

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4484**

**AN ORDINANCE AMENDING THE GRAND JUNCTION COMPREHENSIVE PLAN, TITLE 31, OF THE GRAND JUNCTION MUNICIPAL CODE, TO CLARIFY WHICH ZONE DISTRICTS IMPLEMENT EACH LAND USE DESIGNATION OF THE COMPREHENSIVE PLAN**

**Recitals:**

On February 17, 2010 the Grand Junction City Council and Mesa County adopted the Grand Junction Comprehensive Plan, also known as Title 31 of the Grand Junction Municipal Code of Ordinances.

Chapter One of the Comprehensive Plan entitled "Land Use Designations" identifies the City and County zone districts that serve to implement each of the land use designations of the Comprehensive Plan.

The City Zoning and Development Code also identify the zone districts that serve to implement the Comprehensive Plan. In Mesa County this information is found in Chapter Four of the Mesa County Land Development Code.

Working with the Comprehensive Plan and the City Zoning Code, City Staff identified inconsistencies between the two regarding which City zone districts implement each land use category of the Comprehensive Plan.

These inconsistencies arose primarily due to changes made late in the City's legislative process with respect to adoption of the Form Based Districts and the Blended Residential Land Use Categories Map.

The proposed changes to the Comprehensive Plan clarify which zone districts implement each of the land use designations of the Comprehensive Plan and rename the "Agriculture" land use designation "Large Lot 35+".

The proposed text amendments were distributed to the Mesa County Planning Division and various external review agencies for their review and comment. The City did not receive any comments for or against the proposed text amendments during the review period from external review agencies.

An Open House was held on August 31, 2011 to allow property owners and interested citizens an opportunity to review the proposed amendments, to make comments and to meet with staff to discuss any concerns that they might have. A display ad noticing the Open House was run in the Daily Sentinel newspaper to encourage public review and comment. The proposed amendments were also posted on the City and Mesa County websites with information about how to submit comments or concerns.

A joint meeting between the City Planning Commission and the Mesa County Planning Commission was held on September 27, 2011 to consider the proposed text

amendments. The City Planning Commission voted to recommend approval of the proposed amendments to the Grand Junction City Council. The Mesa County Planning Commission is responsible for adopting a resolution to adopt the proposed amendments.

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 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 should be adopted.


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

Chapter One of the Comprehensive Plan entitled "Land Use Designations" is hereby amended with the following text amendments as shown on the attached descriptions of land use designations.

INTRODUCED on first reading the 5<sup>th</sup> day of October, 2011 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the 17<sup>th</sup> day of October, 2011 and ordered published in pamphlet form.

ATTEST:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
President of the Council



<p><b>Parks and Open Space</b> Active park and recreation sites with significant public access, whether publicly or privately owned.</p> <p><u>Applicable Zones</u> All Zone Districts</p> 	<p><b>Large Lot 35+ 1 du/35 acres or greater</b> Private lands with homes on approximately 35 acres or more. Typical uses would consist of the farms, orchards, pastures, and other agriculture operations or open areas. Large Lot 35+ parcels will not receive urban level services. This designation does not include industrial farms or livestock feedlots.</p> <p><u>Applicable Zones</u> See Note *</p> 	<p><b>Rural 1 du/5-10 acre lots</b> Private land that will remain in parcels of 5 to 10 acres on average. The uses will vary among low density residential lots, low intensity agricultural operations, orchards and other small scale farm operations. Rural land use areas serve as a transition between urban and agricultural uses. Clustering techniques are required to achieve maximum density. No urban level services are supplied.</p> <p><u>Applicable Zones</u> CSR R-4 RR R-5 R-E R-1 R-2</p> 	<p><b>Conservation/Mineral Extraction</b> Public or private lands reserved for open space, wildlife habitat, sensitive or hazardous land protection, and other environmental or conservation purposes. Mining and sand/gravel operations may be permitted as a temporary use.</p> <p><u>Applicable Zones</u> CSR</p> 	<p><b>Cooperative Planning Area 5 to 35 acre parcels</b> Land uses will be in accordance with the Cooperative Planning Agreements between Mesa County and the Municipalities.</p> <p><u>Applicable Zones</u> See Note *</p> 	<p><b>Urban/Residential Reserve 5 (URR)</b> URR is intended to accommodate single family residential densities of up to one unit per two acre. Subdivided lots are grouped together with a larger building lot "reserved" for future urban development when public sewer and other urban infrastructure/services are available to serve that subdivision in the reasonable foreseeable future.</p> <p><u>Applicable Zones</u> See Note *</p> 
<p><b>Estate 1 - 3 acre lots</b> Typical "estate" style single family homes on large lots of 1 to 3 acres. Centralized services might be needed depending on site conditions and proximity to existing services. Uses are residential.</p> <p><u>Applicable Zones</u> RR R-E R-1 R-2 R-4 R-5</p> 	<p><b>Residential Low Density (RL) Density: 0.5-2 du/acre</b> Single family detached residences with typically 0.5 to 2 units per acre. These homes are served by a public water and wastewater system.</p> <p><u>Applicable Zones</u> RR R-E R-1 R-2 R-4 R-5</p> 	<p><b>Residential Medium Low Density (RML) 2-4 du/acre</b> Detached single family residences with typically 2 to 4 units per acre that receive full urban services. Alternative residential development types, including single family attached, townhomes, and multi-family units may be permitted in these areas.</p> <p><u>Applicable Zones</u> RR R-E R-1 R-2 R-4 R-5</p> 	<p><b>Residential Medium Density (RM) 4 - 8 du/acre</b> A mix of residential development types with gross densities of 4 to 8 dwelling units per acre are anticipated in areas with this designation. Single family development will be integrated with other dwelling types, including duplexes, and low intensity attached residential development. Some low intensity multi-family development may be permitted.</p> <p><u>Applicable Zones</u> R-4 R-5 R-8 R-12 R-16 R-O</p> 	<p><b>Residential Medium High (RMH) Density: 8 - 16 du/acre</b> A mix of residential development types with gross densities of 8 to 16 dwelling units per acre. Duplexes, manufactured home subdivisions and low intensity attached residential development will be integrated with townhomes and low-intensity, multi-family development. Larger multi-family developments and/or small (less than 5,000 square feet) neighborhood retail/service centers may be permitted.</p> <p><u>Applicable Zones</u> R-4 R-O R-5 R-8 R-12 R-16</p> 	
<p><b>Residential High Mixed-Use (RHMU) Density: 16 - 24 du/acre</b> All types of residential development may be permitted in these areas provided that gross densities are at least 16 and up to 24 du/acre. Modest amounts (dependant on zoning applied but not intended for more than 10% of a development) of service-oriented and retail commercial are allowed in the Residential High Mixed Use Land Use Classification. Higher density residential (and neighborhood retail/service center development) may be permitted.</p> <p><u>Applicable Zones</u> R-16 R-24 R-O B-1</p> 	<p><b>Urban Residential Mixed Use (URMU) Density: 24+ du/acre</b> Residential development with minor amounts of service-oriented and retail commercial are allowed (depending on zoning applied, non-residential not intended for more than 10% of a development).</p> <p><u>Applicable Zones</u> R-16 R-24 R-O B-1</p> 	<p><b>Neighborhood Center Mixed Use (NCMU)</b> Limited employment, residential, open space and limited retail focused on uses that provide convenience items to immediate neighborhood. Residential uses are encouraged to integrate with commercial uses.</p> <p><u>Applicable Zones</u> R-8 MXR - 3 R-12 MXG - 3 R-16 MXS - 3 R-O B-1 C-1</p> 	<p><b>Village Center Mixed Use (VCMU)</b> Employment, residential, service, park and retail allowed. The Village Center is intended to be at a smaller scale (1-5 stories and smaller land area) than Downtown Mixed Use. A mix of uses, either horizontal or vertical is expected unless otherwise designated in an adopted Area or Neighborhood Plan.</p> <p><u>Applicable Zones</u> R-8 MXR - 3,5 R-12 MXG - 3,5 R-16 MXS - 3,5 R-24 MU R-O B-1 C-1</p> 	<p><b>Downtown Mixed Use (DMU) Density: 24+ du/acre</b> Employment, residential, retail, office/business park uses allowed. A mix of uses (2 to 8 stories), either horizontal or vertical is expected. Residential densities may exceed 24 du/acre.</p> <p><u>Applicable Zones</u> R-16 R-24 B-2 C-1 MXR - 3,5,8 MXG - 3,5,8 MXS - 3,5,8</p> 	
<p><b>Mixed Use Opportunity Corridors (MUOC)</b> Service, retail and office commercial uses that service the immediate surrounding area with no outdoor storage may be allowed at various locations along the identified corridors</p> <p><u>Applicable Zones</u> MXR - 3,5 MXG - 3,5 MXS - 3,5</p> 	<p><b>Business Park Mixed Use (BPMU)</b> Business, light industrial, employment-oriented areas with the allowance of multi-family development.</p> <p><u>Applicable Zones</u> R-8 R-12 R-16 R-24 R-O B-1 CSR BP I-O</p> 	<p><b>Commercial (C)</b> Permits a wide range of commercial development (office, retail, service, lodging, entertainment) with outdoor storage or operations allowed in some locations. Mixed commercial and residential developments may be encouraged in some areas.</p> <p><u>Applicable Zones</u> R-O B-1 C-1 C-2 MU</p> 	<p><b>Commercial Industrial (CI)</b> Heavy Commercial, offices and light industrial uses with outdoor storage, with some outdoor operations (e.g., office/warehouse uses, auto sales, auto repair shops, lumber yards, light manufacturing, oil and gas businesses). Yard operations may be permitted where adequate screening and buffering can be provided to ensure compatibility with existing and planned development in the vicinity of the proposed use. Residential uses are limited to the business park mixed-use development.</p> <p><u>Applicable Zones</u> C-2 MU BP I-O I-1</p> 	<p><b>Industrial (I)</b> Heavy commercial and industrial operations are predominant in industrial areas. Batch plants and manufacturing uses with outdoor operations are appropriate if developed consistently with zoning regulations. Residential uses are not appropriate.</p> <p><u>Applicable Zones</u> MU I-O I-1 I-2</p> 	<p><b>Airport</b> Land owned or managed by the Airport Authority are included in the Grand Junction Regional Airport Master Plan. These lands as they are annexed into the City of Grand Junction are zoned Planned Airport Development.</p> <p><u>Applicable Zones</u> PAD</p> 

\*See Mesa County Land Development Code for zoning districts that implement Future Land Use designations