

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4485

**AN ORDINANCE AMENDING THE GRAND JUNCTION COMPREHENSIVE PLAN
FUTURE LAND USE MAP**

Recitals:

On February 17, 2010 the Grand Junction City Council adopted the Grand Junction Comprehensive Plan which includes the Future Land Use Map, also known as Title 31 of the Grand Junction Municipal Code of Ordinances.

The Comprehensive Plan established or assigned new land use designations to implement the vision of the Plan and guide how development should occur. In many cases the new land use designation encouraged higher density or more intense development in some urban areas of the City.

When the City adopted the Comprehensive Plan, it did not rezone property to be consistent with the new land use designations. As a result, certain urban areas now carry a land use designation that calls for a different type of development than the current zoning of the property. Twenty-four areas of the City have been identified with a conflict of this nature. Staff analyzed these areas to consider whether the land use designation was appropriate, or if the zoning was more appropriate, to implement the vision, goals and policies of the Comprehensive Plan.

Upon analysis of each area, Staff has determined that the current zoning is appropriate and consistent with the vision of the Comprehensive Plan. In certain areas, the current land use designation calls for too much density or intensity and in other areas the land use designation does not require enough density or intensity.

In order to create consistency between the Comprehensive Plan's Future Land Use Map and the zoning of these properties, Staff recommends amending the Comprehensive Plan Future Land Use Map to be consistent with the existing zoning.

The proposed amendments to the Future Land Use Map will result in changes to the Comprehensive Plan's Blended Residential Land Use Categories Map for certain areas. For example, an area with a land use designation of Residential Medium High that is proposed to change to a Commercial land use designation would no longer be shown on the Blended Map. Changes to the Blended Residential Land Use Categories Map will be made when corresponding amendments to the Future Land Use Map are adopted.

The proposed Future Land Use Map 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 from Mesa County or external review agencies regarding the proposed Future Land Use Map amendments.

An Open House was held on August 31, 2011 to allow property owners and interested citizens an opportunity to review the proposed map 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. Several citizen comments were received during the review process.

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 amendment for the following reasons:

1. The proposed amendments to the Comprehensive Plan Future Land Use Map 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.

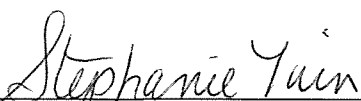
NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The Grand Junction Comprehensive Plan Future Land Use Map and Blended Residential Land Use Categories Map are hereby amended as shown on the attached area maps.


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

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

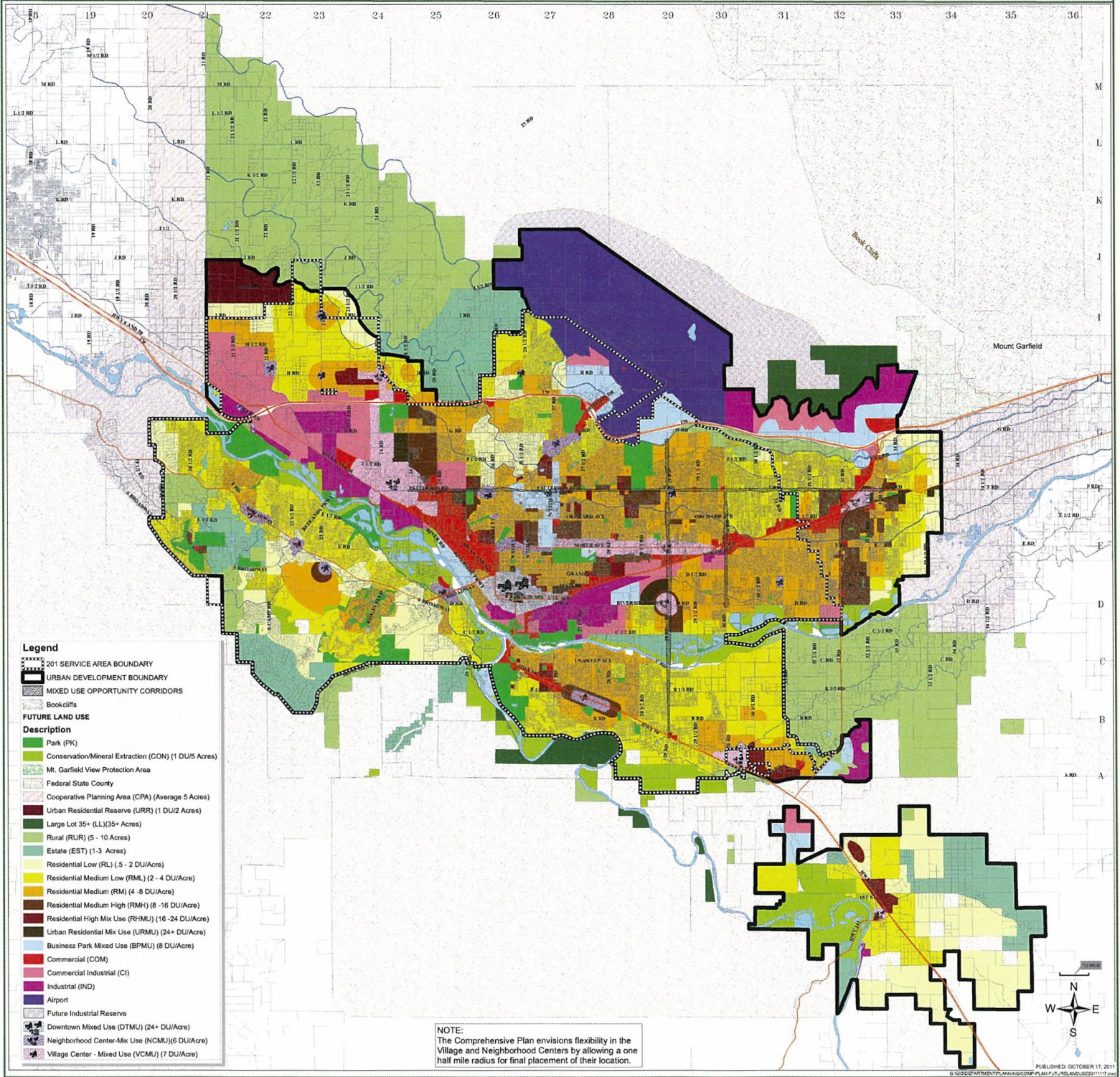
ATTEST:



City Clerk



President of the Council

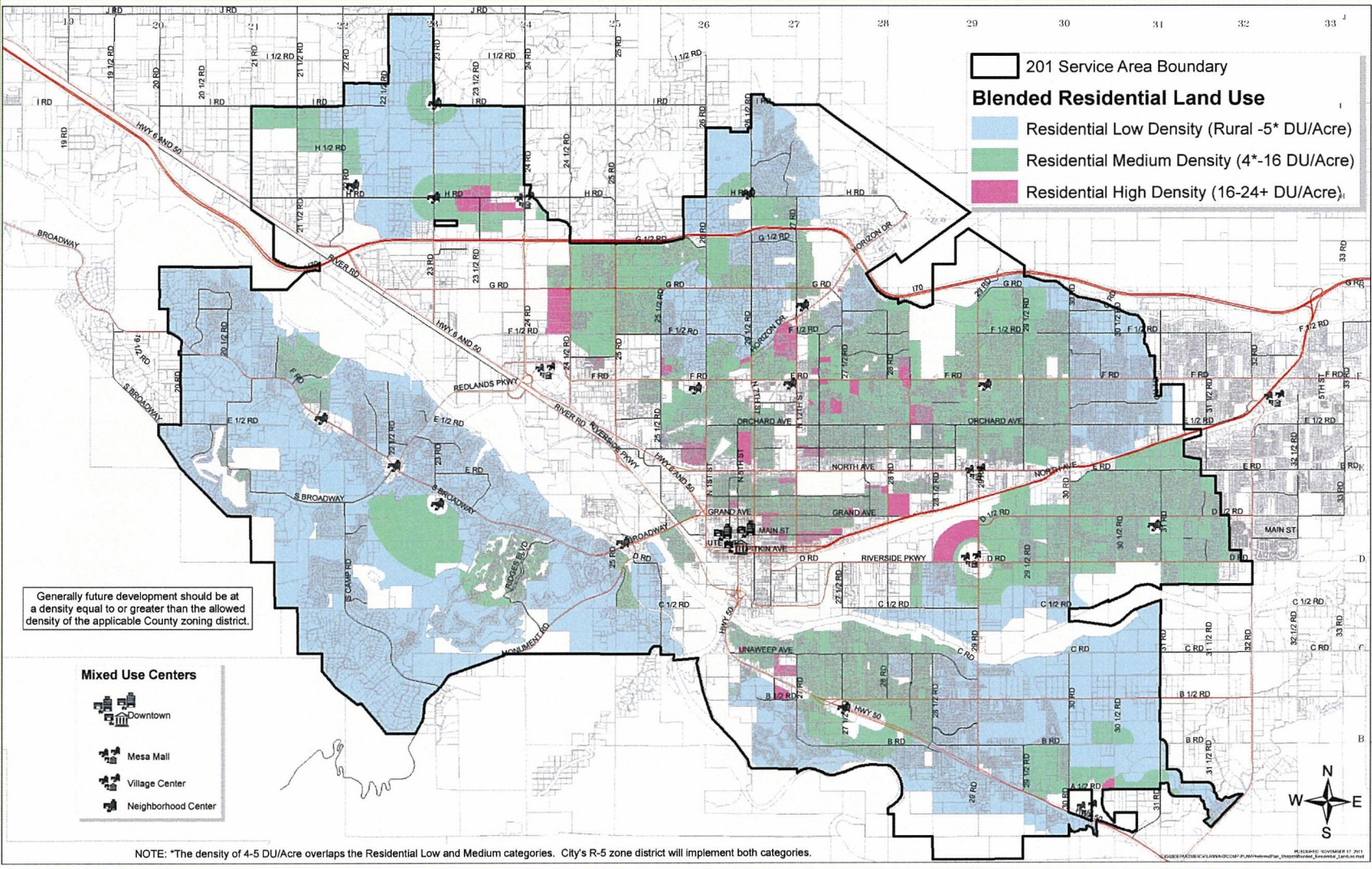


- Legend**
- 201 SERVICE AREA BOUNDARY
 - URBAN DEVELOPMENT BOUNDARY
 - MIXED USE OPPORTUNITY CORRIDORS
 - Bookcliffs
- FUTURE LAND USE**
- | Description |
|--|
| Park (PK) |
| Conservation/Mineral Extraction (CON) (1 DU/5 Acres) |
| Mt. Garfield View Protection Area |
| Federal State County |
| Cooperative Planning Area (CPA) (Average 5 Acres) |
| Urban Residential Reserve (URR) (1 DU/2 Acres) |
| Large Lot 35+ (LL)(35+ Acres) |
| Rural (RUR) (5 - 10 Acres) |
| Estate (EST) (1-3 Acres) |
| Residential Low (RL) (5 - 2 DU/Acre) |
| Residential Medium Low (RML) (2 - 4 DU/Acre) |
| Residential Medium (RM) (4 - 8 DU/Acre) |
| Residential Medium High (RMH) (8 - 16 DU/Acre) |
| Residential High Mix Use (RH-MU) (16 - 24 DU/Acre) |
| Urban Residential Mix Use (URMU) (24+ DU/Acre) |
| Business Park Mixed Use (BPMU) (8 DU/Acre) |
| Commercial (COM) |
| Commercial Industrial (CI) |
| Industrial (IND) |
| Airport |
| Future Industrial Reserve |
| Downtown Mixed Use (DTMU) (24+ DU/Acre) |
| Neighborhood Center-Mix Use (NCMU)(6 DU/Acre) |
| Village Center - Mixed Use (VCMU) (7 DU/Acre) |

NOTE:
The Comprehensive Plan envisions flexibility in the Village and Neighborhood Centers by allowing a one half mile radius for final placement of their location.



BLENDED RESIDENTIAL LAND USE CATEGORIES



Generally future development should be at a density equal to or greater than the allowed density of the applicable County zoning district.

Mixed Use Centers

- Downtown
- Mesa Mall
- Village Center
- Neighborhood Center

NOTE: *The density of 4-5 DU/Acre overlaps the Residential Low and Medium categories. City's R-5 zone district will implement both categories.