

## CITY OF GRAND JUNCTION

### RESOLUTION NO. 86-06

#### A RESOLUTION AMENDING THE TEXT OF THE GROWTH PLAN TO ELIMINATE THE MAXIMUM RESIDENTIAL DENSITY REQUIREMENT IN THE DOWNTOWN AREA

##### Recitals

A request for an amendment to the text of the Growth Plan has been submitted in accordance with the Zoning and Development Code. The applicant (Downtown Development Authority (DDA) is proposing to participate in and/or encourage developers to create residential and mixed-use commercial-residential projects in the downtown area. In order to facilitate this goal, it is recognized that the current valley-wide residential density cap of 24 units per acre is an impediment to such projects. Therefore, the DDA is proposing that there be no maximum residential density applicable to the downtown area. Downtown projects would not be restricted to a maximum density provided they are in compliance with all other applicable plans and regulations in effect at the time of development.

The Grand Junction Planning Commission, at its hearing on June 13, 2006 reviewed the amendment request and determined that it satisfied the criteria as set forth and established in Section 2.5 of the Zoning and Development Code. The proposed amendment is also consistent with the purpose and intent of the Growth Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE GROWTH PLAN BE REVISED TO READ AS FOLLOWS (proposed new language in *italics*):

##### CHAPTER 5

##### Exhibit V.2

Add the following footnote (2) under the Intensity heading:

*(2) Residential Density in the Downtown Commercial Core Area may exceed the maximum 24 du/ac*

##### F. Goals and Policies

##### Community Character/Image

Goal 8: To support the long-term vitality of existing centers of community activity as shown in Exhibit V.5 (Existing Centers of Activity Map, Pages 25-26)

Downtown Commercial Core Area

Policy 8.1: The City will evaluate major capital improvement projects to determine their impact on Downtown vitality. The City will support improvement projects that foster growth of residential, office, cultural, entertainment and specialty retail business areas within the Downtown area.

Policy 8.2: The City and County will maintain the majority of governmental operations Downtown to help support the area's economic stability/vitality.

Policy 8.3: The City and County will support efforts to increase the vitality of the Downtown.

*Policy 8.4: The City will support residential and mixed residential-commercial projects in the business areas of downtown, recognizing the need for a variety of housing types including affordable units for workforce housing. The City will allow residential densities in the downtown area to exceed those specified in Exhibit V.2, Future Land Use Categories, for residential and mixed commercial-residential developments.*

The following policies are renumbered accordingly:

**Airport Environs/Horizon Drive**

*Policy 8.5:* The City and County will encourage the development of uses that are compatible with the airport and the image of this area as a gateway into Grand Junction, particularly: office/warehousing; and light industrial/indoor manufacturing near the airport; and highway-oriented commercial development serving tourists and visitors (e.g., lodging, recreation and restaurants) along Horizon Drive between Crossroads Blvd. and G Road.

*Policy 8.6:* The City and County will prohibit inappropriate development within the airport's noise and approach zones.

**Mesa Mall Environs**

*Policy 8.7:* The City will encourage the conversion of heavy commercial and industrial uses along 24 Road, Patterson Road and Highway 6/50 near the Mall to a mixture of retail/service commercial and multi-family uses.

*Policy 8.8:* The City and County will support integrated commercial development using shared access points along 24 Road, Patterson Road and Highway 6/50 in areas designated for commercial use. The intent of this policy is to minimize the number of driveways, encourage coordinated signage, promote shared parking and consistent, high-quality landscaping.

*Policy 8.9:* The City and County will ensure that capital improvement and land use decisions are consistent with the development of 24 Road as an arterial parkway and community gateway.

Exhibit V.5 (Existing Centers of Activity Map, Pages 25-26)

**Clifton**

*Policy 8.10:* The County will enhance the Clifton area through investments in plans and public infrastructure.

**Hospital Environs**

*Policy 8.11:* The City should encourage the growth and development of retail, office and service uses related to hospital operations. Retail businesses should be of an appropriate scale to serve the needs of clients, employees and visitors to the hospital and adjacent medical offices.

*Policy 8.12:* The City will prevent the encroachment of parking areas and non-residential development into stable single-family residential neighborhoods near hospitals and clinics.

**Mesa State College**

*Policy 8.13:* The City and County will encourage Mesa State College to retain its main campus in the City of Grand Junction at its current location, and will support the growth of the college at its current campus or at facilities located within non-residential portions of the Urbanizing Area.

*Policy 8.14:* The City will encourage the College to maximize the use of its existing land through increased height allowances, but will support the planned westward growth of the College as identified in the Mesa State College Facilities Master Plan.

The remainder of the Growth Plan shall remain in full force and effect.

PASSED on this 5<sup>th</sup> day of July, 2006.

ATTEST:

/s/ Stephanie Tuin  
City Clerk

/s/ James J. Doody  
President of Council