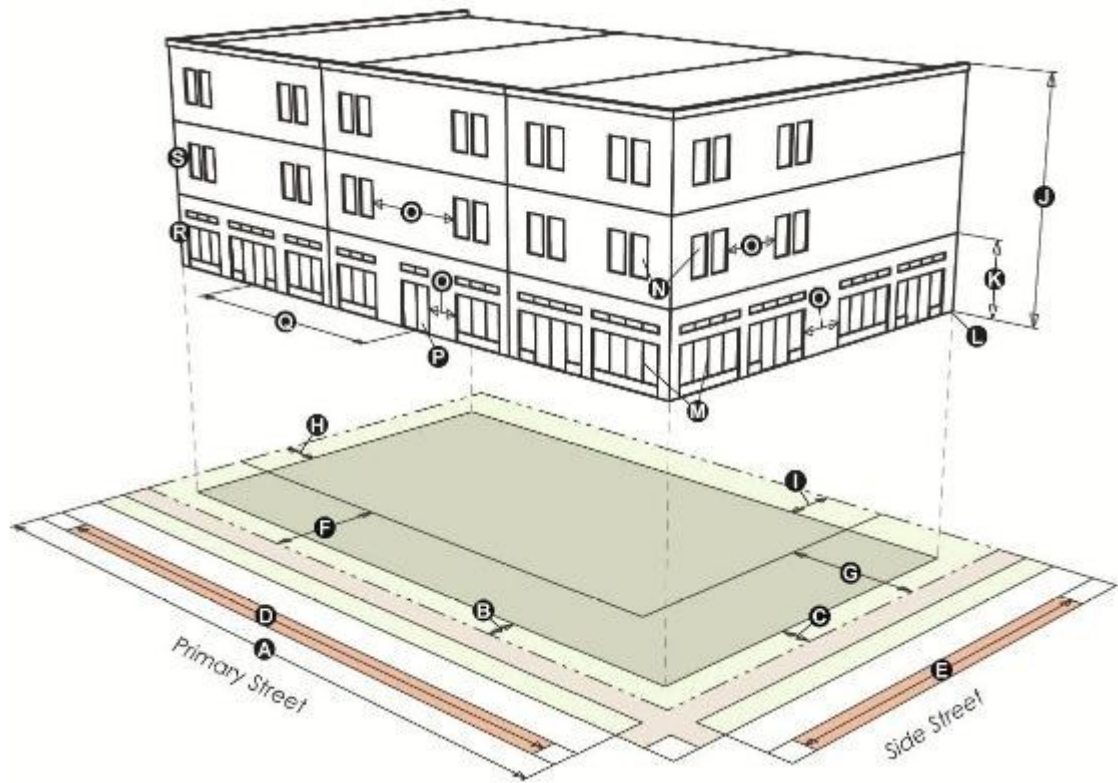
building is ten (10) feet or less.

(iii) Street trees are required at a rate of one tree per eighty (80) feet. Street trees may be planted in the right-of-way with City approval.

(iv) All other landscaping regulations of the Grand Junction Municipal Code shall apply.

(f) **Building Types.** See the building types on the following pages.

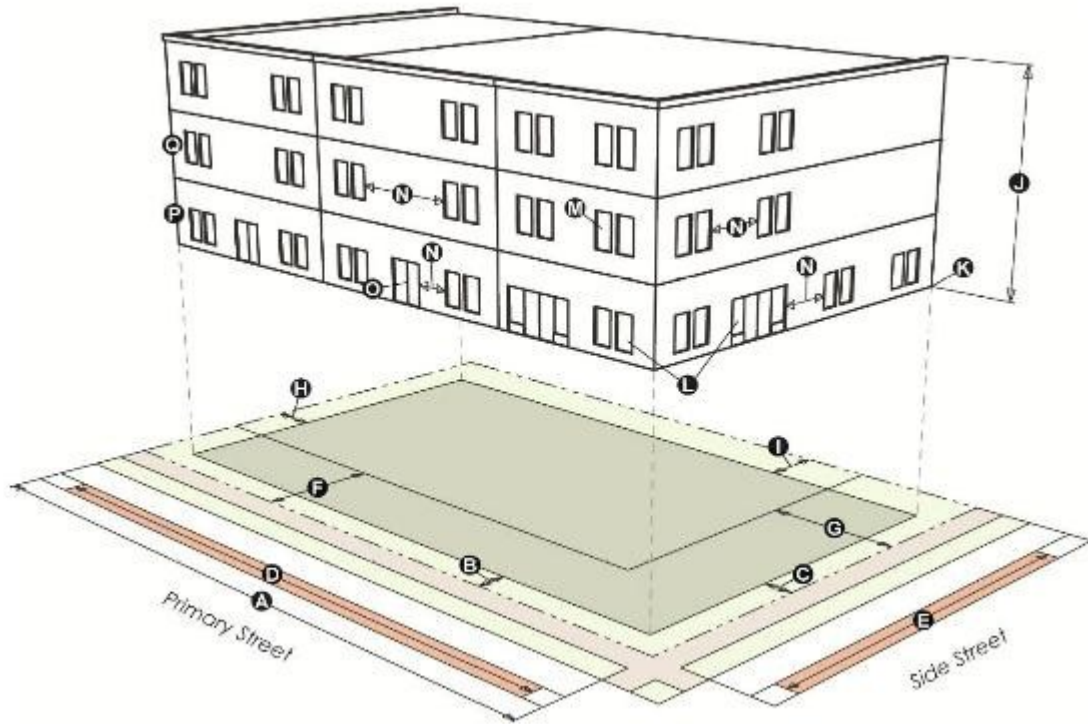
(1) **Shopfront.** A building form intended for ground floor retail sales and service uses with upper-story residential or office uses. Lodging and indoor recreation and entertainment uses would also be allowed. High transparency (in the form of windows and doors) is required on the ground floor to encourage interaction between the pedestrian and the ground story space. Primary entrances are prominent and street facing.



LOT	MXS-3 MXS-5 MXS-8			HEIGHT			
	3	5	8	MXS-3	MXS-5	MXS-8	
Area (min. ft. ²)	4,000	5,000	n/a	● J Stories (max.)	3	5	8
● A Width (min. ft.)	40	50	n/a	● J Feet (max.)	50	65	100
Lot coverage (max.)	75%	75%	n/a	● K Ground story height (min. ft.)	15	15	15

	MXS-3	MXS-5	MXS-8		MXS-3	MXS-5	MXS-8
FRONT SETBACK AREA				L Ground story elevation (min. ft.)	0	0	0
B Primary street (min./max. ft.)	0/10	0/10	0/10	BUILDING FACADE			
C Side street (min./max. ft.)	0/10	0/10	0/10	M Ground story transparency (min.)	60%	60%	60%
REQUIRED STREET FACADE				N Upper story transparency (min.)	20%	20%	20%
D Primary street (min.)	85%	85%	85%	O Blank wall area (max. ft.)	30	30	30
E Side street (min.)	40%	40%	40%	P Street-facing entrance required	yes	yes	yes
PARKING SETBACK				Q Street entrance spacing	n/a	n/a	50
F Primary street (min. ft.)	30	30	30	ALLOWED USE			
G Side street (min. ft.)	10	10	10	R Ground story	Commercial, Institutional and Civic		
SIDE/REAR SETBACKS				S Upper story	Commercial, Institutional and Civic, Residential		
H Side, interior (min. ft.)	5	5	5				
I Rear (min. ft.)	15	10	0				

(2) General. A building form intended for ground floor office and personal services uses (but does not include sales, repair or entertainment oriented uses) with upper-story residential or office. Transparency (in the form of windows and doors) is required on the ground floor to encourage interaction between the pedestrian and the ground story space; however, required transparency is lower than that for a shopfront building form. Primary entrances are prominent and street facing.



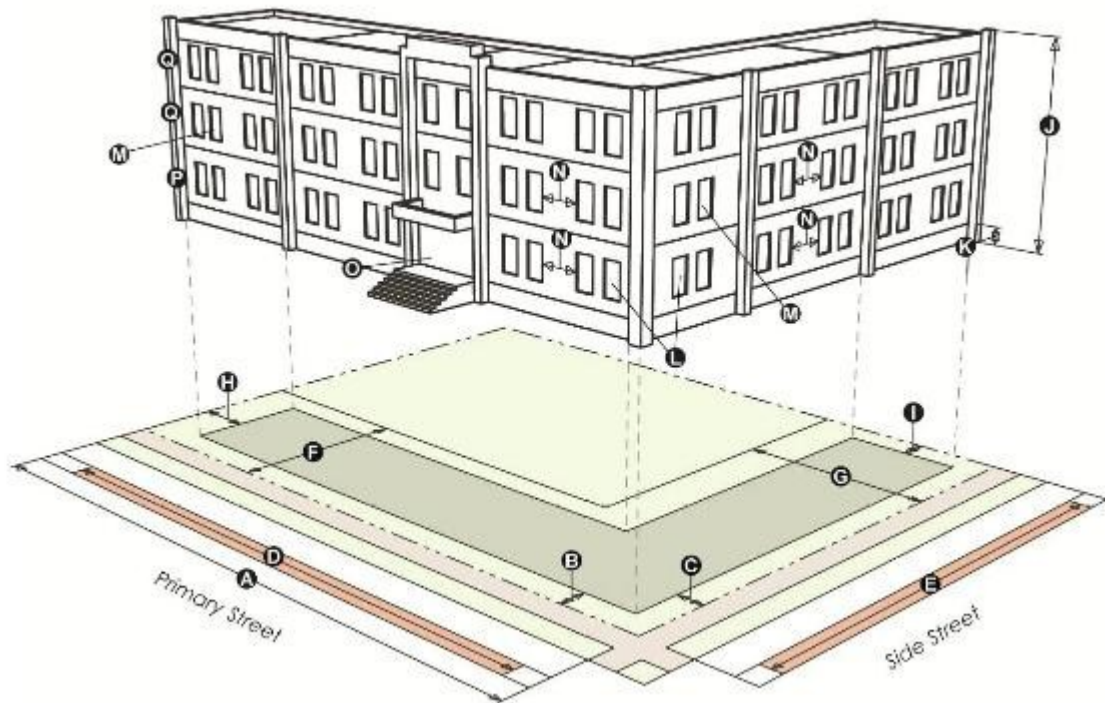
MXG-3 MXG-5 MXG-8

MXG-3 MXG-5 MXG-8

LOT	MXG-3	MXG-5	MXG-8	HEIGHT	MXG-3	MXG-5	MXG-8
Area (min. ft. ²)	4,000	5,000	n/a	J Stories (max.)	3	5	8
A Width (min. ft.)	40	50	n/a	J Feet (max.)	50	65	100
Lot coverage (max.)	75%	75%	n/a	K Ground story elevation (min. ft.)	0	0	0
FRONT SETBACK AREA				BUILDING FACADE			
B Primary street (min./max. ft.)	0/10	0/10	0/10	L Ground story transparency (min.)	40%	40%	40%
C Side street (min./max. ft.)	0/10	0/10	0/10	M Upper story transparency (min.)	20%	20%	20%
REQUIRED STREET FACADE				N Blank wall area (max. ft.)	30	30	30
D Primary street (min.)	80%	80%	80%	O Street-facing entrance required	yes	yes	yes
E Side street	40%	40%	40%	ALLOWED USE			

	MXG-3	MXG-5	MXG-8		MXG-3	MXG-5	MXG-8
(min.)							
PARKING SETBACK							
F Primary street (min. ft.)	30	30	30	P Ground story	Commercial, Institutional and Civic		
G Side street (min. ft.)	10	10	10	Q Upper story	Commercial, Institutional and Civic, Residential		
SIDE/REAR SETBACKS							
H Side, interior (min. ft.)	5	5	5				
I Rear (min. ft.)	15	10	5				

(3) Apartment. A building form containing three or more dwelling units consolidated into a single structure. An apartment contains internal common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The building often shares a common entrance. Primary building entrance is generally through a street-facing lobby.



MXG-3 MXG-5 MXG-8
 MXR-3 MXR-5 MXR-8

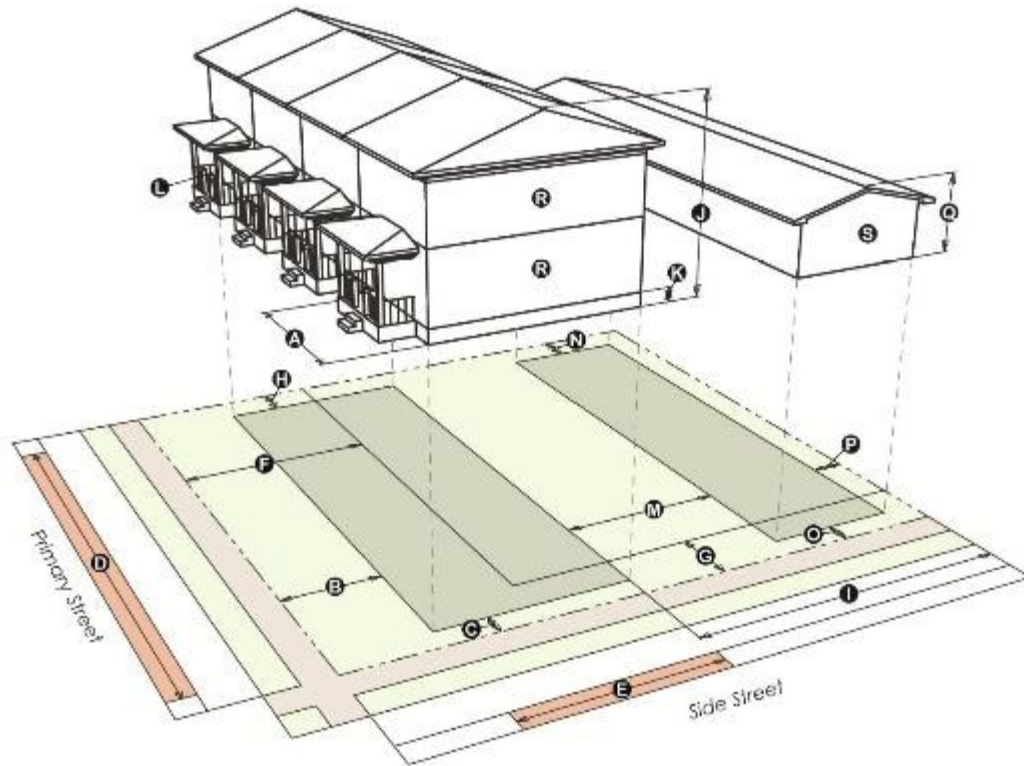
MXG-3 MXG-5 MXG-8
 MXR-3 MXR-5 MXR-8

LOT

HEIGHT

	MXG- 3	MXG- 5	MXG- 8		MXG- 3	MXG- 5	MXG- 8
	MXR- 3	MXR- 5	MXR- 8		MXR- 3	MXR- 5	MXR- 8
Area (min. ft. ²)	6,000	6,000	6,000	Ⓜ Stories (max.)	3	5	8
Ⓜ Width (min. ft.)	60	60	60	Ⓜ Feet (max.)	50	65	100
Lot coverage (max.)	75%	75%	75%	Ⓜ Ground story elevation (min. ft.)	0	0	0
FRONT SETBACK AREA				BUILDING FACADE			
Ⓜ Primary street (min./max. ft.)	0/15	0/15	0/15	Ⓜ Ground story transparency (min.)	20%	20%	20%
Ⓜ Side street (min./max. ft.)	0/15	0/15	0/15	Ⓜ Upper story transparency (min.)	20%	20%	20%
REQUIRED STREET FACADE				Ⓜ Blank wall area (max. ft.)	30	30	30
Ⓜ Primary street (min.)	75%	75%	75%	Ⓜ Street-facing entrance required	yes	yes	yes
Ⓜ Side street (min.)	35%	35%	35%	ALLOWED USE			
PARKING SETBACK				Ⓜ Ground story	Residential		
Ⓜ Primary street (min. ft.)	30	30	30	Ⓜ Upper story	Residential		
Ⓜ Side street (min. ft.)	10	10	10				
SIDE/REAR SETBACKS							
Ⓜ Side, interior (min. ft.)	5	5	5				
Ⓜ Rear (min. ft.)	15	10	5				

(4) Townhouse. A building form with multiple dwelling units located side-by-side on a single zone lot and consolidated into a single structure that relates to the scale of surrounding houses. Each unit is separated by a common side wall. Units are not vertically mixed. Each unit has its own external entrance.



**MXG-3,
MXR-3**

MXG-3, MXR-3

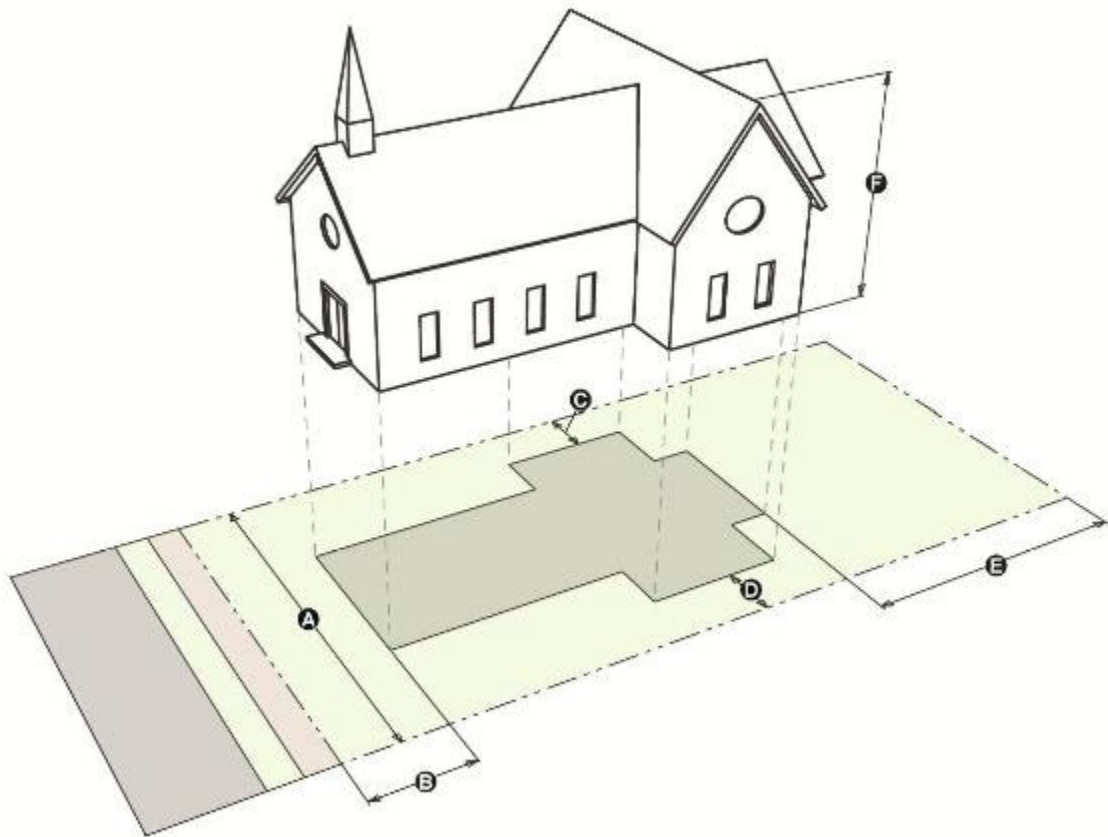
LOT		HEIGHT	
Area (min. ft. ²)	1,200	① Stories (max.)	3
② Unit width (min. ft.)	16	② Feet (max.)	50
Lot coverage (max.)	75%	Ground story elevation	
FRONT SETBACK AREA		③ (min. ft.)	1.5
REQUIRED STREET FACADE		BUILDING FACADE	
Primary street		Street-facing entrance	
④ (min./max. ft.)	0/15	④ required	yes
Side street		ACCESSORY STRUCTURE SETBACKS	
⑤ (min./max. ft.)	0/15	Separation from primary	
PARKING SETBACK		⑤ structure (min. ft.)	10
⑥ Primary street (min.)	75%	⑥ Side, interior (min. ft.)	5
⑦ Side street (min.)	35%	⑦ Side, street (min. ft.)	10
		⑧ Rear (min. ft.)	5

**MXG-3,
MXR-3**

MXG-3, MXR-3

Primary street (min. F ft.)	30	ACCESSORY STRUCTURE HEIGHT	
Side street (min. ft.) G	10	A Stories (max.)	2
SIDE/REAR SETBACKS		C Feet (max.)	30
Side, interior (min. H ft.)	5	ALLOWED USE	
Rear (min. ft.) I	10	B All stories	Residential
		S Accessory structure	Accessory uses, Accessory dwellings

(5) Civic. A building form containing civic, religious, institutional or public uses. In order to provide a visual landmark, the civic building form is permitted to be set back further than other building forms. Civic buildings are commonly placed on prominent sites.



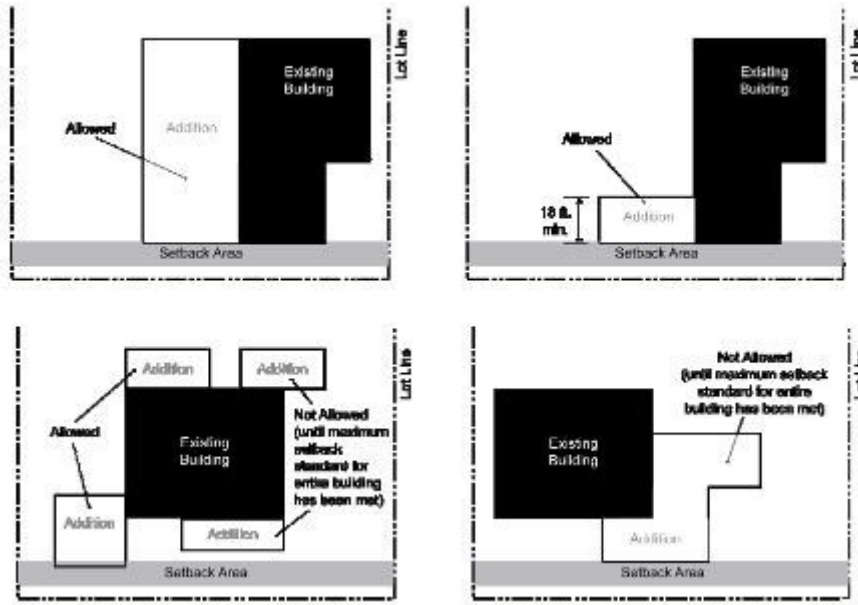
	MXG- 3 MXR-3	MXG- 5 MXR-5	MXG- 8 MXR-8
LOT			
Area (min. ft. ²)	10,000	10,000	10,000
A Width (min. ft.)	100	100	100
Lot coverage (max.)	80%	80%	80%
SETBACKS			
B Front (min. ft.)	15	15	15
C Side, interior (min. ft.)	5	5	5
D Side, street (min. ft.)	10	10	10
E Rear (min. ft.)	15	15	15
HEIGHT			
F Stories (max.)	3	5	8
F Feet (max.)	50	65	100
ALLOWED USE			
All stories	Institutional and Civic		

(g) **Mixed Use Opportunity Corridors.** See GJMC 21.02.140(c)(2).

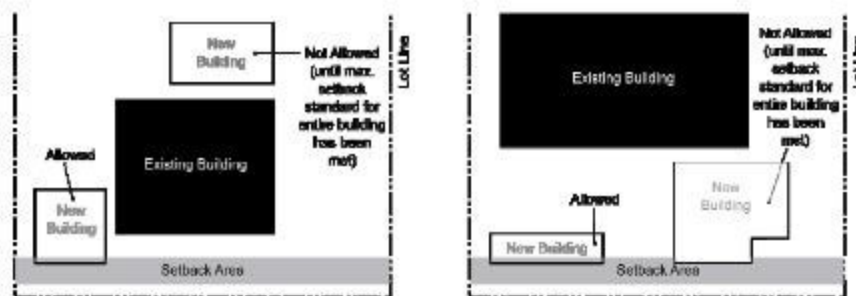
(h) **Additions and New Buildings on Nonconforming Sites.**

(1) **Applicability.** Any development in a form district where a maximum setback applies.

(2) **Permitted Additions.** Where an existing building is being expanded, the setback area and required building frontage standards apply to the ground level, street-facing facade of the entire addition as set forth below.



(3) Permitted New Buildings. Where a new building is being constructed on a site with a nonconforming existing building, the setback area and required building frontage standards apply to the ground level, street-facing facade of the entire new building as set forth below.



(i) **Use Categories Allowed in Form Districts.** For the purposes of the form districts, the following use restrictions specific to the form districts are established. The references are to the use categories included in the use table in GJMC 21.04.010.

(1) Residential. Allows household living; home occupation; and group living use categories.

(2) Institutional and Civic. Includes colleges and vocational schools; community service; cultural; day care; hospital/clinic; parks and open space; religious assembly; funeral homes/mortuaries/crematories; safety services; schools; utility, basic; utility, corridors use categories, but not detention facilities use category.

(3) Commercial. Includes entertainment event, major; lodging; office; recreation and entertainment, outdoor; recreation and entertainment, indoor; and retail sales and service (except adult entertainment) use categories. Does not include self-service storage; vehicle repair; vehicle service, limited; parking, commercial; or entertainment event, outdoor use categories.

(4) Industrial. Includes only the telecommunications facilities use category, but not manufacturing and production, industrial services, contractors and trade shops, oil and gas support operations, junk yard, impound lot, heavy equipment storage/pipe storage, warehouse and freight movement, waste-related use, wholesale sales, agricultural, aviation or surface passenger terminal, mining use categories.

INTRODUCED on first reading the 15th day of January, 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