

CITY OF GRAND JUNCTION

RESOLUTION NO. 65-06

**A RESOLUTION AMENDING THE 24 ROAD CORRIDOR SUBAREA PLAN
AND THE GROWTH PLAN SPECIFIC TO THE MIXED USE LAND USE
DESIGNATION**

Recitals:

The 24 Road Corridor Subarea Plan was adopted in 2000 (Resolution No. 109-00), with specific element incorporated into the Growth Plan with the update in 2003. The 24 Road Plan designated an area generally bounded by F ½ Road, I-70, 24 ¼ Road and 23 ½ Road as “Mixed-Use”. A new zoning designation of “Mixed Use” was also adopted to implement the Plan.

In February, 2005, the City received a request from a group of property owners to amend the text of the Mixed use zone district, specifically: 1) reduce the minimum required residential density from 12 units per acre to 4 units per acre; 2) delete the requirement that residential development is required as 20% of the overall commercial project; and 3) remove the maximum size of 30,000 square feet for retail buildings. It was determined that to proceed with the requested zoning amendments, that Growth Plan amendments would also be required.

A Citizen’s Review Committee was formed to consider the property owner request and make a recommendation to the Planning Commission and City Council. The Planning Commission considered the Steering Committee recommendation and is proposing a revised recommendation.

City Council finds that to make the changes as recommended by the Planning Commission, the following amendments to the 24 Road Corridor Subarea Plan and Growth Plan are necessary.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE 24 ROAD CORRIDOR SUBAREA PLAN AND GROWTH PLAN BE AMENDED AS FOLLOWS:

Growth Plan

Chapter 5, D: 15 is hereby amended to read:
Mixed Use (employment, residential, open space and retail)

Chapter 5, D, page V.10 is hereby amended to read:
Mixed Use. Mixed Use development to include employment, residential, retail and open space.

Exhibit V.2: Future Land Use Categories Table is hereby amended to read:
Land use: Mixed Use. Intensity: Urban – 8 to 24 DU/A, non-residential intensity based on location/services. Typical Uses: Employment, residential, retail and open space.

24 Road Corridor Subarea Plan

Section 6, Land Use is hereby amended to read:
Mixed-Use Development: Mixed-use development is encouraged in the remaining areas to include employment, residential, retail and open space.

PASSED on this 19th day of June, 2006.

ATTEST:

/s/ James J. Doody
President of Council

/s/ Stephanie Tuin
City Clerk