



**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET**

TUESDAY, OCTOBER 14, 2014, 6:00 PM

Call to Order

Welcome. Items listed on this agenda will be given consideration by the City of Grand Junction Planning Commission. Please turn off all cell phones during the meeting.

Copies of the agenda and staff reports are located at the back of the auditorium.

Announcements, Presentations and/or Prescheduled Visitors

Consent Agenda

Items on the consent agenda are items perceived to be non-controversial in nature and meet all requirements of the Codes and regulations and/or the applicant has acknowledged complete agreement with the recommended conditions.

The consent agenda will be acted upon in one motion, unless the applicant, a member of the public, a Planning Commissioner or staff requests that the item be removed from the consent agenda. Items removed from the consent agenda will be reviewed as a part of the regular agenda. Consent agenda items must be removed from the consent agenda for a full hearing to be eligible for appeal or rehearing.

1. Minutes of Previous Meetings

[Attach 1](#)

Approve the minutes from the September 9, 2014 regular meeting.

2. Proietti Annexation - Zone of Annexation

[Attach 2](#)

Forward a recommendation to City Council to zone 8.939 acres from County RSF-R (Residential Single-Family Rural) to a City C-1 (Light Commercial) zone district.

FILE #: ANX-2014-321

APPLICANT: Lisa Proietti

LOCATION: 782 24 Road

STAFF: Brian Rusche

3. MDC 40 - Comprehensive Plan Amendment [Attach 3](#)

Forward a recommendation to City Council of a Comprehensive Plan Amendment to change the Future Land Use Designation from Residential High Mixed Use to Commercial on 10.041 acres.

FILE #: CPA-2014-230
APPLICANT: Collis Chandler III - Mountain Properties Holdings Inc
LOCATION: 28 Road at Grand Avenue
STAFF: Brian Rusche

4. MDC 40 - Rezone [Attach 3](#)

Forward a recommendation to City Council to rezone 28.055 acres from a C-1 (Light Commercial) to an R-24 (Residential 24 du/ac) zone district.

FILE #: RZN-2014-231
APPLICANT: Collis Chandler III - Mountain Properties Holdings Inc
LOCATION: 28 Road at Grand Avenue
STAFF: Brian Rusche

5. Sewer Easement Vacation - Vacation [Attach 4](#)

Forward a recommendation to City Council to vacate a sewer easement located at 2619 H Road.

FILE #: VAC-2014-375
APPLICANT: City of Grand Junction
LOCATION: 2619 H Road
STAFF: Greg Moberg

***** END OF CONSENT CALENDAR *****

***** ITEMS NEEDING INDIVIDUAL CONSIDERATION *****

Public Hearing Items

On the following item(s) the Grand Junction Planning Commission will make the final decision or a recommendation to City Council. If you have an interest in one of these items or wish to appeal an action taken by the Planning Commission, please call the Planning Division (244-1430) after this hearing to inquire about City Council scheduling.

6. Fire Station No. 4 Annexation - Zone of Annexation [Attach 5](#)

Forward a recommendation to City Council to zone 4.760 acres from County RSF-4 (Residential-Rural) to a City R-4 (Residential 4 du/ac) zone district.

FILE #: ANX-2014-341
APPLICANT: Reorganized Church of Jesus Christ of Latter Day Saints
LOCATION: 2880 B 1/2 Road
STAFF: Senta Costello

7. New MXOC Form District Text Amendment - Zoning Code Amendment

[Attach 6](#)

Forward a recommendation to City Council to amend the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code, to create a new form district to implement the “Mixed Use Opportunity Corridor” land use designation, to establish development standards for the new form district and to amend form districts standards.

FILE #: ZCA-2014-283
APPLICANT: City of Grand Junction
LOCATION: City Wide
STAFF: Dave Thornton

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

**Attach 1
Minutes of Previous Meetings**

**GRAND JUNCTION PLANNING COMMISSION
September 9, 2014 MINUTES
6:00 p.m. to 7:39 p.m.**

The meeting of the Planning Commission was called to order at 6:00 p.m. by Chairman Reece. The public hearing was held in the City Hall Auditorium located at 250 N. 5th Street, Grand Junction, Colorado.

In attendance representing the City Planning Commission were Christian Reece (Chairman), Ebe Eslami (Vice-Chairman), Jon Buschhorn, Loren Couch, Steve Tolle, and Bill Wade.

In attendance, representing the City's Administration Department - Community Development, were Greg Moberg, (Planning Supervisor) and Scott Peterson (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lydia Reynolds was present to record the minutes.

There were 10 citizens in attendance during the hearing.

Announcements, Presentations And/or Visitors

None.

Consent Agenda

1. Minutes of Previous Meetings

Approve the minutes from the August 12, 2014 regular meeting.

Chairman Reece briefly explained the Consent Agenda and invited the public, Planning Commissioners and staff to speak if they wanted an item pulled for a full hearing. With no amendments to the Consent Agenda, Chairman Reece called for a motion.

MOTION: (Commissioner Wade) "I move that we approve the Consent Agenda as read."

Commissioner Tolle seconded the motion. A vote was called and the motion passed unanimously by a vote of 6-0.

*** * * END OF CONSENT CALENDAR * * ***

Public Hearing Items

2. South Dominguez Estates Rezone - Rezone

Forward a recommendation to City Council to rezone 4.39 +/- acres from a City R-4 (Residential 4 du/ac) to a City R-8 (Residential 8 du/ac) zone district.

FILE #: RZN-2014-260

APPLICANT: Jim Cagle - South Dominguez Estates LLC

LOCATION: 2921 E 7/8 Rd.

STAFF: Scott Peterson

Staff's Presentation

Scott Peterson, Senior Planner provided a PowerPoint presentation that explained the request for a recommendation to rezone 4.39 +/- acres from a City R-4 (Residential 4 du/ac) to a City R-8 (Residential 8 du/ac) zone district located at 2921 E 7/8 Rd. Mr. Peterson stated that the applicant, South Dominguez Estates LLC, wishes to rezone an unplatted 4.39 +/- acre parcel of land from R-4 (Residential - 4 du/ac) to R-8 (Residential - 8 du/ac) in anticipation of future residential development for the purpose of eventually developing a new subdivision of up to 17 two-family dwellings (34 units total) which would equate to a residential density of 7.74 du/ac.

The existing single-family residence and accessory structures on the property will ultimately be demolished to make way for the 17 duplexes. The property owner is requesting review of the rezone application prior to formal submittal of the subdivision application in order to determine overall density and lot layout.

Neighborhood Meeting

The applicant held a Neighborhood Meeting on March 24, 2014 with eight citizens attending the meeting along with City staff, the applicant and its representative. Neighborhood concerns expressed at the meeting were additional traffic impacts and how the subdivision was going to be accessed. Most in attendance agreed that E 7/8 Rd. should not be utilized for ingress/egress for the new subdivision as presently this is only a single lane width road and is considered to have no additional capacity. The applicant and representative stated that they would meet with City staff to discuss the possibility of placement of a barrier adjacent to the new subdivision to prevent vehicular ingress/egress from E 7/8 Rd. and utilize Dawn Dr. to the south and Bookcliff Avenue to the east for connection to 29 Rd. and Patterson Rd. for access to the subdivision. Access will be addressed in detail once the subdivision application is submitted for the type of barrier to be proposed along E 7/8 Rd.

Consistency with the Comprehensive Plan

The Comprehensive Plan Future Land Use designation of Residential Medium (4 - 8 du/ac) encourages the proposed R-8 zoning. Looking at the review criteria for a rezone, Mr. Peterson suggested that the community would benefit from the rezone as it supports the goals and objectives of the comprehensive plan, specifically goals 3 and 5, promotes infill development and will provide area residents with more housing options.

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

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.

Mr. Peterson explained adequate public and community facilities and services are available to the property and are sufficient to serve residential land uses with the proposed R-8 density. Ute water, city sanitary sewer, Xcel energy (electric and gas) are presently available to the site. Nearby within walking distance, at the intersection of 29 Rd. and Patterson Rd. is Patterson Marketplace, a local neighborhood shopping center. This commercial site includes a Safeway grocery, a restaurant and other retail shops. Public transit bus stops are also located along both 29 Rd. and Patterson Rd. Fruitvale Elementary School is also located nearby on 30 Rd.

Mr. Peterson showed a slide of the existing zoning map. The proposed rezone area is currently surrounded by single family detached, two family and multifamily dwelling units on three sides. There are some County RSF-4 zoned properties to the west and east, along with a County PUD to the West.

Findings of Facts/Conclusions

Mr. Peterson stated that after reviewing the South Dominguez Estates Rezone, RZN-2014-260, a request to rezone the property from R-4 (Residential - 4 du/ac) to R-8 (Residential - 8 du/ac), the following findings of fact and conclusions have been determined:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan, specifically Goals 3 and 5.
2. The review criteria, items 3, 4 and 5 in Section 21.02.140 of the Grand Junction Municipal Code have been met.
3. The requested zone of R-8 implements the existing Comprehensive Plan Future Land Use Map designation of Residential Medium (4 - 8 du/ac).

Mr. Peterson stated that there were two written comments received and have been provided in the report. Primarily, the comments addressed concerns of increased traffic and more density being added to the area.

Questions for Staff

Commissioner Couch asked if there was a difference between the County RSF-8 and the City R-8 zoning and suggested that maybe it would be beneficial to have them the same. Mr. Peterson explained that both of the zoning districts equate to up to 8 dwelling units per acre.

Commissioner Eslami asked if the two roads that are shown as ingress/egress are currently in place and functional. Mr. Peterson stated that Dawn Dr. and Bookcliff Ave. are existing residential streets.

Commissioner Wade noted that to the west is a PUD and asked Mr. Peterson to explain that zoning. Mr. Peterson clarified that the PUD is a site specific county zoning designation. The PUD property to the west of the proposed rezone is a duplex.

Commissioner Wade asked if it is known at this time, where the barrier to block E 7/8 Rd. is proposed to be located. Mr. Peterson stated that the barrier would be located at the intersection of E 7/8 Rd. and Kokopelli Ln. to prevent an east-west connection into the future proposed subdivision.

Commissioner Tolle suggested considering having the city and county codes one and the same, to avoid confusion during the review process.

Chairman Reese asked although there is not a site plan proposed yet, how will parking be addressed, assuming that Dawn Dr. would eventually connect to Wellington. Mr. Peterson stated that the requirement for off street parking for a single family home is 2 spaces. The applicant plans to propose 17 lots with 34 dwelling units, requiring a total of 68 off street parking spaces.

Chairman Reese inquired if there were plans to put a traffic light in the area. Mr. Peterson believed that a traffic light in this area would be too close to 29 Rd. and Patterson Rd. due to spacing requirements.

Applicant's Presentation

Ted Ciavonne, with Ciavonne, Roberts & Assoc. (land planners and landscape architects) stated that he is representing the owner who is present. Mr. Ciavonne stated that he has no formal presentation and the staff presentation presented was spot on. Mr. Ciavonne remarked that at the general meeting for the project, it was noted that there would be a requirement for an access from this property to the parcel to the north and eventually would connect to Wellington Ave. to the east.

Questions for Applicant

Chairman Reese asked Mr. Peterson if the northern connection would be deferred until the vacant lot to the north is developed. Mr. Peterson stated that if the applicant's property develops first, there would need to be a stub street created at that time much like Wellington Ave. and Bookcliff Ave. has now.

Mr. Ciavonne added that it is difficult to separate design issues from zoning issues and if this application is approved, they would be coming through with a site plan where some of the comments can be addressed. Mr. Ciavonne stated that they are very aware of the traffic concerns and they would be working with staff to address them. Mr. Ciavonne commented that he would like to reserve the opportunity for discussion after they have heard from the public.

Commissioner Eslami stated that he is interested in the design discussion as well as the rezone as it helps them to understand the process.

Commissioner Couch asked Mr. Ciavonne how the City's rezone process has been for his firm. Mr. Ciavonne stated that he would put it into the context that it is the best in the valley. He further stated that it can be challenging working with other communities as well as the County. Mr. Ciavonne stated that he thinks the City's system has greatly improved over the last 5 years. The merging of the code with the zoning and comprehensive plan has given more tools for the toolbox that really help to make his work easier as well as for the Planning Commission and City Council.

Public Comment

Chairman Reese opened the meeting for the public comment portion and asked anyone in favor of the project to line up at the podium. Having no one respond, Chairman Reese asked for those against the proposal to sign in and speak.

Mr. Vernon Neiswender, 576 Kokopelli Ln., stated that Dawn Dr. is a mess. Mr. Neiswender explained that there are eight 4-plexes, two stories high and people are already crawling over his fence to get to Safeway. He stated that there are always cops sitting on Dawn Dr. and development will just increase crime rate around the neighborhood. Mr. Neiswender said people are already throwing trash over the fences now. He further expressed concerns over two story units blocking views of the Mesa.

Commissioner Wade asked if the concern was based on the amount of units in the potential development and would therefore equate to a situation like Dawn Dr. Mr. Neiswender responded yes, that was his concern.

Commissioner Couch inquired where people were jumping the fence. Mr. Neiswender said foot traffic is coming off of Dawn Ct. Commissioner Couch stated that he is aware of the area and felt it is a concern.

Robert Juarez, 2916 E 7/8 Rd., said he would be adjacent to the proposed barrier. He stated that traffic is a concern with the increase of residents as well as trash. Hopefully this site will have traffic run to the North. Mr. Juarez inquired about the goals 3 and 4.

Teresa Anderson, 2910 E 7/8 Rd. and owner of 2908 E 7/8 Rd., stated that her disabled daughter lives at 2908 E 7/8 Rd. Ms. Anderson has owned the properties for about 30 years and expressed how quiet and well-kept this section of street has been. She feels there is a lot of pride among the homeowners there and is concerned about the additional people that may walk up and down the road. She chose the place for its safety and is concerned for her daughter's safety with foot traffic that may be generated. Ms. Anderson stated that she believes the negative aspects of Dawn Dr. will spill over into the new development within 5 years. Ms. Anderson stated that she feels the owner is only interested in the money. Ms. Anderson asked if there will be an HOA with the future development.

Commissioner Tolle expressed that he is usually against barriers of any kind that may impede emergency vehicles. Commissioner Tolle asked Ms. Anderson if she would like

to see an upgrade of E 7/8 Rd. to city standards, to increase safety. Ms. Anderson said she would not want that.

Zane Reeves, 2909 E 7/8 Rd., stated that he has lived there about 30 years. Mr. Reeves asked if as neighbors, do citizens actually have an impact on the decision making process. Mr. Reeves stated that often a high density development starts out as high end and then develops issues over time. Mr. Reeves stated that he and his neighbors try to maintain their properties so their property values will grow in concert with other property values in the Grand Junction area. He feels Dawn Dr. and Dawn Ct. already diminish his property values.

Mr. Reeves questioned Mr. Peterson's reference that a traffic light between Dawn Dr. and Patterson would be too close in spacing. Mr. Reeves asked if a spacing would be an issue for a traffic light between 29 Rd. and 29 ¼ Rd to accommodate the additional traffic. Mr. Reeves has noticed more accidents on 29 Rd. since the expansion into Orchard Mesa. One of Mr. Reeves concerns is that E 7/8 Rd is underdeveloped to handle the proposed foot traffic impact, as there are no sidewalks. Mr. Reeves would like clarity on the stub street proposed.

Chairman Reese stated that Dawn Dr. would stub into the subdivision to the North. There is a barrier proposed for E 7/8 Rd. to prevent automobile traffic to connect to the west. Mr. Reeves believes E 7/8 Rd. will become a shortcut for foot traffic to Safeway and the other stores to the North.

Mary Stewart, 2911 E 7/8 Rd., expressed shock that their neighborhood was the only one in attendance and wondered if the folks along 29 ¼ Rd. also received notification. She feels it affects them almost more than it does her. She believes 29 ¼ Rd. will have increased traffic especially to the east. Ms. Stewart stated that she is also concerned about tall 4-plexes blocking her view. Ms. Stewart wondered why the people on Dawn Dr. don't have to trim their trees and do other maintenance.

Sharon Carter, 577 Kokopelli Ln., stated that she is concerned about foot traffic. She has had problems with people from Dawn Dr. pushing her fence over and stepping over it. She has stopped confronting people because she is leery of some of the people that pass through. She is concerned that the character of the area will extend to the new proposed development. Ms. Carter has lived there 25 years and feels the Dawn Dr. area is a real safety concern.

Planning Commission Discussion

Chairman Reese asked Mr. Peterson to review goals 3 and 5. After Mr. Peterson reviewed goals 3 and 5, Chairman Reese asked if there would be an HOA (Home Owners Association). Mr. Peterson stated that it is not known at this time if there would be an HOA, however, he indicated that most likely there would be a requirement for tracts of land to be used as water detention and/or an auto court that would require an HOA ownership.

Chairman Reese asked Eric Hahn, Development Engineer, to address some of the traffic concerns, noting that it is understood that traffic will be addressed at the time of the

subdivision plan and not part of the rezone. Mr. Hahn stated that it was never intended to have additional traffic access E 7/8 Rd. It was initially considered a good idea to have a pedestrian connection, however that not necessarily is a requirement and can be reviewed as part of the future subdivision design if needed. Typically the spacing of traffic lights on 29 Rd and Patterson Rd. are at ½ mile intervals to allow optimal traffic flow. Mr. Hahn noted that there has been a plan on the books to have a study of Patterson Rd. done to evaluate and analyze options; however it is not funded at this time. Mr. Hahn stated that the same is true for 29 Rd where minimal ½ mile intervals will allow for future capacity options if needed and can be reviewed as part of a study of the larger corridor.

Commissioner Couch asked how doubling the density of a subdivision effects the traffic of an area. Mr. Hahn stated that this particular project and its density is not expected to create traffic issues in relation to the 29 Rd and Patterson Rd. corridors. Mr. Hahn added that the 29 ¼ Rd. intersection will need to be monitored closely as development continues.

Commissioner Couch asked if emergency vehicles could access the barrier if installed at the north end of Kokopelli Ln. and the east end of E 7/8 Rd. Mr. Hahn stated that the bollards would only be removable if designed that way and at the Fire Departments request. He also noted that the developer would be the one to install them and the City would maintain them. As of now, the Fire Department has not requested a third point of access and it is not anticipated that they would, due to E 7/8 Rd. being so narrow. Mr. Hahn noted that he bases this assumption on similar situations in the past.

Commissioner Tolle expressed concern that lack of funding to study traffic development from the 28 Rd thru 30 Rd area creates a fundamental disconnect for development. Commissioner Tolle stated that a study needs to be done soon.

Commissioner Wade inquired who was invited to the public meeting. Mr. Peterson stated that everyone within 500 feet of the property received a notification. Mr. Peterson stated that he did receive one phone call from a citizen who lives on 29 ¼ Rd. This neighbor understood the inevitable increase of traffic when buying her home and was neither for nor against the proposed rezone.

Referring to the extreme crime related conditions of the County properties to the south, Commissioner Couch asked what the City's responsibility for crime and fence climbing would be if a requested change in the City backs up to County property.

Mr. Peterson responded that this area is included in the Persigo Wastewater Treatment Boundary and will eventually be included into the City in the future. Mr. Peterson added that Dawn Dr. is a county right-of-way and it is up to Mesa County to maintain. As far as weeds, junk properties etc., Mr. Peterson stated that those would fall under the Mesa County Code Enforcement jurisdiction.

Commissioner Tolle referenced the Grand Junction Zoning Code stating that public transit stops are located at Patterson Rd. and 29 Rd. Commissioner Tolle noted that Fruitvale Elementary School is located at 30 Rd., therefore school kids in this area would have to cross 29 Rd. Mr. Peterson responded that the walking route to school would be

north on 29 Rd to Patterson Rd. and down Patterson Rd. to 30 Rd. The bus stops are GVT (Grand Valley Regional Transit). Commissioner Tolle requested that schools and bus stops be added to development presentations.

Commissioner Buschhorn asked Mr. Hahn about the vehicle capacity that Dawn Dr. has and how many vehicle trips could be generated with 34 units. Mr. Hahn estimated that Dawn Dr., as a standard residential street, probably has about 1,000 ADT (Average Daily Trips) at capacity. He added that you would probably never see that unless you had over 100 units accessing that road. Mr. Hahn estimated that there are 9.5 ADTs coming from a single family residence, therefore an average of 323 trips over the course of the whole day could be anticipated.

Commissioner Wade asked if 29 ¼ Rd. had sidewalks, noting that Dawn Dr. does not. Mr. Peterson stated that 29 ¼ Rd. has sidewalks on both sides.

Applicants Rebuttal

Chairman Reese asked Mr. Ciavonne if there will be an HOA. Mr. Ciavonne stated that there would be an HOA due to dedicated land tracts for landscaping buffers, and detention areas.

Mr. Ciavonne stated that there is a lot of carry-over from Dawn Dr. issues. Mr. Ciavonne said that nobody would want to create or perpetuate the situation at Dawn Dr. Mr. Ciavonne stated that anyone who would develop the property would be looking at a higher quality of development that would likely increase property values whereas Dawn Dr. has decreased the values. Mr. Ciavonne noted that the density that occurred at Dawn Dr. (RSF-8) does not equate to the density of the City's R-8 zoning which is less.

Mr. Ciavonne noted that the comprehensive plan does call for more density as a practical measure to utilize existing infrastructure and decrease sprawl. Inter-connectivity is another objective of the Comprehensive Plan with both streets and pedestrian routes. Mr. Ciavonne stated that they do not necessarily want to connect to E 7/8 Rd. Mr. Ciavonne mentioned that he has heard varying comments about pedestrians, however, he tends to support sidewalk connections. A sidewalk to the north would make sense to allow people to walk to the commercial areas as well as to work.

Mr. Ciavonne explained that there is a life estate in the northwest corner of the site that currently accesses off of E 7/8 Rd. At the point when the life estate is gone, the house would be demolished and units could be added that would have access to the east.

Based on a citizen comment, Commissioner Wade asked if a site plan had been shown to the neighbors. Mr. Ciavonne said that since a neighborhood meeting was required, he felt it was best to show an illustration of what may be proposed as a courtesy.

Commissioner Wade asked if a sidewalk to the north was proposed, where it would be located. Mr. Ciavonne said the sidewalk would most likely extend north from the stub street created.

Chairman Reese asked if the rezone was not approved, would the project likely move forward with the lower density rate. Mr. Ciavonne said not at this point.

Commissioner Discussion

Commissioner Couch stated that some of the comments appeared to be mixed. He stated that there were comments about fence climbers, cops on Dawn Dr. personal / property safety concerns and trash issues. He noted that one resident said their property was quiet, secure and safe but if development occurred it would become unsafe. Commissioner Couch noted the proximity to 29 Rd and Patterson Rd. and was inclined to vote no for more density. Commissioner Couch felt that increasing density in this particular area would not be a benefit to the City.

Commissioner Buschhorn stated that it is clear there are long term residents on E 7/8 Rd. Commissioner Buschhorn also noted that several of the problem parcels on Dawn Ct. and Dawn Dr. have the same out of town owners. Commissioner Buschhorn was concerned with stereotyping developments and assuming that because one multifamily development has issues, the other one is bound to have issues as well. Commissioner Buschhorn stated that his vote would be based on the density and zoning and not a site plan. He felt traffic would not be an issue and the pedestrian connections could be addressed at site plan review if the rezone is approved.

Commissioner Wade added that he is not basing the decision on what goes on with another parcel. He noted that it is possible that good development in the surrounding area could be an impetus for redevelopment of the areas of concern. He stated that the decision should be based on the rezone and the comprehensive plan at this time, and not an anticipated development.

Chairman Reese reiterated that as part of the process, the decision is based on the zoning and development code and the comprehensive plan and not on a traffic plan. Chairman Reese expressed hope that there will be a lot of community input on the site plan development stage for issues such as where sidewalks would be, etc.

Commissioner Tolle stated that he intends to vote no because he feels there is a major problem and a traffic study should be conducted.

MOTION: Commissioner Eslami - Madam Chairman, on Rezone, RZN-2014-260, I move that the Planning Commission forward a recommendation of approval for the South Dominguez Estates Rezone from R-4 to R-8, with the findings of fact and conclusions listed in the staff report.

Commissioner Wade seconded the motion. A vote was called and the motion passed by a vote of 4-2.

Mr. Peterson stated that the rezone will be heard at the City Council meeting on Wed. Oct. 1st at 7:00 pm.

General Discussion/Other Business

Mr. Moberg announced that there will not be a Planning Commission meeting on Sept. 23rd, however, there will be a workshop on Thursday, September 18th as staff moves forward with the discussion of the Code amendments.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 7:39 p.m.

Attach 2

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: October 14, 2014
PRESENTER: Brian Rusche, Senior Planner

AGENDA TOPIC: Proietti Zone of Annexation - ANX-2014-321

ACTION REQUESTED: Recommendation to City Council on a Zone of Annexation

STAFF REPORT / BACKGROUND INFORMATION			
Location:		782 24 Road	
Applicants:		Dave and Lisa Proietti d/b/a Blu Cellar Door, LLC	
Existing Land Use:		Single-Family Residential	
Proposed Land Use:		Commercial	
Surrounding Land Use:	North	Single-Family Residential / Agricultural	
	South	Agricultural	
	East	Agricultural	
	West	Single-Family Residential / Agricultural	
Existing Zoning:		County RSF-R (Residential Single-Family Rural)	
Proposed Zoning:		C-1 (Light Commercial)	
Surrounding Zoning:	North	County RSF-R (Residential Single-Family Rural)	
	South	C-1 (Light Commercial)	
	East	County RSF-R (Residential Single-Family Rural)	
	West	County RSF-R (Residential Single-Family Rural) R-E (Residential Estate)	
Future Land Use Designation:		Village Center	
Zoning within density/intensity range?		X	Yes
			No

PROJECT DESCRIPTION: A request to zone the Proietti Annexation, consisting of one (1) parcel of 8.939 acres, located at 782 24 Road, to a C-1 (Light Commercial) zone district.

RECOMMENDATION: Recommend approval to the City Council of the C-1 (Light Commercial) zone district.

ANALYSIS:

Background:

The property is located north of I-70 on the east side of 24 Road. The property has a single-family residence, which is no longer occupied. The owners have begun planting lavender on the property and would eventually like to open a distillery here. The property owners have requested annexation into the City and a zoning of C-1 (Light Commercial) to facilitate their ideas.

Under the 1998 Persigo Agreement with Mesa County proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation and processing in the City.

A Neighborhood Meeting was held on May 6, 2014. A copy of those in attendance is attached, along with a summary of the meeting.

Consistency with the Comprehensive Plan:

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

The property is located within a Village Center, so its annexation and concurrent commercial zoning will implement the “centers” concept within the Comprehensive Plan.

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop, and enhance a healthy, diverse economy.

The proposed annexation and zoning is an economic development opportunity as it proactively prepares the property for future commercial development consistent with the Comprehensive Plan.

Section 21.02.160 and 21.02.140 of the Grand Junction Municipal Code:

Section 21.02.160 of the Grand Junction Municipal Code (GJMC) states: Land annexed to the City shall be zoned in accordance with GJMC Section 21.02.140 to a district that is consistent with the adopted Comprehensive Plan and the criteria set forth.

The proposed zoning of C-1 (Light Commercial) implements the Comprehensive Plan Future Land Use Map designation of the property as Village Center Mixed Use.

Section 21.02.140(a) states: *In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:*

- 1) *Subsequent events have invalidated the original premises and findings; and/or*

The Comprehensive Plan, adopted in 2010, designated the property as Village Center Mixed Use. The Village Center land use designation was new to this plan

and superseded the previous designation of Estate derived from the 1996 Growth Plan.

This criterion has been met.

- 2) *The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or*

The applicant is requesting a zone district that will implement the Comprehensive Plan Future Land Use Map designation of Village Center, a concept that was introduced in 2010. The Village Center anticipates a mix of uses, including a broad range of commercial and higher density residential.

The Village Center designation extends along 24 Road from interchange at I-70 north to the intersection with H Road. The existing uses along this corridor are single-family and agricultural, which are anticipated to be redeveloped in the future, given the Village Center designation. New development within this corridor includes the Beehive Homes, an assisted living facility with 15 bedrooms at the southwest corner of 24 and H Road(s).

This criterion has been met.

- 3) *Public and community facilities are adequate to serve the type and scope of land use proposed; and/or*

24 Road is designated as a north/south principal arterial, which connects US Highway 6 & 50 to I-70 and extends north to H Road, which is an east/west principal arterial from 21 to 25 Road. While the majority of the traffic is south of I-70, the designation anticipates additional traffic as the community grows, thereby making the adjacent properties attractive for commercial development.

There are public utilities already connected to the existing building(s), including potable water provided by the Ute Water Conservancy District, sanitary sewer service maintained by the City, and electricity from Xcel Energy (a franchise utility). Utility mains are adjacent to the subject parcel and can be utilized and/or upgraded as necessary by the developer to facilitate new use(s) or construction that may occur as a result of the proposed zoning.

This criterion has been met.

- 4) *An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or*

The existing zoning in unincorporated Mesa County is RSF-R (Residential Single-Family Rural), which is inconsistent with the Comprehensive Plan. The requested annexation is the first one to occur within this particular Village Center, one of several identified in various locations across the valley by the 2010 Comprehensive Plan.

The City of Grand Junction Economic Development Plan, adopted by the City Council in May 2014, identifies 1167 acres of C-1 (Light Commercial) zoned property within the city limits, the largest category of Mixed Use Districts representing 38.2% of all commercially zoned land area (including Planned Development). North of I-70, however, only 56 acres of C-1 property is available. Furthermore, only the adjacent parcel of approximately 14 acres could be considered “ready-to-develop”, as defined by the Plan, with the remaining parcels lacking direct road access and/or direct utility access. The subject property has both, as discussed in Criterion 3, as well as an existing structure that could be repurposed for commercial purposes, satisfying Goal 6 of the Comprehensive Plan.

This request addresses the inadequate supply of ready to develop, commercially zoned land available with the identified Village Center.

This criterion has been met.

- 5) *The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.*

The proposed annexation and zoning is an economic development opportunity as it proactively prepares the property for future commercial development consistent with Goal 12 of the Comprehensive Plan and Goal 1.5 of the Economic Development Plan.

This criterion has been met.

Alternatives: In addition to the C-1 zone district, the following zone districts would also implement the Comprehensive Plan designation of Village Center:

- a. R-8 (Residential - 8 du/ac)
- b. R -12 (Residential - 12 du/ac)
- c. R-16 (Residential - 16 du/ac)
- d. R-24 (Residential - 24 du/ac)
- e. R-O (Residential Office)
- f. B-1 (Neighborhood Business)
- g. MXR - (Mixed Use Residential - 3, 5)
- h. MXG - (Mixed Use General - 3, 5)
- i. MXS - (Mixed Use Shop - 3, 5)
- j. M-U (Mixed Use)

As evidenced by the number of zones above, the Village Center designation can be implemented in a variety of ways.

It is my professional opinion that the C-1 (Light Commercial) zone district is the best choice for this property, given that the adjacent property to the south is also zoned C-1.

If the Planning Commission chooses an alternative zone designation, specific alternative findings must be made.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Proietti Zone of Annexation, ANX-2014-321, a request to zone the Proietti Annexation to C-1 (Light Commercial), the following findings of fact and conclusions have been determined:

1. The requested zone district of C-1 (Light Commercial) is consistent with the goals and policies of the Comprehensive Plan and implements the Village Center Mixed Use Future Land Use designation.
2. The review criteria in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code have all been met.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission forward a recommendation of approval of the requested zone, ANX-2014-321, to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on the Proietti Zone of Annexation, ANX-2014-321, I move that the Planning Commission forward to the City Council a recommendation of approval of the C-1 (Light Commercial) zone district for the Proietti Annexation with the facts and conclusions listed in the staff report.

Attachments:

1. Neighborhood Meeting summary
2. Annexation Map
3. Aerial Photo
4. Comprehensive Plan Future Land Use Map
5. Existing City and County Zoning Map
6. Zoning Ordinance

A ■ C ■ G

Austin Civil Group, Inc.

Land Planning ■ Civil Engineering ■ Development Services

May 7, 2014

Dear Brian,

On May 6, 2014 a neighborhood meeting was held at the Monument Smiles building located at 2558 Patterson Road in Grand Junction, Colorado by Dave and Lisa Proietti and Mark Austin with 8 neighbors attending (please see attached sign in sheet).

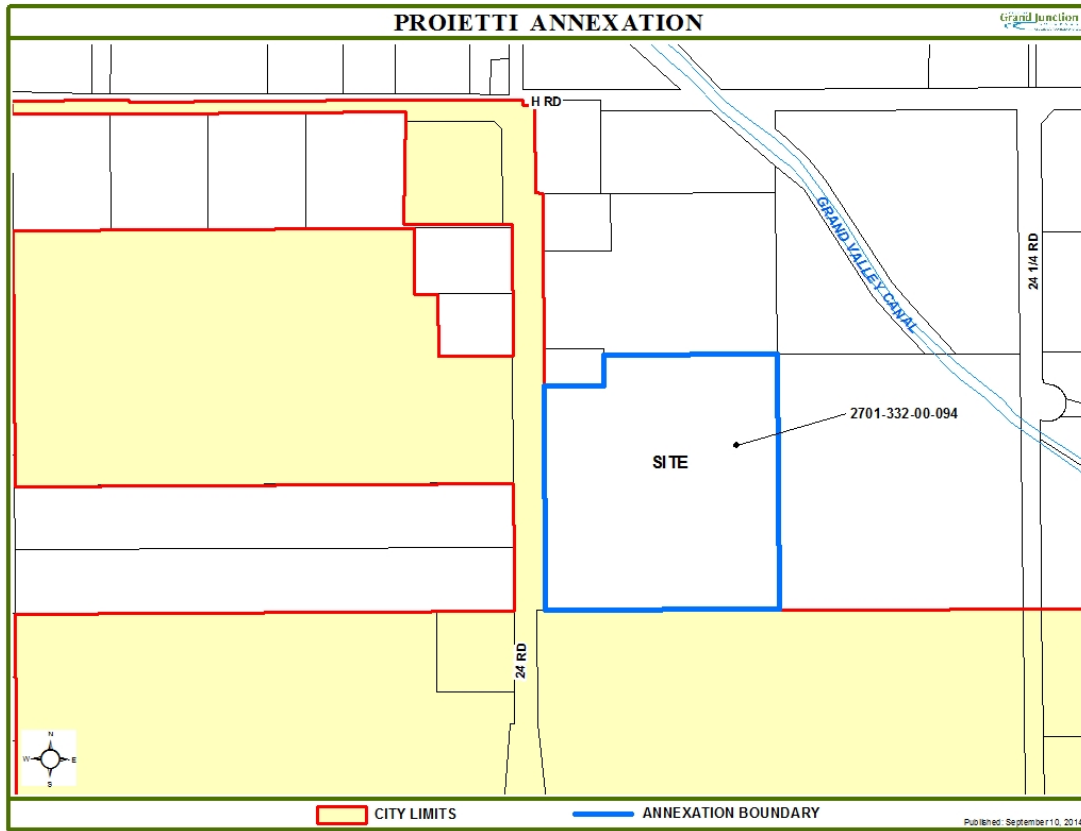
The question of irrigation was discussed and noted that no disruption of irrigation water will happen. There were no negative comments and the meeting was adjourned at 7:00 P. M.

Respectfully submitted,

Mark Austin, P.E.
President

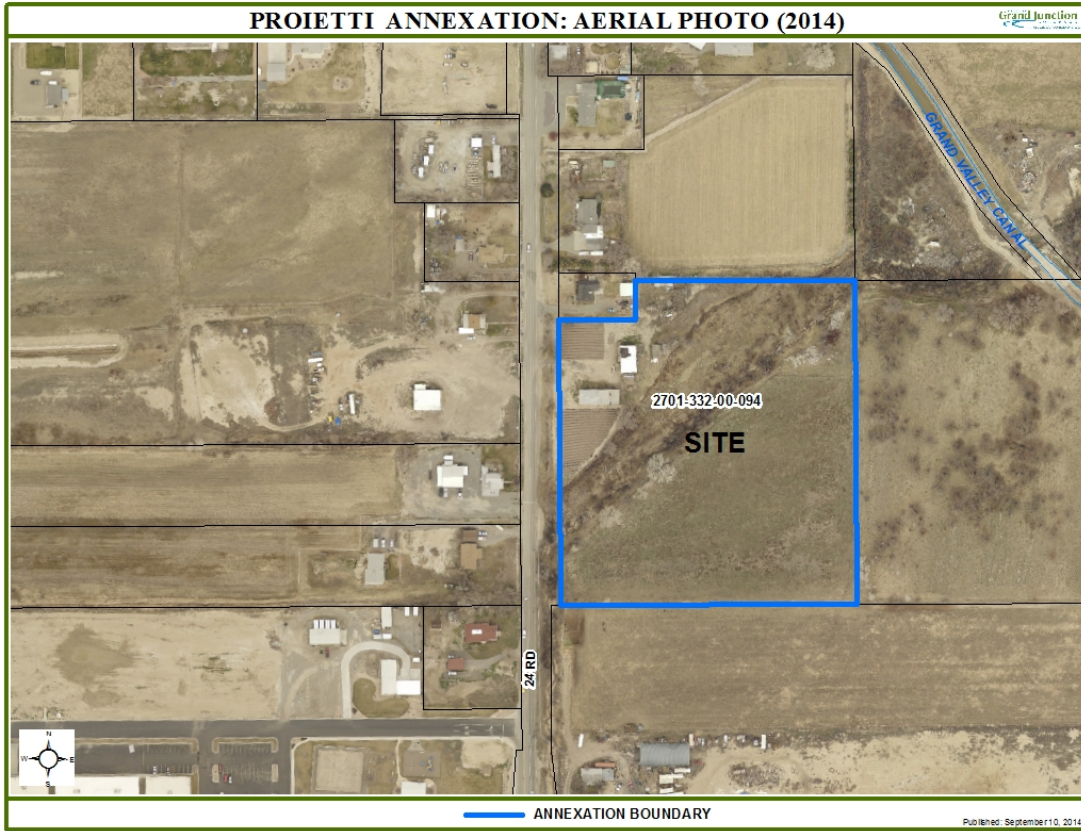
Annexation Map

Figure 1



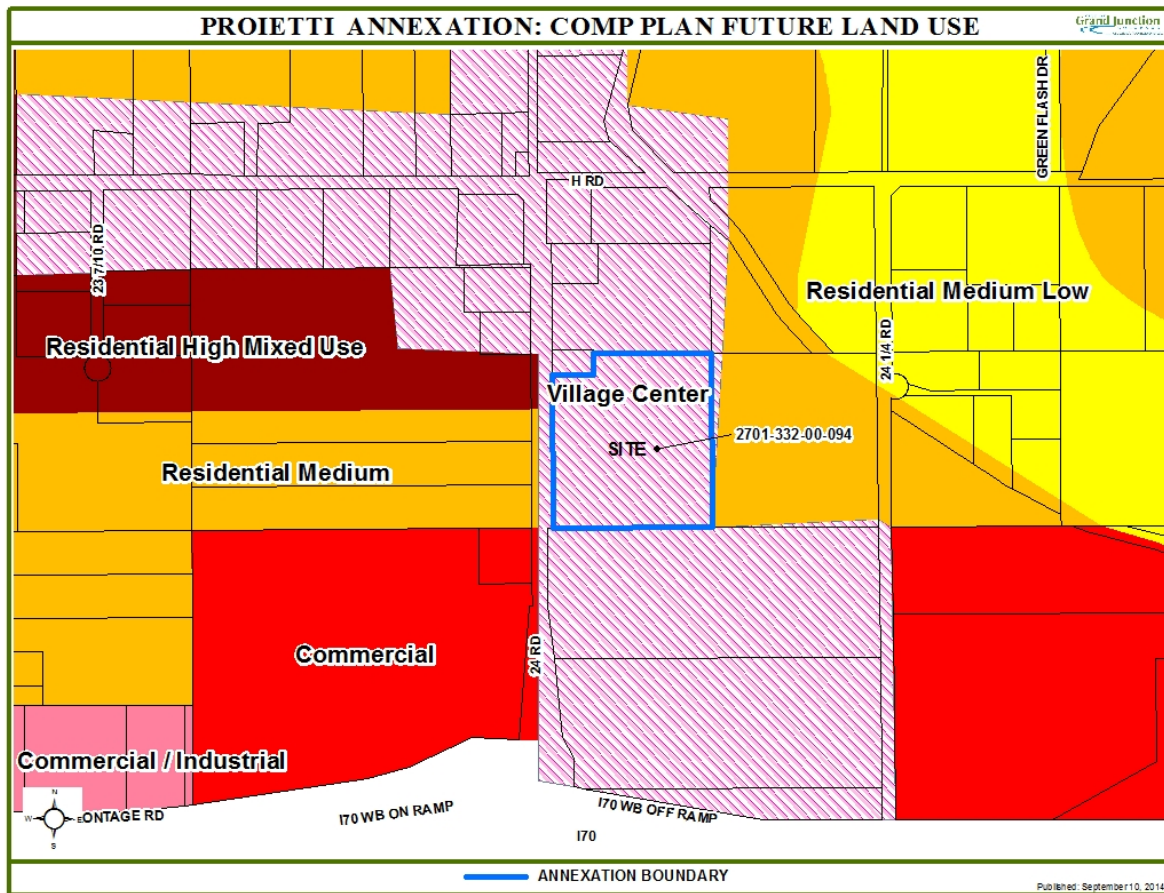
Aerial Photo

Figure 2



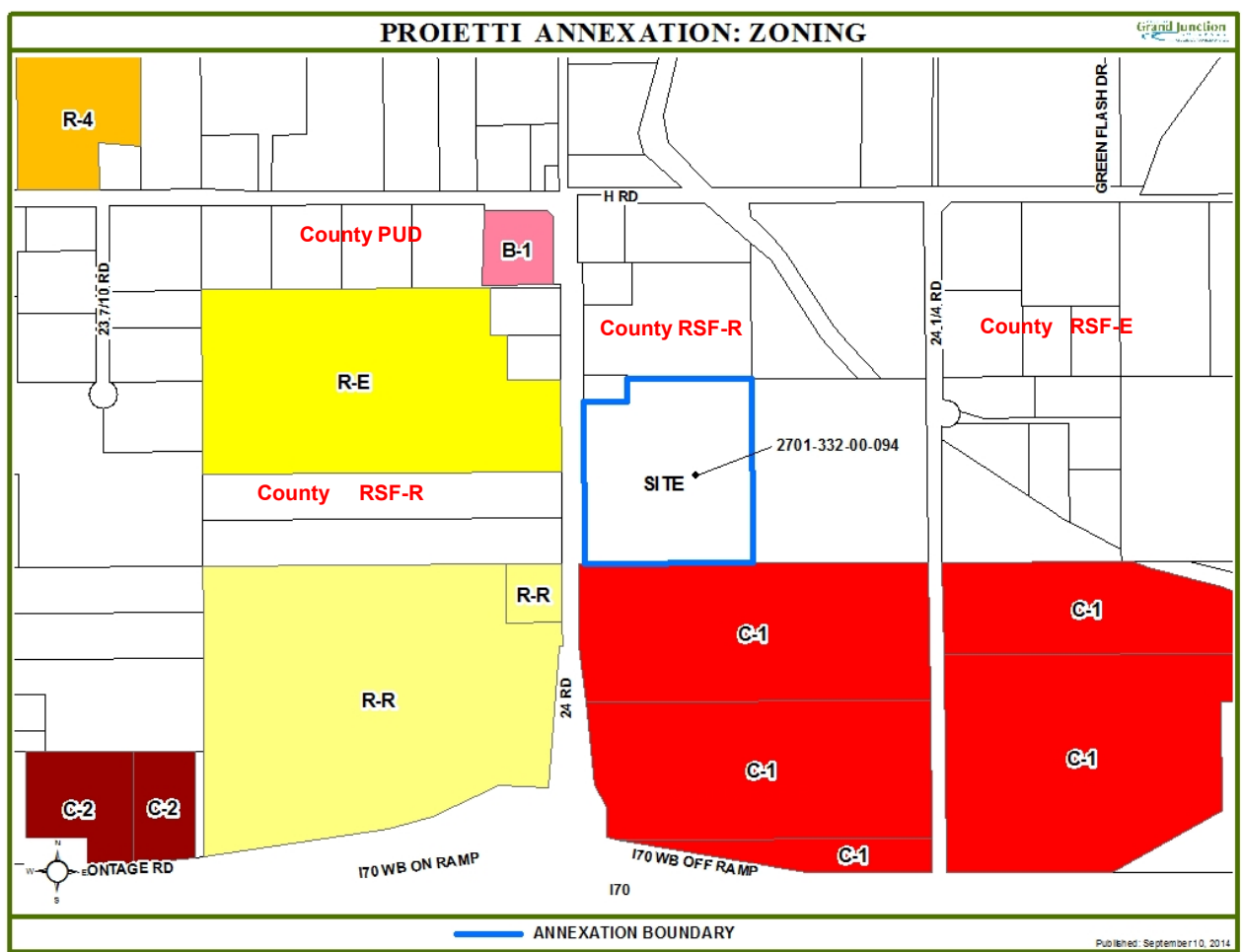
Comprehensive Plan – Future Land Use Map

Map Figure 3



Existing City and County Zoning Map

Figure 4



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE PROIETTI ANNEXATION
TO C-1 (LIGHT COMMERCIAL)**

LOCATED AT 782 24 ROAD

Recitals

The Proietti Annexation consists of one (1) parcel of 8.939 acres, located at 782 24 Road. The property owner has requested annexation into the City and a zoning of C-1 (Light Commercial). Under the 1998 Persigo Agreement between the City and Mesa County, all proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation and processing in the City.

The City has also agreed to zone newly annexed areas using a zone district that implements the Comprehensive Plan. The proposed zoning of C-1 (Light Commercial) implements the Comprehensive Plan Future Land Use Map, which has designated the property as Village Center Mixed Use.

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning the Proietti Annexation to the C-1 (Light Commercial) zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Comprehensive Plan and the Comprehensive Plan's goals and policies. The zone district meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the C-1 (Light Commercial) zone district is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

The following property be zoned C-1 (Light Commercial):

PROIETTI ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 33, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being a portion of Lot 5, Pomona Park, as same is recorded in Plat Book 1, Page 24, Public Records of Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of the NW 1/4 NW 1/4 of said Section 33 and assuming the West line of the NW 1/4 NW 1/4 of said Section 33 bears N 00°03'00" E with

all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°50'33" E, along the South line of the NW 1/4 NW 1/4 of said Section 33, a distance of 50.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 00°03'00" E along the East right of way for 24 Road, as same is described in Book 1041, Page 325, Public Records of Mesa County, Colorado, a distance of 580.39 feet; thence S 89°48'31" E, along the South line of that certain parcel of land described in Book 3462, Page 933, Public Records of Mesa County, Colorado, a distance of 155.12 feet; thence N 00°07'49" E, along the East line of said parcel of land, a distance of 80.03 feet to a point on the North line of said Lot 5, Pomona Park; thence S 89°49'34" E, along the North line of said Lot 5, a distance of 453.17 feet to a point being the Northeast corner of Lot 5, Pomona Park; thence S 00°01'23" W, along the East line of Lot 5, Pomona Park, a distance of 660.20 feet to a point being the Southeast corner of said Lot 5, Pomona Park; thence N 89°50'33" W, along the South line of Lot 5, Pomona Park, a distance of 608.71 feet, more or less, to the Point of Beginning.

CONTAINING 389,405 Sq. Ft. or 8.939 Acres, more or less, as described hereon

INTRODUCED on first reading the ___ day of ___, 2014 and ordered published in pamphlet form.

ADOPTED on second reading the ___ day of ___, 2014 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk

Attach 3

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: October 14, 2014
PRESENTER: Brian Rusche, Senior Planner

AGENDA TOPIC: Salt Flats Comprehensive Plan Amendment - CPA-2014-230
Salt Flats Rezone - RZN-2014-231

ACTION REQUESTED: Forward a recommendation to City Council of a Comprehensive Plan Amendment to change the Future Land Use Designation from Residential High Mixed Use to Commercial on 10.041 acres AND Forward a recommendation to City Council to rezone 28.055 acres from a C-1 (Light Commercial) to an R-24 (Residential 24 du/ac) zone district.

BACKGROUND INFORMATION				
Location:		North of Grand Avenue between 28 and 28 ¼ Road		
Applicants:		Mountain Property Holdings LLC		
Existing Land Use:		Vacant		
Proposed Land Use:		Residential and Commercial		
Surrounding Land Use:	North	Residential and Commercial		
	South	Commercial		
	East	Industrial		
	West	Residential		
Existing Zoning:		C-1 (Light Commercial)		
Proposed Zoning:		C-1 (Light Commercial) on 10.041 acres R-24 (Residential 24 du/ac) on 28.055 acres		
Surrounding Zoning:	North	C-1 (Light Commercial) PD (Planned Development) - Niagara Village		
	South	C-2 (General Commercial)		
	East	I-1 (Light Industrial)		
	West	R-8 (Residential 8 du/ac)		
Future Land Use Designation:		Residential High Mixed Use Adjacent to Commercial on the south side of Grand		
Blended Residential Land Use Categories Map (Blended Map):		Residential High (16-24+ du/ac)		
Zoning within density/intensity range?		X	Yes – using adjacency rule	No

PROJECT DESCRIPTION: A request to change the Future Land Use Designation from Residential High Mixed Use to Commercial on 10.041 acres AND rezone 28.055 acres from a C-1 (Light Commercial) to an R-24 (Residential 24 du/ac) zone district.

STAFF RECOMMENDATION: Recommend approval to City Council.

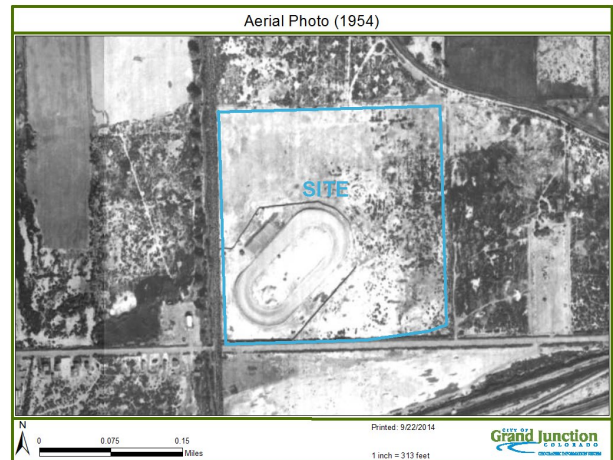
ANALYSIS:

Background:

The subject property consists of approximately 38 acres at the terminus of Grand Avenue on the east side of 28 Road. The property is often referred to as the “Salt Flats” due to the presence of alkali on the surface of the property.

Development pattern and existing conditions:

Aerial photos indicate that the property was home to some type of track during the 1950s and 60s. The property was annexed to the City as part of the Files Annexation in 1972. The property has been completely vacant since the late 1980s.



commercial development during the 1960s and 1970s. Multi-family development, including apartments and manufactured home parks, filled in lands between Belford and Gunnison Avenues through the mid-1990s.

Land use decisions:

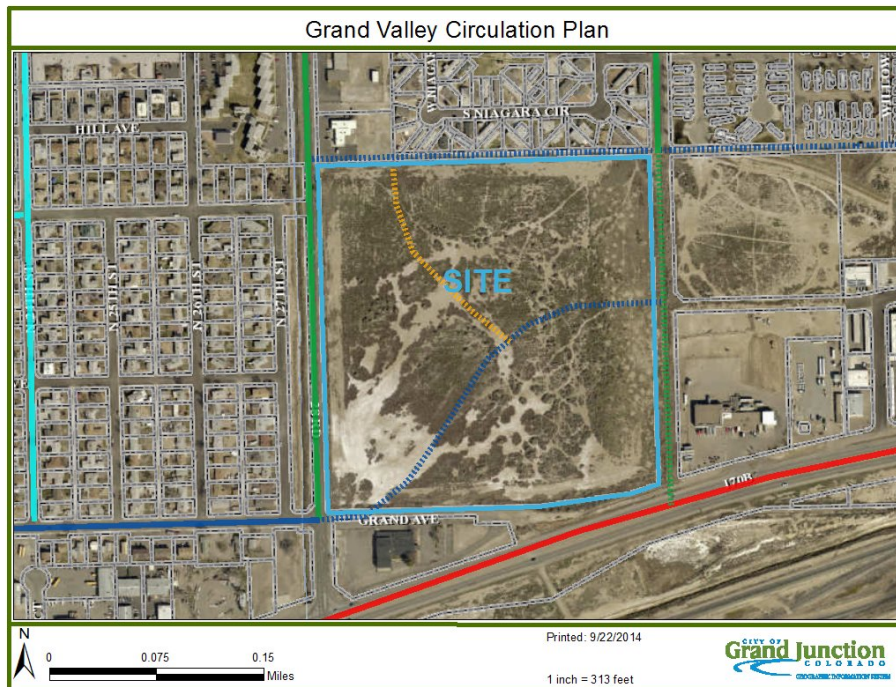
The 1996 Growth Plan designated the future land use of the subject property as commercial. The property is currently zoned C-1 (Light Commercial), which permits a wide variety of land uses, including retail, office, multi-family residential, and light manufacturing. Despite its central location, development has essentially passed over this parcel. In 2010, the Comprehensive Plan designated the future land use of the property as Residential High Mixed Use. This designation rendered the existing zoning inconsistent with the future land use map. In 2011, the future land use designation of the Mesa Gardens neighborhood and adjacent parcels, totaling 37.25 acres, was changed from Residential High Mixed Use (same as the subject parcel) to Residential Medium High (Ordinance 4485). The justification for this change was preservation of the existing

character of the neighborhood, along with the presence of vacant property with the same designation (the subject property) across 28 Road. This action reduced the amount of land available for higher density residential uses.

Transportation:

One reason development has eluded this property is the relative lack of accessible transportation infrastructure. The property is bounded on all four sides by public right-of-way (ROW). 28 Road is a minor arterial from the signalized intersection at the I-70 Business Loop north to its merger with east/west Orchard Avenue. This is the only constructed road that abuts the property and it does not meet the standards of a minor arterial, as it clearly lacks sidewalks, bike lanes, and center turn lanes between Grand and North Avenues. Other ROW includes an abandoned stretch of Grand Avenue on the south, a half-section of Gunnison Avenue on the north behind Niagara Village, and an unbuilt through route for 28 ¼ Road on the east. The 28 ¼ Road alignment is significant, in that it is anticipated that the existing signalized intersection with I-70 Business Loop will eventually move to 28 ¼ Road, thereby creating an arterial from the highway north to Patterson Road and even further north, depending on the outcome of the Matchett Park development.

In 2012, an amendment to the Grand Valley Circulation Plan was adopted that represents a preferred alternative to provide access to and through the subject property. This amendment created a curvilinear connection from Grand Avenue to Chipeta Avenue (approximately 1/8 of a mile), endorsed a connection between 28 and 28 ¼ Road along the Gunnison Avenue alignment (1/4 mile north of Grand), as well as an undefined north/south connection between these two east/west routes. This amendment, coupled with 28 Road on the west and the 28 ¼ Road arterial on the east, divided the property into three “quadrants”.

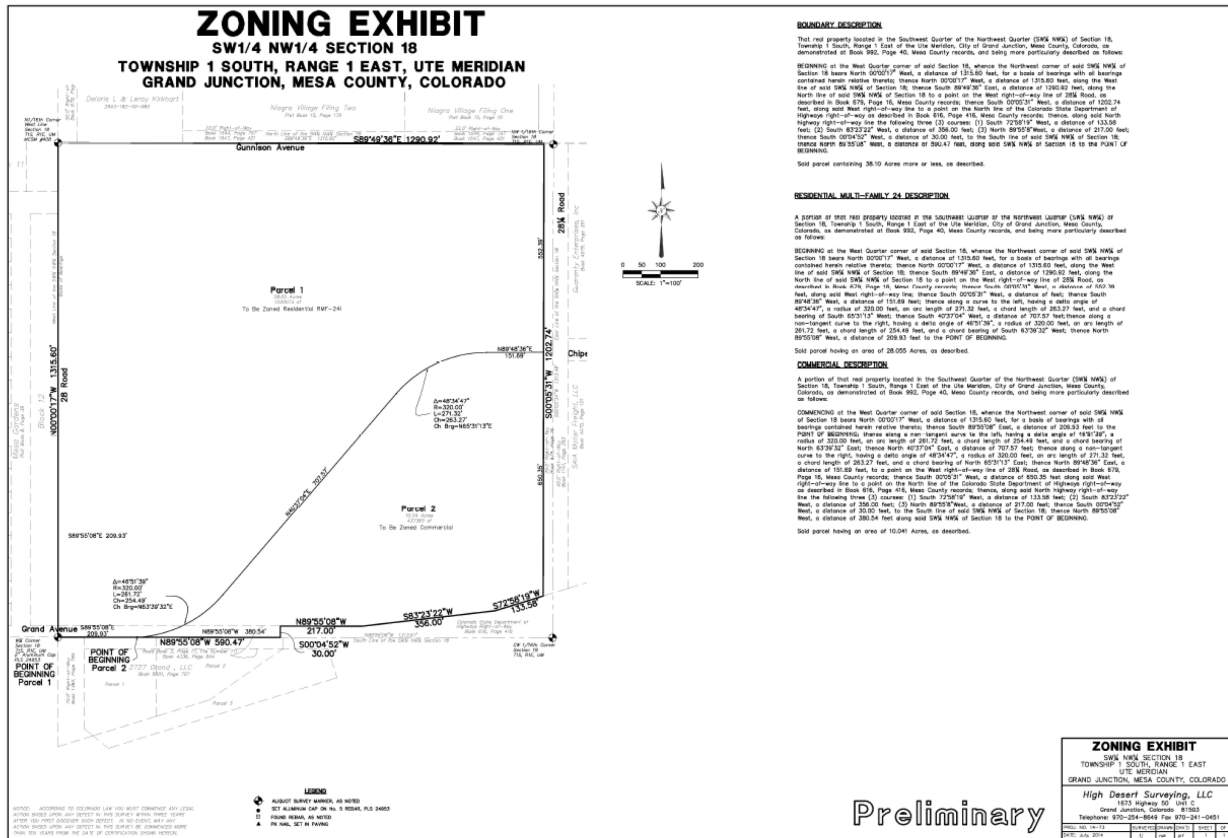


It is important to note that the Grand Valley Circulation Plan is adopted by both the City and the County, with input from the Regional Transportation Planning Office (RTPO). It is, however, a plan and does not address who and how these roads will be constructed.

Goal:

The purpose of this proposal is to bring the zoning into conformance with the future lands use map, while preserving the property owner's development potential. To that end, this application proposes the following:

- 1) Amend the Comprehensive Plan change the Future Land Use Designation for that area south of the adopted Grand Avenue extension from Residential High Mixed Use to Commercial, encompassing approximately 10.041 acres. This amendment would leave the existing C-1 (Light Commercial) zoning in place, which would be consistent with a Commercial future land use if the amendment is adopted.
- 2) Rezone approximately 28.055 acres, which is the balance of the property, from a C-1 (Light Commercial) to an R-24 (Residential 24 du/ac) zone district. This rezone, if adopted, would implement the Residential High Mixed Use future land use designation.



Neighborhood Meeting:

A neighborhood meeting was held on May 7, 2014. The majority of the questions were about the potential closure of the 28 Road intersection with I-70 Business Loop and how that would impact access to the neighborhoods on the west and business on 28 Road.

As noted above, the Grand Valley Circulation Plan does not address who and how the proposed configuration will be constructed. The future developers of the subject property will participate in making these improvements, likely in conjunction with the City and the Colorado Department of Transportation (CDOT). Future development and/or capital improvement projects will include notice to neighbors per established policies.

Consistency with the Comprehensive Plan:

This request is consistent with and furthers 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 A: To create large and small “centers” throughout the community that provide services and commercial areas.

While not specifically designated a “center” on the Future Land Use Map, the property is centrally located with residential and industrial uses adjacent. The proposed amendment and associated rezone attempt to balance the potential addition of more residential units while retaining sufficient area for service and commercial uses.

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.

There is very little vacant land that is centrally located and zoned for higher density residential development. The proposed rezone will provide additional area for infill development with access to transportation and commercial services.

Goal 9: Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle...and freight movement while protecting air, water and natural resources.

Policy E: When improving existing streets or constructing new streets in residential areas, the City...will balance access and circulation in neighborhoods with the community’s need to maintain a street system which safely and efficiently moves traffic throughout the community.

The amended Grand Valley Circulation Plan addresses this criteria and the concerns of the adjacent neighbors. This amendment and rezone honor the decision made relative to circulation and will align the land use designations with the Plan to achieve this goal.

Goal 12: Being a regional provider of goods and services the City will sustain, develop and enhance a healthy, diverse economy.

Policy B: The City will provide appropriate commercial...development opportunities.

The proposed amendment will maintain sufficient commercial development area to service the added residential density anticipated by the proposed rezone. Reducing the overall commercial area will reduce the potential cannibalization of existing commercial development on North Avenue, as well as provide additional rooftops (customers) for the remaining commercial space.

Consistency with the Economic Development Plan:

Goal: Be proactive and business friendly. Streamline processes and reduce time and costs to the business community while respecting and working within the protections that have been put into place through the Comprehensive Plan (Page 9).

The inconsistency between the Comprehensive Plan and the zoning of the property creates uncertainty for potential development. The proposed amendment and rezone is the proper forum for addressing this problem and, if adopted, will eliminate this inconsistency. The owners of the property have been contemplating for years the need to divide the property, which they can proceed to do with certainty if the proposed changes are approved.

Section 21.02.130 and 21.02.140 of the Grand Junction Municipal Code

Pursuant to Section 21.02.130(d)(1)(v), the Director has the authority to process a rezone without a separate plan amendment if the property is adjacent to the land use designation that would support the requested zone district. The southern portion of this property abuts the Commercial designation.

A plan amendment is proposed as part of this request in order to maintain consistency within the Plan. Section 21.02.130(c)(1) provides criteria for amending the Comprehensive Plan. These criteria are the same as those cited in Section 21.02.140, which applies to rezone requests. Therefore, the criteria will address both the plan amendment and rezone.

Requests must meet at least one of the following criteria for approval:

(1) Subsequent events have invalidated the original premise and findings;

The Comprehensive Plan, adopted in 2010, designated the property as Residential High Mixed Use.

The Comprehensive Plan was intended to provide flexibility with land use designations. This is a property that could have been designated with several different possible future land uses and been consistent with the goals and policies of the Comprehensive Plan.

The existing zoning on the property is C-1 (Light Commercial), which was based on the 1996 Growth Plan designation of Commercial. The inconsistency between the Comprehensive Plan and the zoning of the property creates uncertainty for potential development.

The 2012 amendment to the Grand Valley Circulation Plan divided the property into three “quadrants”.

The purpose of this proposal is to bring the zoning into conformance with the future land use map, while preserving the property owner’s development potential. The combination of a plan amendment and rezone, using the circulation plan as the boundary, will eliminate the inconsistency and allow the owner to proceed with development options.

This criterion **has** been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan;

The property is surrounded by single family and multi-family residential, commercial and industrial uses. Despite its central location, development has essentially passed over this parcel. One reason is the relative lack of improved transportation infrastructure, despite being bounded on all four sides by public right-of-way (ROW).

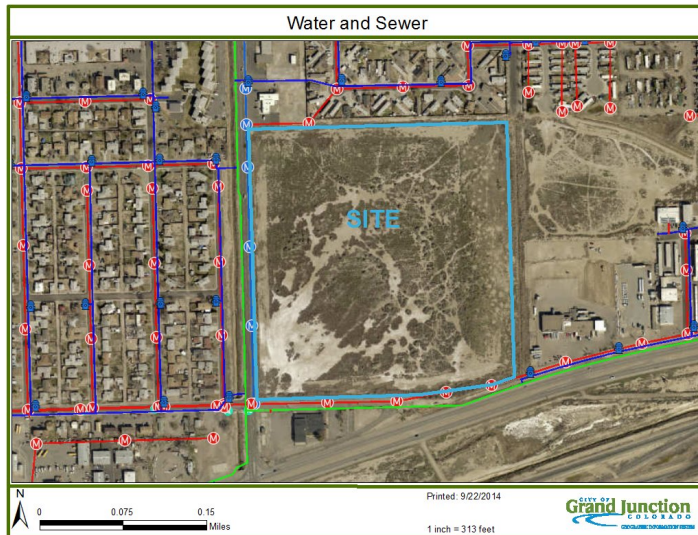
The inconsistency between the Comprehensive Plan and the zoning of the property creates uncertainty for potential development. The owners of the property have been marketing the property, but future development can proceed with certainty only if the proposed changes are approved.

This criterion **has** been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed;

28 Road is a minor arterial from the signalized intersection at the I-70 Business Loop north to its merger with east/west Orchard Avenue. Other ROW includes an abandoned stretch of Grand Avenue on the south, a half-section of Gunnison Avenue on the north behind Niagara Village, and an unbuilt through route for 28 ¼ Road on the east. The 28 ¼ Road alignment is significant, in that it is anticipated that the existing signalized intersection with I-70 Business Loop will eventually move to 28 ¼ Road,

thereby creating an arterial from the highway north to Patterson Road and even further north, depending on the outcome of the Matchett Park development.



There are public utilities with capacity to serve future development, including potable water provided by the City of Grand Junction, sanitary sewer service maintained by the City, and electricity from Xcel Energy (a franchise utility). Utility mains are adjacent to the subject parcel and can be utilized and/or upgraded as necessary by the developer to facilitate new use(s) or construction that may occur as a result of the proposed zoning.

This criterion **has** been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use;

The City of Grand Junction Economic Development Plan, adopted by the City Council in May 2014, identifies 1167 acres of C-1 (Light Commercial) zoned property within the city limits, the largest category of Mixed Use Districts representing 38.2% of all commercially zoned land area (including Planned Development).

In 2011, the future land use designation of the Mesa Gardens neighborhood and adjacent parcels, totaling 37.25 acres, was changed from Residential High Mixed Use (same as the subject parcel) to Residential Medium High (Ordinance 4485). The justification for this change was preservation of the existing character of the neighborhood, along with the presence of vacant property with the same designation (the subject property) across 28 Road. This action reduced the amount of land available for higher density residential uses.

The proposed amendment will maintain sufficient commercial development area to service the added residential density anticipated by the proposed rezone. Reducing the overall commercial area will reduce the potential cannibalization of existing commercial development on North Avenue, as well as provide additional rooftops (customers) for the remaining commercial space.

There is very little vacant land that is centrally located and zoned for higher density residential development. The proposed rezone will provide additional area for infill development with access to transportation and commercial services.

This criterion **has** been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

As discussed earlier, the proposed amendment and rezone is consistent with and further Goals 3, 5, 9, and 12 of the Comprehensive Plan and goals of the Economic Development Plan.

This criterion **has** been met.

Alternatives: In addition to the zoning that the petitioner has requested, the following zone districts would also be consistent with the Comprehensive Plan designation of Residential High Mixed Use for the subject property:

- k. R-16 (Residential - 16 du/ac)
- l. R-24 (Residential - 24 du/ac)
- m. R-O (Residential Office)
- n. B-1 (Neighborhood Business)

If the proposed Comprehensive Plan amendment to Commercial is approved, the following zone districts would also be consistent with that Comprehensive Plan designation, in addition to retaining the C-1 (Light Commercial) zoning for the subject property:

- a. R-O (Residential Office)
- b. B-1 (Neighborhood Business)
- c. C-2 (General Commercial)
- d. MU (Mixed Use)

The Comprehensive Plan was intended to provide flexibility with future land use designations. This is a property that could have been designated with several different possible future land uses and been consistent with the goals and policies of the Comprehensive Plan. As a result, there are plenty of options available for zoning the property using the authority found in Section 21.02.130(d)(1)(v) if the property is adjacent to the land use designation that would support the requested zone district.

It is my professional opinion that the proposed amendment and rezoning is the best option for resolving the inconsistency between the Comprehensive Plan and the zoning of the property, while preserving the property owner's development potential.

If the Planning Commission chooses to recommend one of the alternative zone designations, specific alternative findings must be made as to why the Planning Commission is recommending an alternative zone designation the City Council.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Salt Flats Comprehensive Plan Amendment – CPA-2014-230, a request to Amend the Comprehensive Plan change the Future Land Use Designation for that area south of the adopted Grand Avenue extension from Residential High Mixed Use to Commercial, encompassing approximately 10.041 acres, the following findings of fact and conclusions have been determined:

3. The proposed amendment to the Commercial designation on the Future Land Use Map is consistent with the goals and policies of the Comprehensive Plan;
4. The review criteria in Sections 21.02.130 and 21.02.140 of the Grand Junction Municipal Code have been met.

After reviewing the Salt Flats Rezone – RZN-2014-231, a request to Rezone approximately 28.055 acres, from a C-1 (Light Commercial) to an R-24 (Residential 24 du/ac) zone district, the following findings of fact and conclusions have been determined:

5. The requested R-24 Zone District is consistent with the goals and policies of the Comprehensive Plan and the Residential High Mixed Use Future Land Use designation; and
6. The review criteria in Section 21.02.140 of the Grand Junction Municipal Code have been met.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the Commercial Future Land Use designation, encompassing approximately 10.041 acres, and a recommendation of approval of the R-24 (Residential 24 + du/ac) zone district for approximately 28.055 acres, both as shown on the Zoning Exhibit attached to the staff report, with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

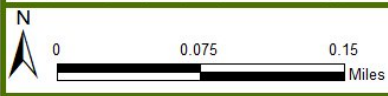
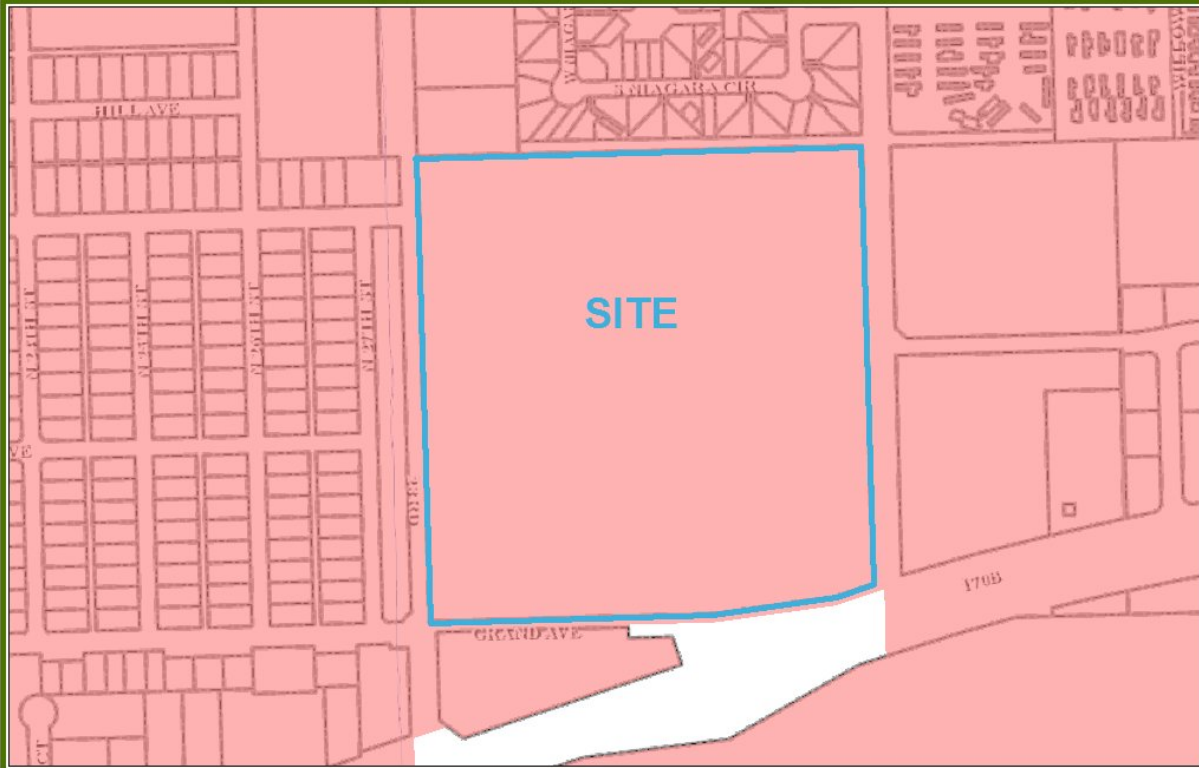
Madam Chairman, on the Salt Flats Comprehensive Plan Amendment - CPA-2014-230, and the Salt Flats Rezone - RZN-2014-231, I move that the Planning Commission forward a recommendation of the approval with the findings of fact and conclusions listed in the staff report.

Attachments:

Site Location Map
Aerial Photo Map

Grand Valley Circulation Plan Map
Comprehensive Plan Map
Zoning Map
Blended Residential Map
Neighborhood Meeting summary
Ordinance

Location Map

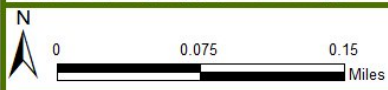


Printed: 9/22/2014

1 inch = 313 feet



Aerial Photo (2014)

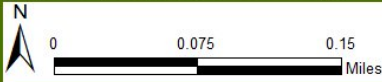


Printed: 9/22/2014

1 inch = 313 feet



Grand Valley Circulation Plan

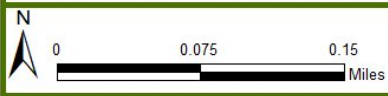
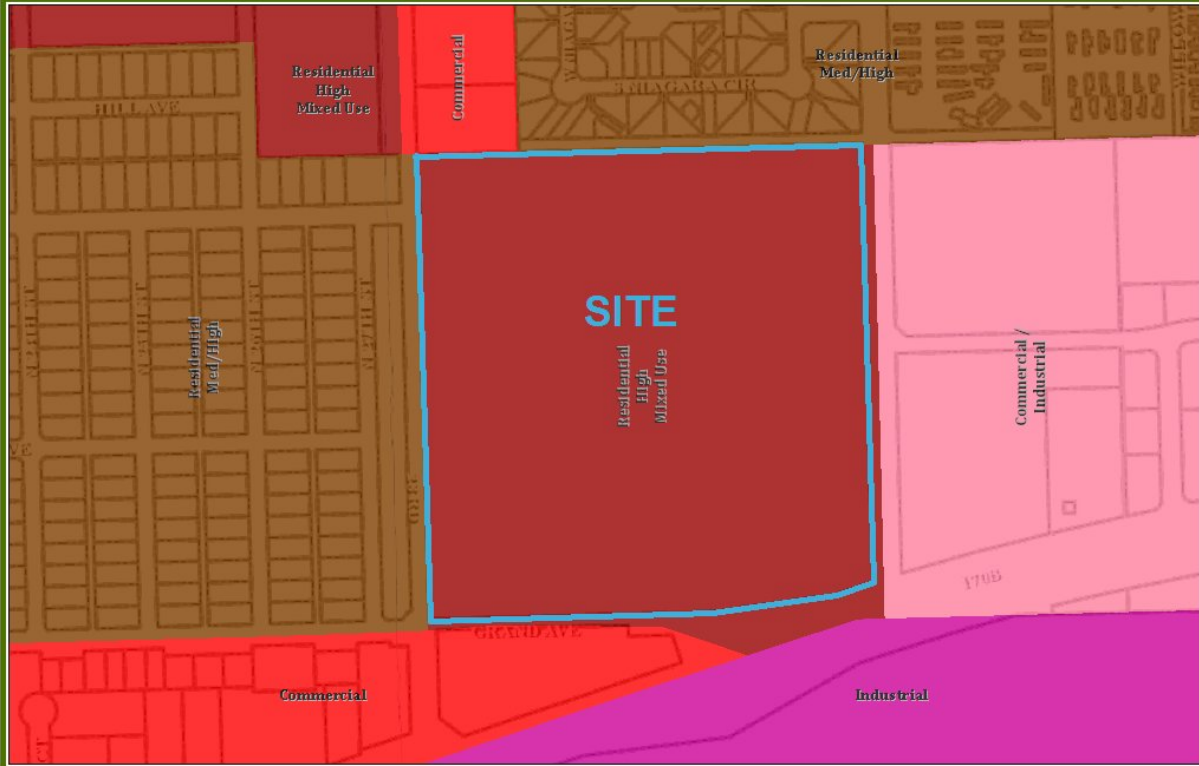


Printed: 9/22/2014

1 inch = 313 feet



Comprehensive Plan - Future Land Use Map

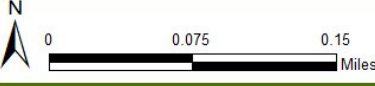


Printed: 9/22/2014

1 inch = 313 feet



Zoning Map

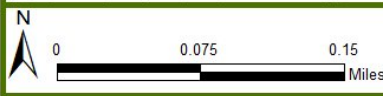


Printed: 9/22/2014

1 inch = 313 feet



Blended Residential Land Use Category



Printed: 9/22/2014

1 inch = 313 feet





Clavonne,
Roberts &
Associates, Inc

LAND PLANNING AND
LANDSCAPE ARCHITECTURE

322 North 7th Street
PH 970-241-0745

Grand Junction, CO 81501
FX 970-241-0765
www.clavonne.com

Neighborhood Meeting Notice Letter

Mailing Date: April 22, 2014

RE: A Neighborhood Meeting for the 36 acres of vacant land on the northeast corner of 28 Road and Grand Avenue

Dear Property Owner:

This letter is to notify you that on **Wednesday (May 7th, starting at 5:30 pm**, a neighborhood meeting will be held to update you on a proposed change to the **Future Land Use Plan and Zoning** for the above noted property at 28 Road and Grand Avenue, Grand Junction, Colorado. This meeting will be held at **Garden Village Apartments** in the **Community Building, 2601 Belford Avenue**, Grand Junction, Colorado 81501.

Currently on this property, the Future Land Use Plan designation of RHMU (36 acres of Residential High Mixed Use) and the current Zoning of C1 (36 acres of Commercial) are in conflict. This project proposes a correction of this conflict through a mixture of approximately 26 acres of Residential (R24) and 10 acres of Commercial (C1), requiring changes to both the Future Land Use Plan and the Zoning Plan.

The neighborhood meeting is an opportunity for adjacent property owners to learn more about the project, ask questions, and submit written statements to the Owners Representative (Clavonne Roberts & Associates, Inc.), and the City of Grand Junction staff.

The applicant (Mountain Property Holdings, Inc.) will be submitting applications for this project to the City of Grand Junction for the noted changes to the Future Land Use Plan, along with the corresponding Rezone. As a neighbor of this property you will be notified of public hearings and pending development applications (if any) by mail.

The list of property owners being notified for this neighborhood meeting was supplied by the City of Grand Junction and derived from current records of the Mesa County Assessors. As those records are not always current, please feel free to notify your neighbors of this meeting date so that all may have the opportunity to participate.

If you are not available to attend this meeting, you can provide written comment to ted@clavonne.com or the City of Grand Junction Planning Department at briann@gjcity.org.

We look forward to seeing you at this meeting.

Sincerely,

Ted Clavonne, PLA
Clavonne, Roberts and Associates, Inc

MDC 40 Neighborhood Meeting Notes
Wednesday, May 7th 2014 @ 5:30 PM

Out of 160 notices, 9 people were in attendance, not including Ciavonne, Roberts and the City of Grand Junction staff.

The questions during the meeting were:

- What is the estimated time of completion of the new roads? Would they come first, or would the development come first?
- Are there any subdivision plans yet?
- Is Gunnison to go thru to 28 road?
- Will there be commercial/retail allowed on the residential/high mixed use side?
- When would be the soonest the development could start?
- Could 28 Road stay open for a right in, right out only situation? Worried for businesses on 28 Road if closed at I-70 business loop...

28 Road & Grand Avenue
Neighborhood Meeting Sign-In Sheet
May 7, 2014

Name	Address	Phone #
DAN WILSON	607 25 RD #201	248 5800
Gray Lupp	2424 GUNNISON	242 1103
Dee Zuehlhart	476 28 Rd	243-6026
LeRoy Zuehlhart	476 28 Rd	243-6026
John Kuechy	3442 G Rd	464 2268
Joe Audino	2420 GUNNISON	250-6508
Roger Lutkiewicz	549 N 27 th	243-2229
CIMONNE ROBERTS & ASSOC.	222 N th 7 th	241-0745
Rosean Chaparro	519 N 27 th	242-8188

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN
FROM RESIDENTIAL HIGH MIXED USE TO COMMERCIAL**

AND

**REZONING PROPERTY FROM C-1 (LIGHT COMMERCIAL)
TO R-24 (RESIDENTIAL 24 + DU/AC)**

FOR PROPERTY KNOWN AS THE SALT FLATS

Recitals

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of changing the Comprehensive Plan designation from Residential High Mixed Use to Commercial, encompassing approximately 10.041 acres, finding that the proposed amendment is consistent with the goals and policies of the Comprehensive Plan and meets the criteria found in Section 21.02.130 of the Grand Junction Municipal Code.

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of rezoning approximately 28.055 acres, from a C-1 (Light Commercial) to an R-24 (Residential 24 du/ac) zone district, finding that it conforms with the land use designation of Residential High Mixed Use as shown on the future land use map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code.

After public notice and public hearing, the Grand Junction City Council finds that the Comprehensive Plan designation of Commercial is in conformance with the stated criteria in the Comprehensive Plan for an Amendment to the Land Use Map and the criteria in Title 21 Section 02.130 of the Grand Junction Municipal Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the R-24 (Residential 24 + du/ac) zone district is in conformance with the stated criteria of Sections 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property shall be designated Commercial on the Future Land Use Map of the Comprehensive Plan:

Commercial Description

A portion of that real property located in the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 18, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, as demonstrated at Book 992, Page 40, Mesa County records, and being more particularly described as follows:

COMMENCING at the West Quarter corner of said Section 18, whence the Northwest corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18 bears North 00°00'17" West, a distance of 1315.60 feet, for a basis of bearings with all bearings contained herein relative thereto; thence South 89°55'08" East, a distance of 209.93 feet to the POINT OF BEGINNING; thence along a non-tangent curve to the left, having a delta angle of 46°51'39", a radius of 320.00 feet, an arc length of 261.72 feet, a chord length of 254.49 feet, and a chord bearing of North 63°39'32" East; thence North 40°37'04" East, a distance of 707.57 feet; thence along a non-tangent curve to the right, having a delta angle of 48°34'47", a radius of 320.00 feet, an arc length of 271.32 feet, a chord length of 263.27 feet, and a chord bearing of North 65°31'13" East; thence North 89°48'36" East, a distance of 151.69 feet, to a point on the West right-of-way line of 28 $\frac{1}{4}$ Road, as described in Book 679, Page 16, Mesa County records; thence South 00°05'31" West, a distance of 650.35 feet along said West right-of-way line to a point on the North line of the Colorado State Department of Highways right-of-way as described in Book 616, Page 416, Mesa County records; thence, along said North highway right-of-way line the following three (3) courses: (1) South 72°58'19" West, a distance of 133.58 feet; (2) South 83°23'22" West, a distance of 356.00 feet; (3) North 89°55'8" West, a distance of 217.00 feet; thence South 00°04'52" West, a distance of 30.00 feet, to the South line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18; thence North 89°55'08" West, a distance of 380.54 feet along said SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18 to the POINT OF BEGINNING.

Said parcel having an area of 10.041 Acres, as described.

The following property shall be zoned R-24 (Residential 24 + du/ac):

RESIDENTIAL DESCRIPTION

A portion of that real property located in the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 18, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, as demonstrated at Book 992, Page 40, Mesa County records, and being more particularly described as follows:

BEGINNING at the West Quarter corner of said Section 18, whence the Northwest corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18 bears North 00°00'17" West, a distance of 1315.60 feet, for a basis of bearings with all bearings contained herein relative thereto; thence North

00°00'17" West, a distance of 1315.60 feet, along the West line of said SW¼ NW¼ of Section 18; thence South 89°49'36" East, a distance of 1290.92 feet, along the North line of said SW¼ NW¼ of Section 18 to a point on the West right-of-way line of 28¼ Road, as described in Book 679, Page 16, Mesa County records; thence South 00°05'31" West, a distance of 552.39 feet, along said West right-of-way line; thence South 00°05'31" West, a distance of feet; thence South 89°48'36" West, a distance of 151.69 feet; thence along a curve to the left, having a delta angle of 48°34'47", a radius of 320.00 feet, an arc length of 271.32 feet, a chord length of 263.27 feet, and a chord bearing of South 65°31'13" West; thence South 40°37'04" West, a distance of 707.57 feet; thence along a non-tangent curve to the right, having a delta angle of 46°51'39", a radius of 320.00 feet, an arc length of 261.72 feet, a chord length of 254.49 feet, and a chord bearing of South 63°39'32" West; thence North 89°55'08" West, a distance of 209.93 feet to the POINT OF BEGINNING.

Said parcel having an area of 28.055 Acres, as described.

Less public Right-of-Way

INTRODUCED on first reading the ____ day of _____, 2014 and ordered published in pamphlet form.

PASSED and **ADOPTED** on second reading the ____ day of _____, 2014 and ordered published in pamphlet form.

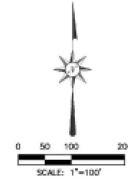
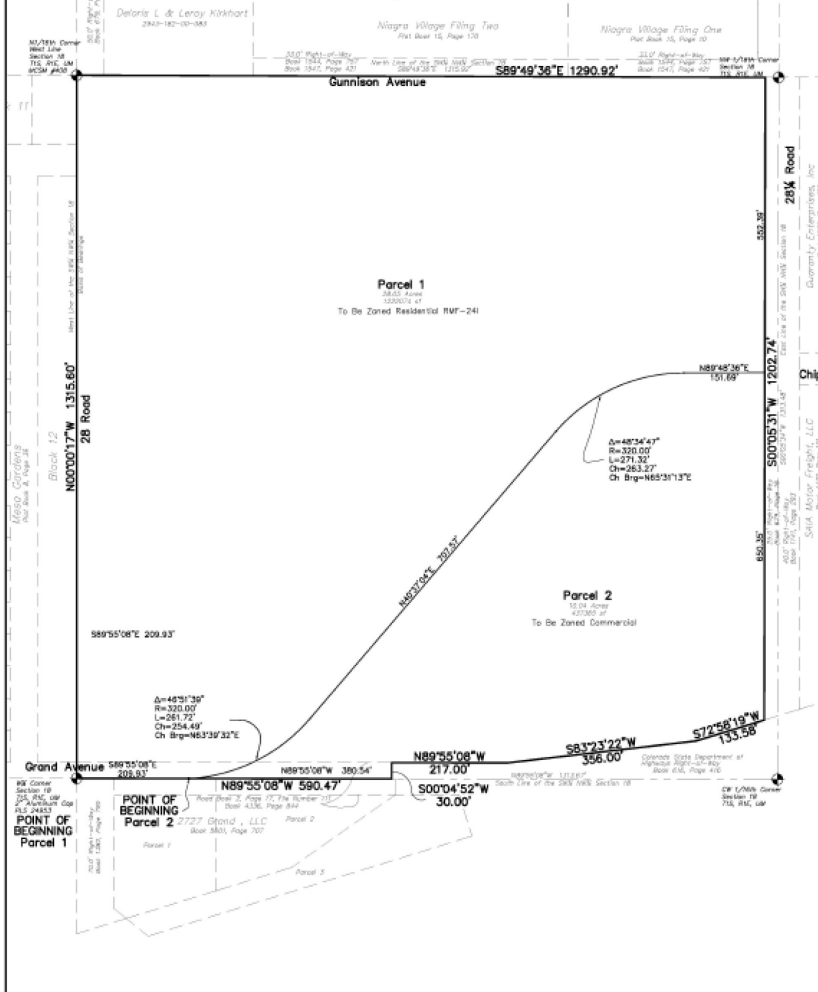
ATTEST:

President of the Council

City Clerk

ZONING EXHIBIT

SW1/4 NW1/4 SECTION 18
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO



BOUNDARY DESCRIPTION

That real property located in the Southwest Quarter of the Northwest Quarter (SW¼ NW¼) of Section 18, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, as demonstrated at Book 992, Page 40, Mesa County records, and being more particularly described as follows:

BEGINNING at the West Quarter corner of said Section 18, whence the Northwest corner of said SW¼ NW¼ of Section 18 bears North 00°00'17" West, a distance of 1315.60 feet, for a basis of bearings with all bearings contained herein relative thereto; thence North 00°00'17" West, a distance of 1315.60 feet, along the West line of said SW¼ NW¼ of Section 18; thence South 89°49'36" East, a distance of 1290.92 feet, along the North line of said SW¼ NW¼ of Section 18 to a point on the North line of the Colorado State Department of Highways right-of-way line as described in Book 616, Page 416, Mesa County records; thence, along said North Highway right-of-way line the following three (3) courses: (1) South 72°50'15" West, a distance of 133.58 feet; (2) South 83°23'22" West, a distance of 356.00 feet; (3) North 89°55'08" West, a distance of 217.00 feet; thence South 00°04'52" West, a distance of 30.00 feet, to the South line of said SW¼ NW¼ of Section 18; thence North 89°55'08" West, a distance of 380.47 feet, along said SW¼ NW¼ of Section 18 to the POINT OF BEGINNING.

Said parcel containing 38.10 Acres more or less, as described.

RESIDENTIAL MULTI-FAMILY 24 DESCRIPTION

A portion of that real property located in the Southwest Quarter of the Northwest Quarter (SW¼ NW¼) of Section 18, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, as demonstrated at Book 992, Page 40, Mesa County records, and being more particularly described as follows:

BEGINNING at the West Quarter corner of said Section 18, whence the Northwest corner of said SW¼ NW¼ of Section 18 bears North 00°00'17" West, a distance of 1315.60 feet, for a basis of bearings with all bearings contained herein relative thereto; thence North 00°00'17" West, a distance of 1315.60 feet, along the West line of said SW¼ NW¼ of Section 18; thence South 89°49'36" East, a distance of 1290.92 feet, along the North line of said SW¼ NW¼ of Section 18 to a point on the West right-of-way line of 28th Road, as described in Book 679, Page 18, Mesa County records; thence South 00°03'31" West, a distance of 552.39 feet, along said West right-of-way line; thence South 00°03'31" West, a distance of 263.27 feet; thence South 89°48'36" West, a distance of 151.69 feet; thence along a curve to the left, having a delta angle of 48°34'47", a radius of 320.00 feet, on an arc length of 271.32 feet, a chord length of 263.27 feet, and a chord bearing of South 62°31'13" West; thence South 40°37'04" West, a distance of 707.57 feet; thence along a non-tangent curve to the right, having a delta angle of 48°34'47", a radius of 320.00 feet, on an arc length of 261.72 feet, a chord length of 254.49 feet, and a chord bearing of South 63°39'32" West; thence North 89°55'08" West, a distance of 209.93 feet to the POINT OF BEGINNING.

Said parcel having an area of 28.055 Acres, as described.

COMMERCIAL DESCRIPTION

A portion of that real property located in the Southwest Quarter of the Northwest Quarter (SW¼ NW¼) of Section 18, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, as demonstrated at Book 992, Page 40, Mesa County records, and being more particularly described as follows:

COMMENCING at the West Quarter corner of said Section 18, whence the Northwest corner of said SW¼ NW¼ of Section 18 bears North 00°00'17" West, a distance of 1315.60 feet, for a basis of bearings with all bearings contained herein relative thereto; thence South 89°55'08" East, a distance of 209.93 feet to the POINT OF BEGINNING; thence along a non-tangent curve to the left, having a delta angle of 48°34'47", a radius of 320.00 feet, on an arc length of 261.72 feet, a chord length of 254.49 feet, and a chord bearing of North 63°39'32" East; thence North 40°37'04" East, a distance of 707.57 feet; thence along a non-tangent curve to the right, having a delta angle of 48°34'47", a radius of 320.00 feet, on an arc length of 271.32 feet, a chord length of 263.27 feet, and a chord bearing of North 62°31'13" East; thence North 89°48'36" East, a distance of 151.69 feet, to a point on the West right-of-way line of 28th Road, as described in Book 679, Page 18, Mesa County records; thence South 00°03'31" West, a distance of 650.35 feet along said West right-of-way line to a point on the North line of the Colorado State Department of Highways right-of-way line as described in Book 616, Page 416, Mesa County records; thence, along said North Highway right-of-way line the following three (3) courses: (1) South 72°50'15" West, a distance of 133.58 feet; (2) South 83°23'22" West, a distance of 356.00 feet; (3) North 89°55'08" West, a distance of 217.00 feet; thence South 00°04'52" West, a distance of 30.00 feet, to the South line of said SW¼ NW¼ of Section 18; thence North 89°55'08" West, a distance of 380.47 feet along said SW¼ NW¼ of Section 18 to the POINT OF BEGINNING.

Said parcel having an area of 10.041 Acres, as described.

- LEGEND**
- ▲ ADJUST SURVEY MARKER, AS NOTED
 - SET ALLIANCE CAP ON N.L. 5 REBAR, PLS 14655
 - FOUND IRON, AS NOTED
 - ▲ P.N. NAIL, SET IN PAVING

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER THE FIRST DISCOVERY SUCH DEFECT. A 60-DAY NOTICE PERIOD ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED AFTER THIRTY DAYS FROM THE DATE OF DISCOVERY UNDER PENALTY.

ZONING EXHIBIT
SW¼ NW¼ SECTION 18
TOWNSHIP 1 SOUTH, RANGE 1 EAST
UTE MERIDIAN
GRAND JUNCTION, MESA COUNTY, COLORADO

High Desert Surveying, LLC
1673 Highway 50 Unit C
Grand Junction, Colorado 81503
Telephone: 970-244-8648 Fax: 970-241-0451

Preliminary

PROJ. NO.	DATE	REVISED	BY	CHKD.	SHEDT.	OF
14-13	6/16/2014	U	na	at	T	1

Attach 4

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: October 14, 2014
PRESENTER: Greg Moberg

AGENDA TOPIC: Sewer Easement Vacation - Vacation - VAC-2014-375

ACTION REQUESTED: Forward a Recommendation to City Council on the Requested Easement Vacation.

BACKGROUND INFORMATION					
Location:		2619 H Rd.			
Applicants:		City of Grand Junction for Owner			
Existing Land Use:		Single Family Residential			
Proposed Land Use:		Single Family Residential			
Surrounding Land Use:	North	Single family residential			
	South	Single family residential			
	East	Single family residential			
	West	Single family residential			
Existing Zoning:		R-R (Residential Rural)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	R-R (Residential Rural) and R-1 (Residential – 1 du/ac)			
	South	R-R (Residential - Rural) and R-1 (Residential – 1 du/ac)			
	East	R-R (Residential – Rural)			
	West	R-R (Residential – Rural) and R-1 (Residential – 1 du/ac)			
Future Land Use Designation:		Residential Low 0.5-2 du/ac			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: Forward a recommendation to City Council to vacate a 20' Sewer Easement on 3.069 +/- acres in an R-R Residential - Rural zone district.

RECOMMENDATION: Conditional approval of the requested easement vacation.

ANALYSIS

Background:

As part of the 2014 Sewer Replacement Project (“Project”), the City of Grand Junction (“City”) is replacing an existing 8” Sanitary Sewer line with a new 12” PVC line and a portion of this Project includes the sewer line that crosses the property at 2619 H Road. The line presently crosses the property diagonally on the front end. As part of the Project, The City will relocate the line to cross the front edge of the property and then down the western edge. (See Exhibit A showing the new easement.) The owners of the property, Joe and Margaret Coleman, are agreeable to the relocation of the sewer line and agreeable to granting a new easement where the sewer line will be relocated with the vacation of this easement. The City is asking for the easement to be vacated upon the relocation of the sewer line and the new easement being granted to the City for the new placement of the sewer. (See Exhibit “B” which shows where the easement to be vacated is located.)

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

The request is consistent with the goals and policies of the Comprehensive Plan. The request does not conflict with the Comprehensive Plan because the easement is no longer needed and a new private easement will be provided.

Section 21.02.100 (c) of the Grand Junction Zoning and Development Code:

The vacation of the easement shall conform to the following:

- a. The Comprehensive Plan, Grand Valley Circulation Plan, and other adopted plans and policies of the City.

Granting the request to vacate this utility easement does not conflict with Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies of the City. As a condition of approval, a new sewer easement shall be granted to the City of Grand Junction where the new line is relocated.

Therefore, this criterion has been met.

- b. No parcel shall be landlocked as a result of the vacation.

Because this is a vacation of a utility easement and not a vacation of right-of-way, this criterion does not apply. Vacating this sewer easement will not result in any parcel being landlocked.

Therefore, this criterion has been met.

- c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation.

Vacation of this sewer easement will not affect access to any parcel. As a condition of approval, a new sewer easement shall be granted to the City where the sewer line is being relocated.

Therefore, this criterion has been met.

- d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).

There will be no adverse impacts to the general community and the quality of public facilities and services provided will not be reduced due to the proposed sewer easement vacation. Sewer service will continue for all who rely on the present sewer. It will be a new larger line that can handle more capacity.

Therefore, this criterion has been met.

- e. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 of the Grand Junction Zoning and Development Code.

With an easement being granted for the new location of the line, adequate public facilities and services will not be inhibited to any property. As previously indicated service will actually be improved with greater capacity and new pipes.

Therefore, this criterion has been met.

- f. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

The upgrade to the overall sewer system is beneficial to the City and its citizens. The relocation of the sewer line is also advantageous to the Coleman's property.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the application, VAC-2014-375 for the vacation of a 20' Sewer Easement, I, as Project Manager, make the following findings of fact, conclusions and conditions:

1. With the granting of a new easement for the relocated sewer line, the requested sewer easement vacation is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.02.100 (c) of the Grand Junction Zoning and Development Code have all been met.

3. Approval of the sewer easement vacation is conditioned upon the relocation of the sewer line on the property and a new easement granted by the property owners of 2619 H Road for the relocated line.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of conditional approval of the requested sewer easement vacation, VAC-2014-375 to the City Council with the findings, conclusions and conditions listed above.

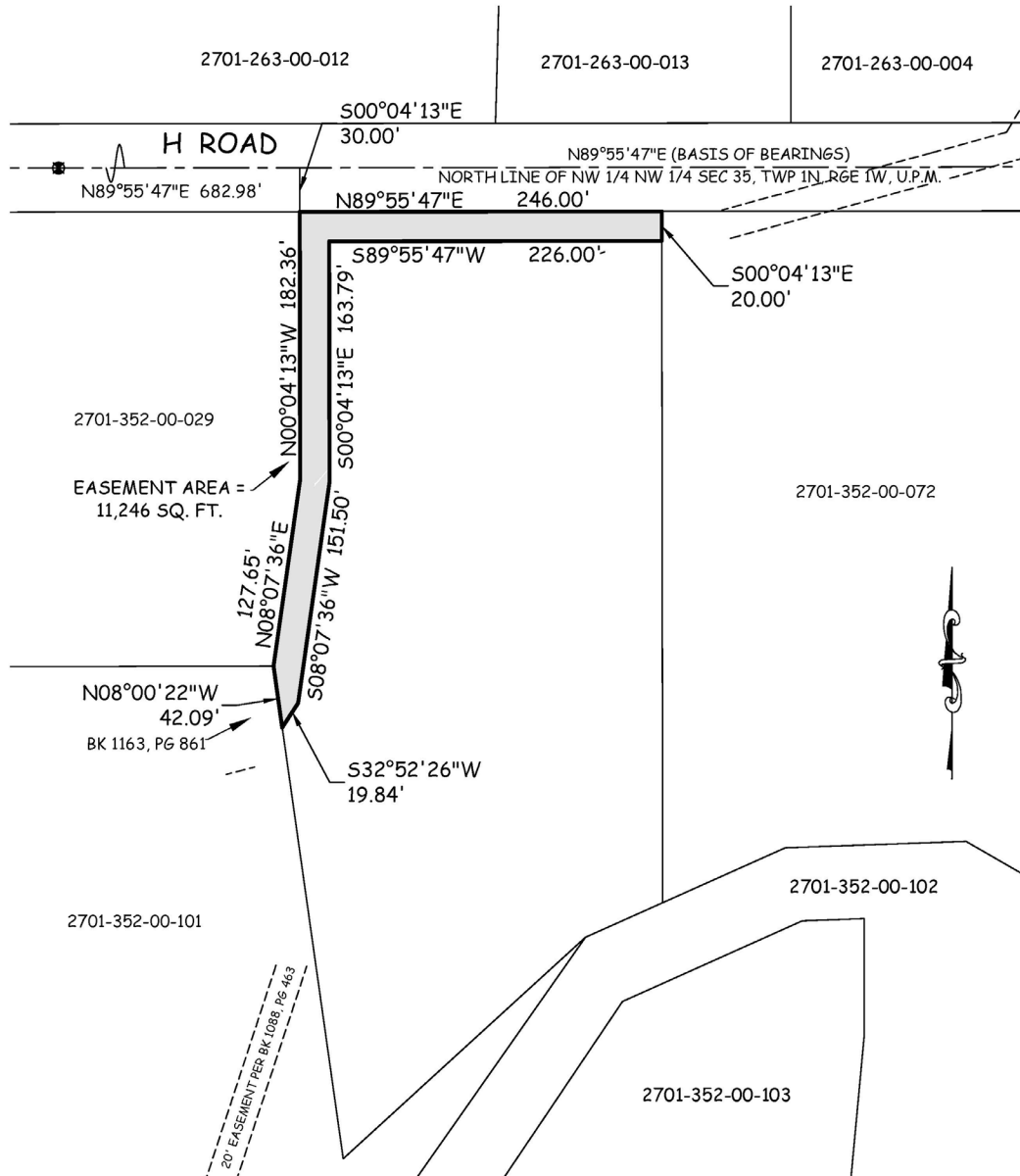
RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on item VAC-2014-375, I move we forward a recommendation of conditional approval to the City Council on the request to vacate an existing 20' Sewer Easement, with the findings of fact, conclusions and conditions identified in the staff report.

Attachments:

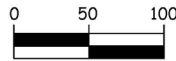
Exhibit A and Exhibit B
Site Location Map / Aerial Photo Map
Comprehensive Plan Future Land Use Map / Existing Zoning Map
Proposed Vacation Resolution

EXHIBIT " A "



ABBREVIATIONS

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN



1 inch = 100 ft.

Lineal Units = U.S. Survey Foot

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: P.T.K.
 DATE: 03-07-2014
 SCALE: 1" = 100'
 APPR. BY: J.B.

**JOSEPH COLEMAN AND
 MARGARET COLEMAN**
 2619 H ROAD
 NEW SANITARY SEWER EASEMENT
 2701-352-00-071

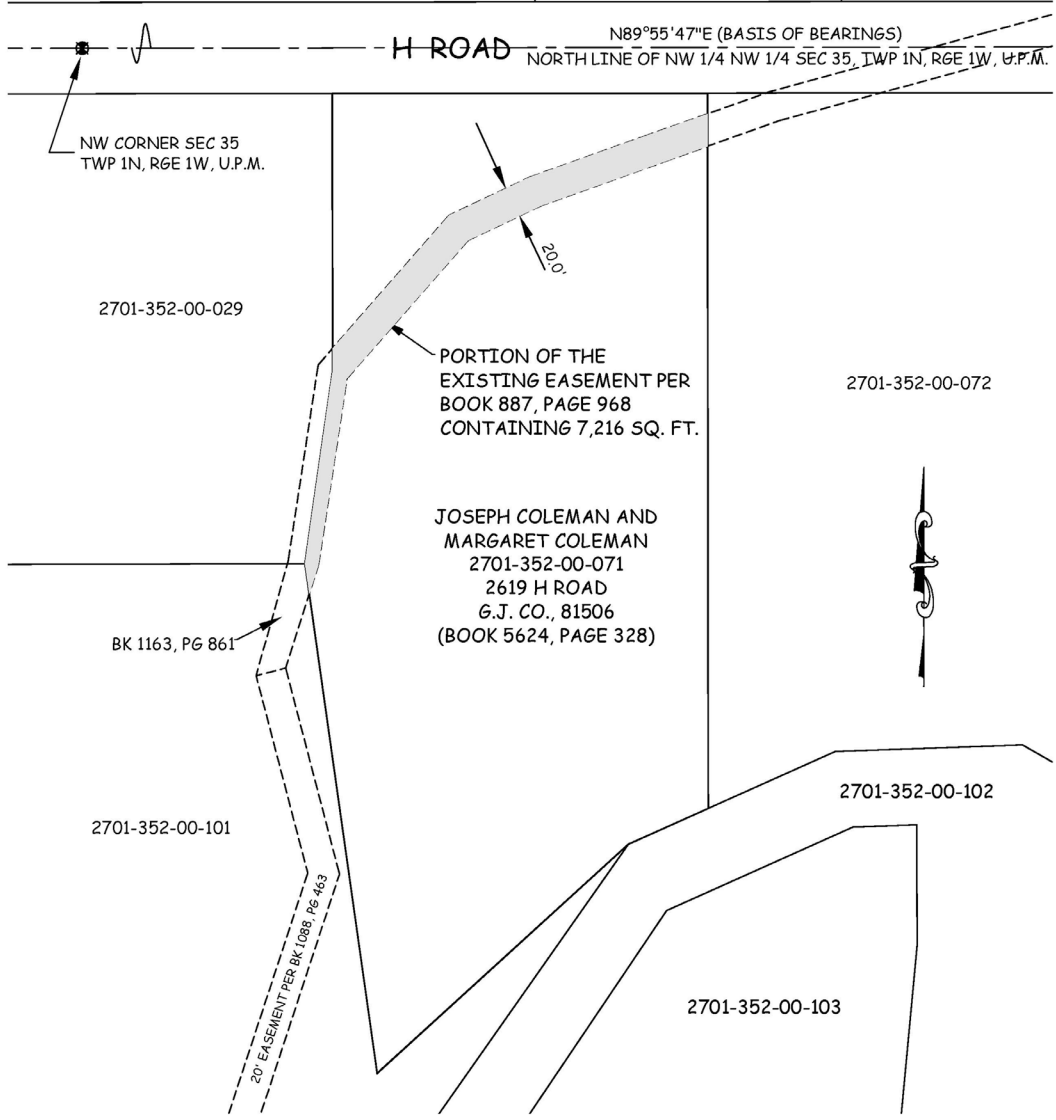


EXHIBIT " B "

2701-263-00-012

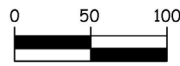
2701-263-00-013

2701-263-00-004



ABBREVIATIONS

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
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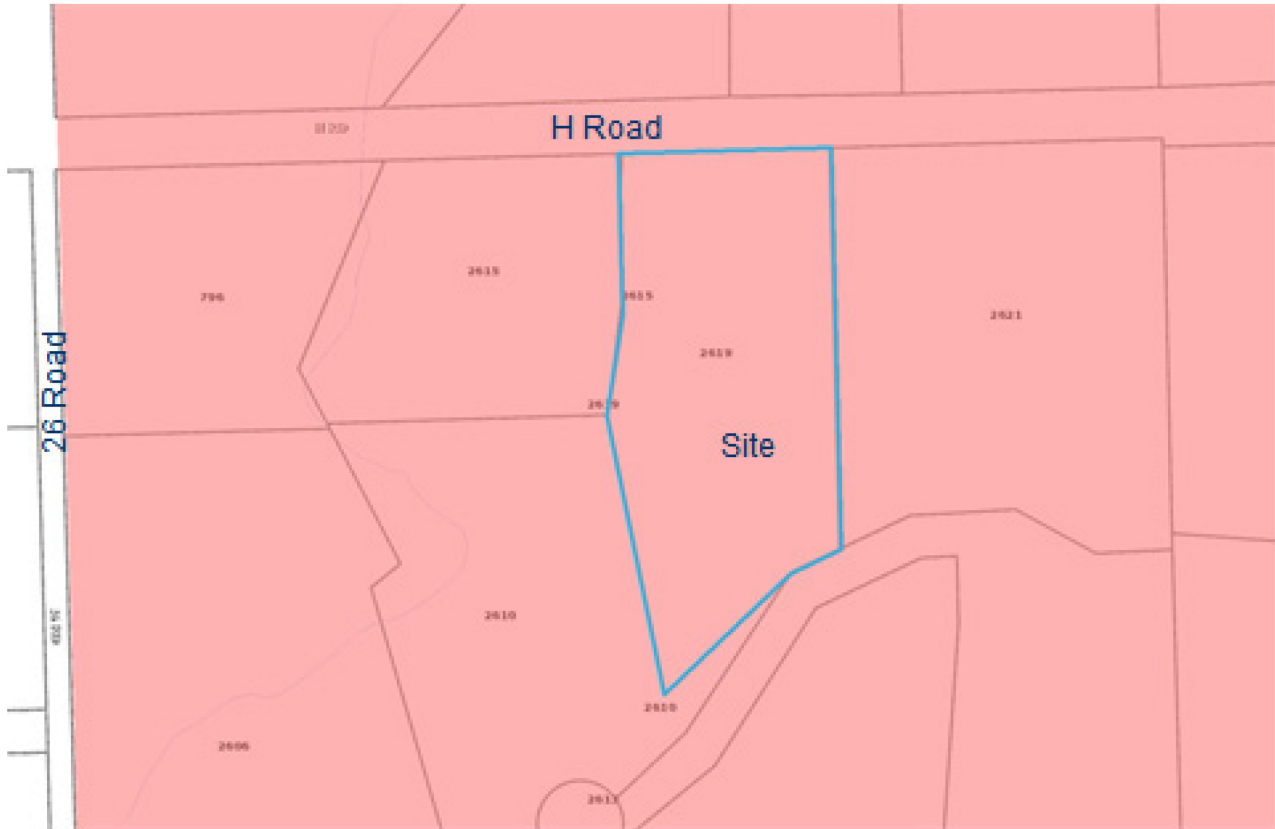
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DRAWN BY: P.T.K.
 DATE: 03-10-2014
 SCALE: 1" = 100'
 APPR. BY: J.B.

**JOSEPH COLEMAN AND
 MARGARET COLEMAN**
 2619 H ROAD
 EXISTING EASEMENT
 2701-352-00-071



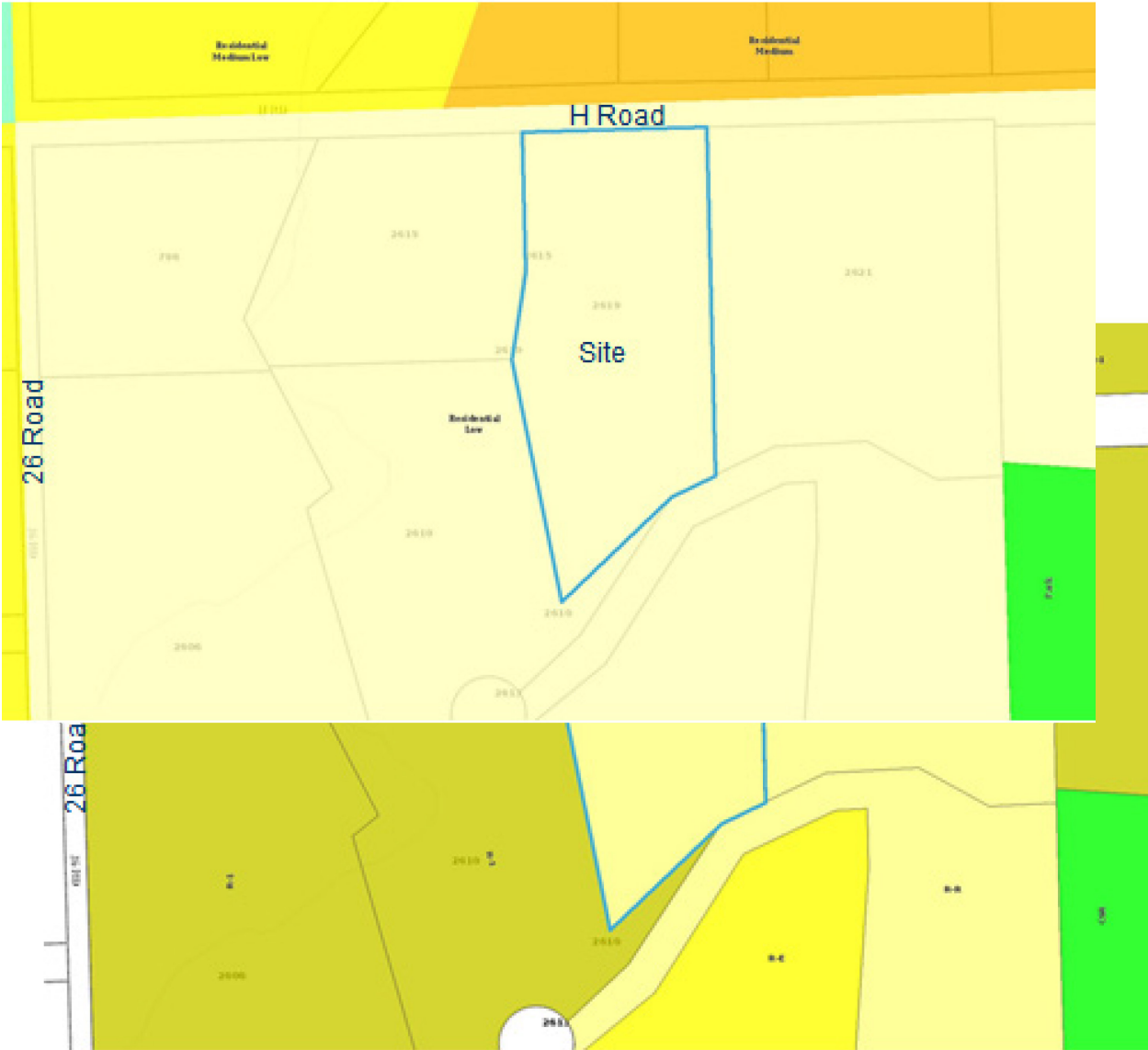
Site Location Map



Aerial Map



Future Land Use Map



CITY OF GRAND JUNCTION

Resolution No.

A RESOLUTION VACATING A 20' SEWER EASEMENT LOCATED AT 2619 H ROAD

RECITALS:

As a part of the 2014 Sewer Replacement Project, the City intends to relocate the sewer line that crosses diagonally across the front portion of the property located at 2619 H Road, Grand Junction, Colorado. The sewer line is expected to be upgraded and relocated to cross the front edge of the property along H Road and then to extend south down the west edge of the property. Once the sewer is relocated the present easement where the sewer is being removed from will no longer be needed. The granting of a new sewer easement is required for the new location of the sewer line.

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 (c) of the Grand Junction Municipal Code.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommended that the vacation be approved conditionally.

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

The following described 20' Sewer Easement is hereby vacated subject to the listed conditions:

All of that certain 20.0 foot wide easement recorded in Book 887, Page 968, Public Records of Mesa County, Colorado, lying in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 35, Township 1 North, Range 1 West of the Ute Principal Meridian, that lies entirely within that certain parcel of land described in Book 5624, Page 328, Public Records of Mesa County, Colorado.

CONTAINING 7,216 Square Feet or 0.166 Acres, more or less, as described.

The vacation is conditioned upon the following occurring:

The relocation of the sewer line on the property at 2619 H Road, Grand Junction, Colorado and the grant of a new Sewer Easement to the City of Grand Junction for the use and benefit of the Persigo 201 sewer system for the installation, operation, maintenance, repair and replacement of sanitary sewer facilities, on, along, over, under, through and across the land area where the sewer line is relocated that is at least 20' wide and approximately located over the centerline of the sewer line and as approved by the City Manager of the City of Grand Junction.

A sketch of the proposed location for the relocated sewer is shown in Exhibit "A" where a new easement is to be granted as a condition of the vacation and a sketch of the location of the Sewer Easement to be vacated is attached as Exhibit "B."

PASSED and ADOPTED this , day of , 2014.

ATTEST:

President of City Council

City Clerk

Attach 5

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: October 14, 2014
PRESENTER: Senta Costello

AGENDA TOPIC: Fire Station No. 4 Zone of Annexation - ANX-2014-341

ACTION REQUESTED: Recommendation to City Council on a Zone of Annexation.

STAFF REPORT / BACKGROUND INFORMATION				
Location:		2880 B ½ Road		
Applicants:		Reorganized Church of Jesus Christ of Latter Day Saints		
Existing Land Use:		Church		
Proposed Land Use:		Subdivide, church remains, add fire station on new lot		
Surrounding Land Use:	North	Single Family Residential		
	South	Single Family Residential		
	East	Elementary School		
	West	Single Family Residential		
Existing Zoning:		County RSF-4 (Residential Single Family 4 du/ac)		
Proposed Zoning:		City R-4 (Residential 4 du/ac)		
Surrounding Zoning:	North	County RSF-4		
	South	County RSF-4		
	East	County RSF-4		
	West	County RSF-4		
Future Land Use Designation:		Residential Medium Low 2-4 du/ac		
Zoning within density range?		X	Yes	No

PROJECT DESCRIPTION: A request to zone the 4.760 acre Fire Station No. 4 Annexation, consisting of 1 parcel located at 2880 B ½ Road, to a R-4 (Residential 4 du/ac) zone district.

RECOMMENDATION: Recommend approval to the City Council of the R-4 (Residential 4 du/ac) zone district.

ANALYSIS:

Background:

The 4.760 acre Fire Station No. 4 Annexation consists of 1 parcel located at 2880 B ½ Road. The property owners have requested annexation into the City and a zoning of R-4 (Residential 4 du/ac). Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

Under the 1998 Persigo Agreement with Mesa County, the City shall zone newly annexed areas with a zone district that is either identical to current County zoning or to a zone district that implements the City's Comprehensive Plan Future Land Use Map. The proposed zoning of R-4 implements to the Future Land Use Map, which has designated the property as Residential Medium Low 2-4 du/ac.

Neighborhood meeting:

A neighborhood meeting was held September 9, 2014 at 2880 B ½ Road. Seven neighbors attended the meeting. The proposed annexation was the purpose of the neighborhood meeting; however, the neighbors' concerns centered on the potential future use of a fire station. The issues discussed included how property values were affected by a fire station next door, reduced quality of life due to sirens and lights, high volume traffic from the school and the potential conflicts this could cause with a fire station, what other sites had been considered and why was this one chosen over other properties in the area.

Section 21.02.160 and 21.02.140 of the Grand Junction Municipal Code:

Section 21.02.160 of the Grand Junction Municipal Code states: Land annexed to the City shall be zoned in accordance with GJMC Section 21.02.140 to a district that is consistent with the adopted Comprehensive Plan and the criteria set forth.

The requested zone of annexation to a R-4 (Residential 4 du/ac) zone district is consistent with the Comprehensive Plan Future Land Use Map designation of Residential Medium Low 2-4 du/ac.

Section 21.02.140(a) states: *In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:*

- 6) *Subsequent events have invalidated the original premises and findings; and/or*

The Comprehensive Plan, adopted in 2010, designated the property as Residential Medium Low 2-4 du/ac. The owner wishes to subdivide off a portion of the property to sell, necessitating annexation and rezoning consistent with the 2010 Plan.

This criterion has been met.

- 7) *The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or*

A majority of the neighboring properties in the area are zoned RSF-4 (Residential Single Family 4 du/ac) in the County or R-4 (Residential 4 du/ac) in the City.

This criterion has been met.

- 8) *Public and community facilities are adequate to serve the type and scope of land use proposed; and/or*

The property is situated with transportation connections to 29 Road and Highway 50 via B ½ Road. The neighborhood has shopping and restaurants in the vicinity and Lincoln Orchard Mesa Elementary School is directly to the east. The property has access to a 10" sewer line and a 4" and 18" water line within the B ½ Road right-of-way.

This criterion has been met.

- 9) *An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or*

The requested annexation and zoning will allow for future residential development of up to 4 dwelling units per acre, consistent with the neighborhood as well as residential support uses such as schools, churches, library, daycare and public safety services.

This criterion has been met.

- 10) *The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.*

The requested zoning supports the following goals of the Comprehensive Plan:

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

Policy A – City and County land use decisions will be consistent with the Comprehensive Plan Future Land Use Map

The proposed zoning of R-4 (Residential 4 dwelling units/ac) is consistent with the Residential Medium Low 2-4 dwelling units per acre Future Land Use Map designation.

This criterion has been met.

Alternatives: In addition to the zoning that the petitioner has requested, the following zone district would also implement the Comprehensive Plan designation for the subject property.

- o. R-2 (Residential 2 du/ac)

If the Planning Commission chooses an alternative zone designation, specific alternative findings must be made.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Fire Station No. 4 Annexation, ANX-2014-341, for a Zone of Annexation, staff recommends that the Planning Commission make the following findings of fact and conclusions:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. The applicable review criteria in Section 21.02.140 of the Grand Junction Municipal Code have been met.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission forward a recommendation of approval of the R-4 (Residential 4 du/ac) zone district for the Fire Station No. 4 Annexation, ANX-2014-341 to the City Council with the findings and conclusions listed above.

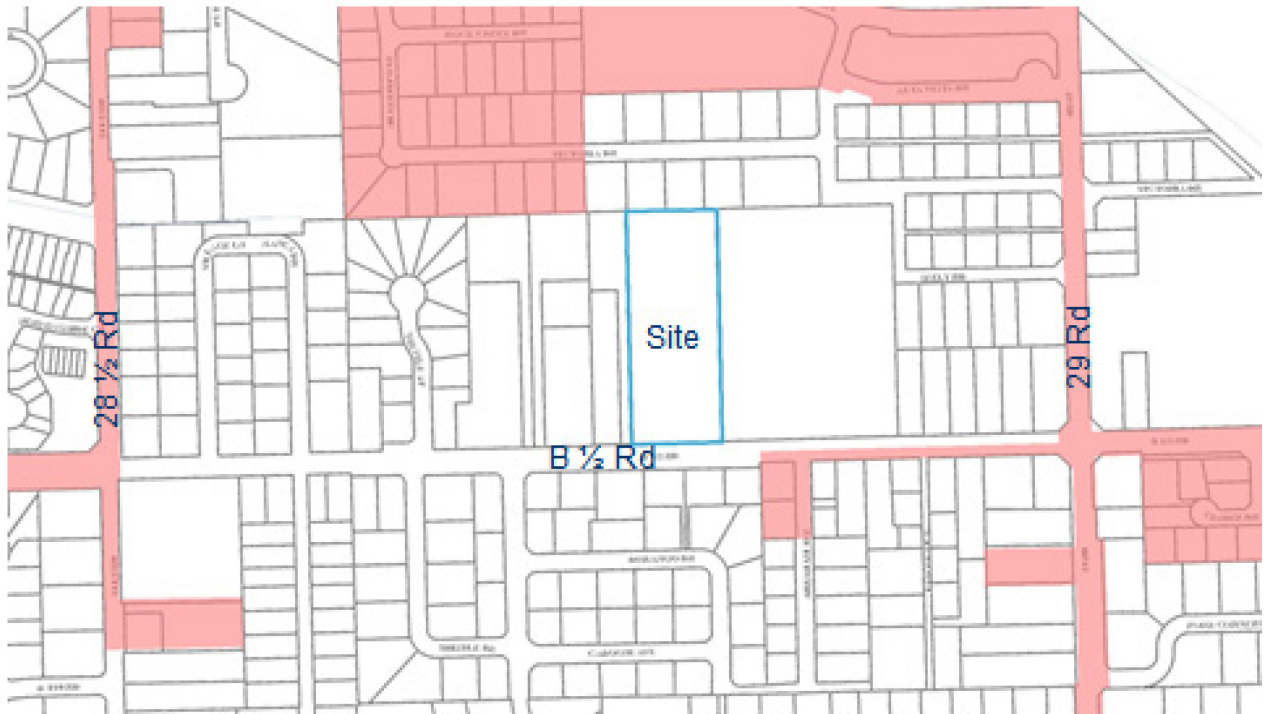
RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on the Fire Station No. 4 Zone of Annexation, ANX-2014-341, I move that the Planning Commission forward to the City Council a recommendation of approval of the R-4 (Residential 4 du/ac) zone district for the Fire Station No. 4 Annexation with the facts and conclusions listed in the staff report.

Attachments:

Annexation - Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Existing City and County Zoning Map
Zoning Ordinance

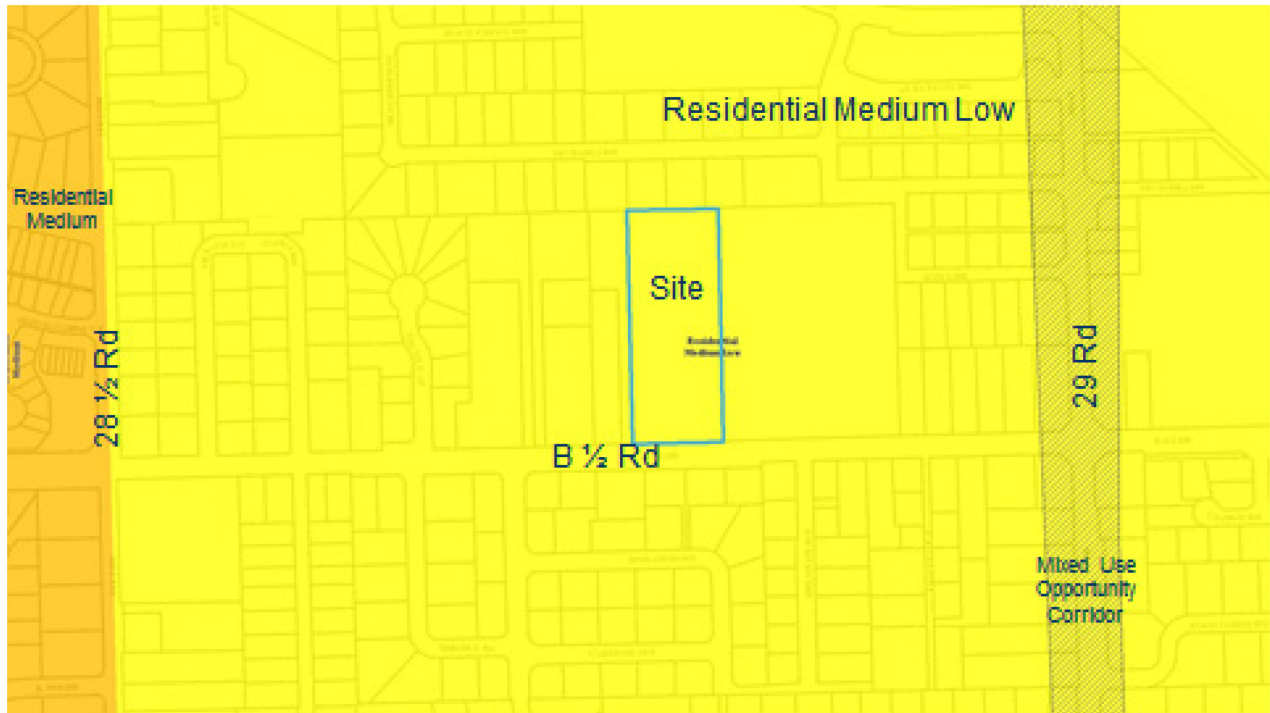
Location Map



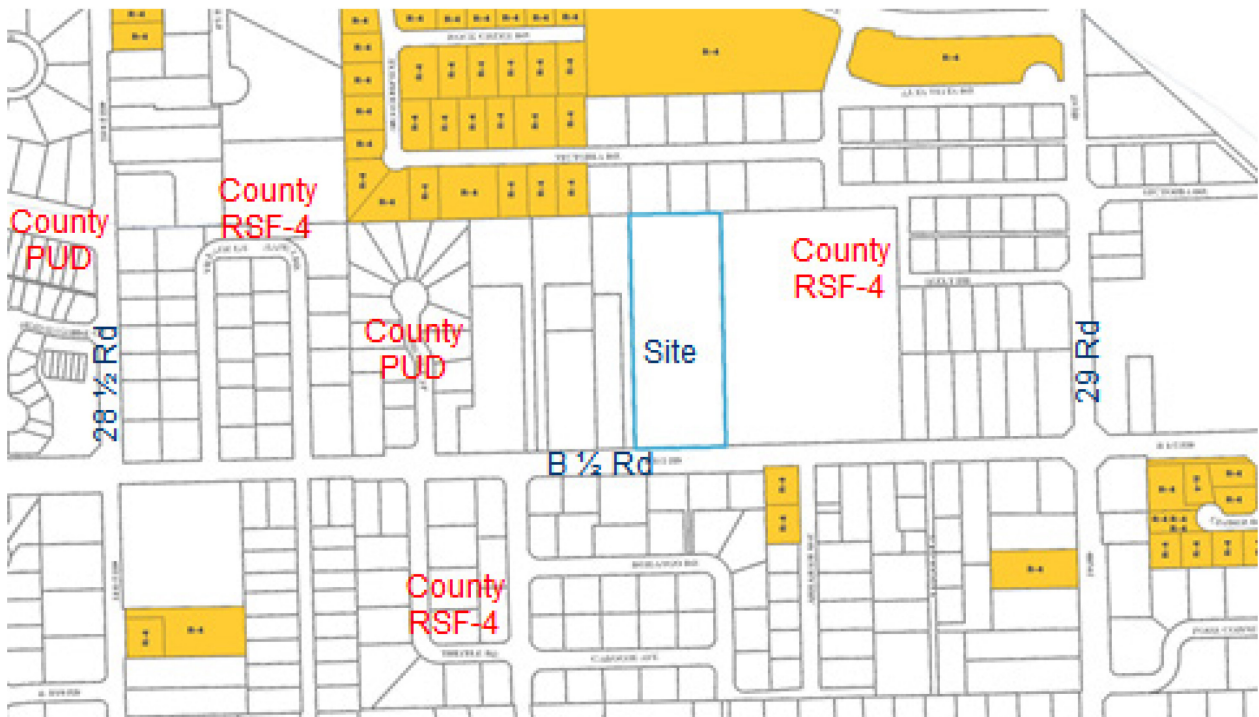
Aerial Map



Future Land Use Map



City and County Zoning Map



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE FIRE STATION NO. 4 ANNEXATION
TO R-4 (RESIDENTIAL 4 DU/AC)**

LOCATED AT 2880 B ½ ROAD

Recitals

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning the Fire Station No. 4 Annexation to the R-4 (Residential 4 du/ac) zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the R-4 (Residential 4 du/ac) zone district is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

The following property be zoned the R-4 (Residential 4 du/ac).

FIRE STATION NO. 4 ANNEXATION

A certain parcel of land lying in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) and the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being a portion of Lot 15 of The Grand Junction Orchard Mesa Land Company's Orchard Subdivision, as same is recorded in Plat Book 1, Page 26, Public Records of Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the East Quarter (E 1/4) Corner of said Section 30 and assuming the South line of the SE 1/4 NE 1/4 of said Section 30 bears S 89°56'51" W with all other bearings shown herein being relative thereto; thence from said Point of Commencement, S 89°56'51" W, along the South line of the SE 1/4 NE 1/4 of said Section 30, a distance of 58.60 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 89°56'51" W, along the South line of the SE 1/4 NE 1/4 of said Section 30, also being a line of the Rohner Annexation, Ordinance No. 4555, as same is recorded in Book 5376, Page 464, Public Records of Mesa County, Colorado, a distance of 810.11 feet; thence S 00°03'13" E, along a line of said Rohner Annexation, a distance of 40.00 feet to a point being the Northeast corner of Rio Grande Subdivision, as same is recorded in Plat Book 12, Page 94, Public Records of Mesa County, Colorado; thence S 89°56'51" W, along the North line of said Rio Grande Subdivision, being a line 40.00 feet South of and parallel

with, the South line of the SE 1/4 NE 1/4 of said Section 30, a distance of 450.88 feet to a point on the West line of the NE 1/4 SE 1/4 of said Section 30; thence N 00°16'21" W, along the West line of the NE 1/4 SE 1/4 of said Section 30, a distance of 40.00 feet to a point being the Southwest corner of the SE 1/4 NE 1/4 of said Section 30; thence N 89°56'51" E, along the South line of the SE 1/4 NE 1/4 of said Section 30, a distance of 101.86 feet; thence N 00°07'22" E, along the East line of that certain parcel of land described in Book 5002, Page 712 and the West line of that certain parcel of land described in Book 793, Page 208, all in the Public Records of Mesa County, Colorado, a distance of 663.38 feet, more or less, to the South line of Church Subdivision No. 2, as same is recorded in Plat Book 11, Page 9, Public Records of Mesa County, Colorado; thence N 89°56'51" E, along the South line of said Church Subdivision No. 2 and the South line of Church Subdivision, as same is recorded in Plat Book 9, Page 144, Public Records of Mesa County, Colorado, a distance of 244.00 feet; thence S 00°07'22" E, along the East line of that certain parcel of land described in Book 793, Page 208, a distance of 633.38 feet, more or less, to a point on the North right of way of B-1/2 Road; thence N 89°56'51" E, along said North right of way, being a line 30.00 feet North of and parallel with, the South line of the SE 1/4 NE 1/4 of said Section 30, a distance of 915.32 feet; thence S 00°03'09" E, along a line of said Rohner Annexation, a distance of 30.00 feet, more or less, to the Point of Beginning.

CONTAINING 207,362 Square Feet or 4.760 Acres, more or less, as described hereon

INTRODUCED on first reading the ____ day of ____, 2014 and ordered published.

ADOPTED on second reading the ____ day of ____, 2014.

ATTEST:

President of the Council

City Clerk

Attach 6

CITY OF GRAND JUNCTION

MEETING DATE: Oct 14, 2014

PLANNING COMMISSION

PRESENTER: David Thornton

AGENDA TOPIC: Zoning Code Text Amendment - ZCA-2014-283

ACTION REQUESTED: Forward a recommendation to City Council to amend the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code, to create a new form district to implement the “Mixed Use Opportunity Corridor” land use designation, to establish development standards for the new form district and to amend form districts standards.

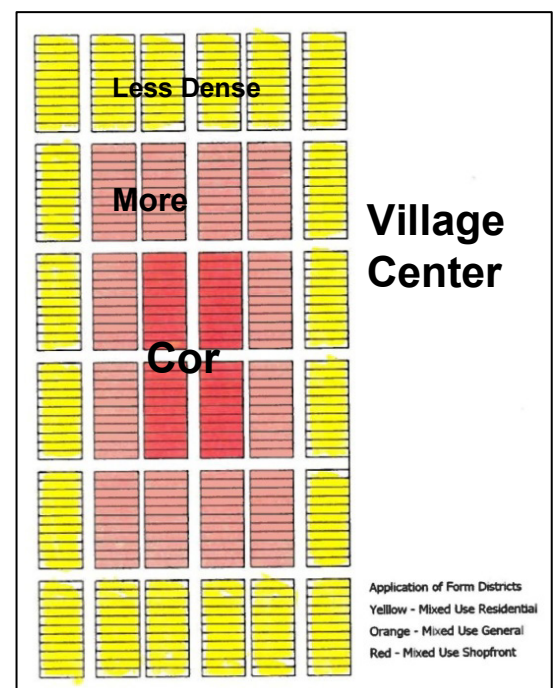
RECOMMENDATION: Recommend approval of the proposed amendments.

BACKGROUND:

History

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 (GJMC). City Council has requested that staff propose amendments to Title 21 as needed to maintain a dynamic, responsive Zoning and Development Code. The proposed amendments will enhance the responsiveness of the Code to the concerns of citizens and enhance its effectiveness. The City Council also recently developed an Economic Development Plan. The proposed amendments will help to implement this Plan by providing more options for mixed use development along the Mixed Use Opportunity Corridors.

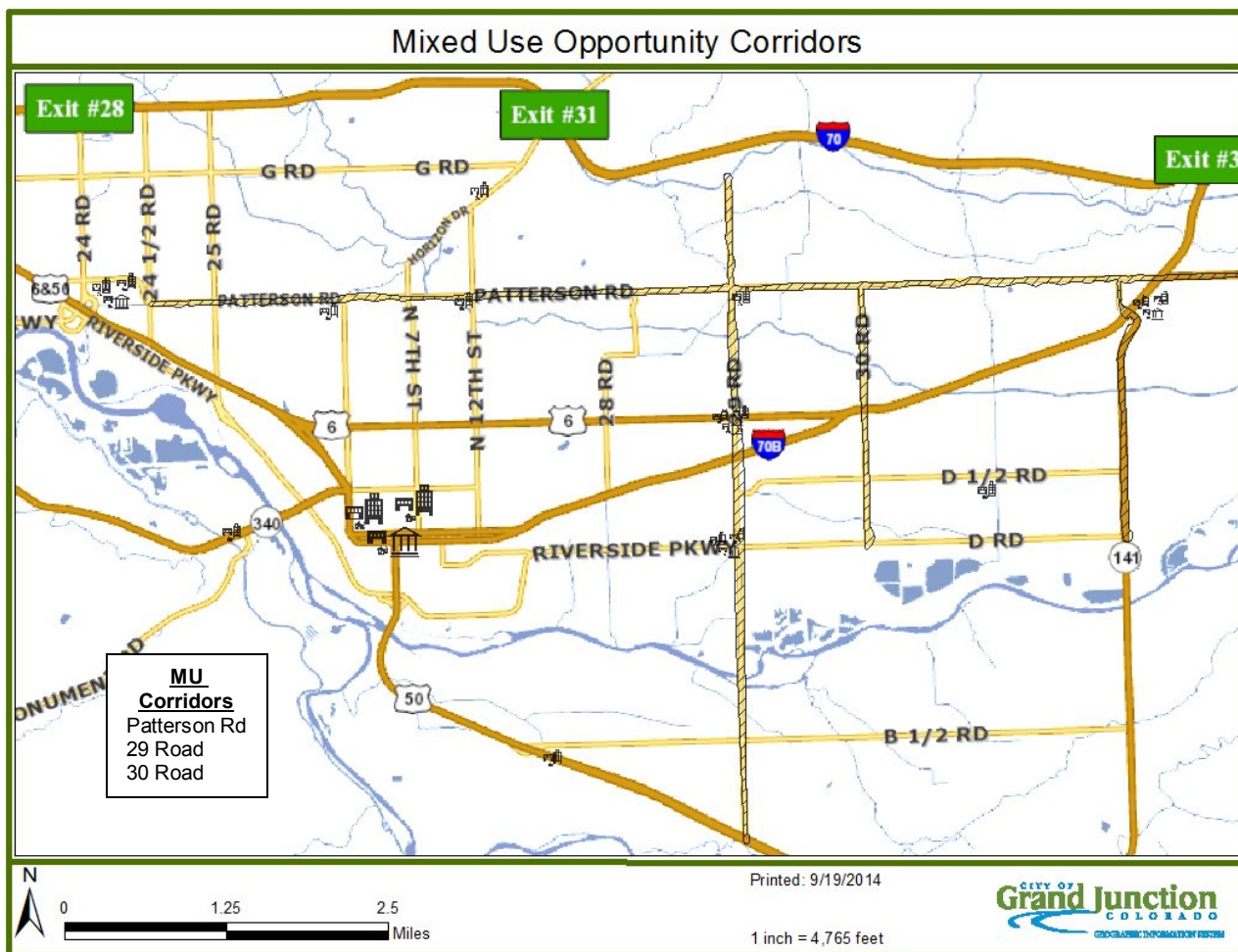
The existing form-based zoning districts in the Zoning and Development Code are the Mixed Use Residential (MXR), Mixed Use General (MXG) and Mixed Use Shopfront (MXS) form districts. Form Districts are zoning districts which emphasize the character of the built environment more than separation of uses as the organizing principle for development. They implement the Neighborhood Center, Village Center and Downtown Mixed Use future land use designations of the Grand Junction Comprehensive Plan. The form districts are intended to create pedestrian-friendly urban areas where higher density mixed uses and mixed but compatible building types promote less dependence on the automobile. The three existing form districts (MXR, MXG and MXS) are intended to be used in



combination with each other to create mixed use centers that transition in scale (intensity and density) to existing neighborhoods as shown in the diagram to the right.

In 2010 the City updated the Zoning and Development Code to include form-based zoning to implement the 2010 Comprehensive Plan, which emphasizes future growth occurring within Centers. Form-based zoning districts provide a structure for higher intensity/density development within the core of the center and transitioning from more to less intensity/density as development is built away from the core to existing neighborhoods surrounding these new centers.

The Mixed Use Opportunity Corridors established in the Comprehensive Plan include several major arterial roads in the urban area including Patterson Road, 29 Road, 30 Road and 32 Road. These corridors are automobile-dependent with existing residential neighborhoods built along and behind them and do not generally follow the same development pattern contemplated for the Mixed Use Centers. To accommodate the automobile corridor environment, a different type of form-based zoning is needed to implement the Mixed Use Opportunity Corridor concept of the Comprehensive Plan.



As mixed use development has been proposed on these Mixed Use Opportunity Corridors, developers and staff have discovered that the form-based districts (MXR, MXG and MXS) do not accommodate development that is more automobile-centric and less pedestrian-oriented.

Several months ago the City organized a committee that included representatives from the development community, two City Council members, and staff to look at the

form-based zone districts and how they are working. Growth has not occurred yet in the neighborhood and village centers identified in the Comprehensive Plan; however, along the Mixed Use Opportunity Corridors there has been interest in developing commercial and residential projects.

The committee determined that a new form base zone district is needed to accommodate mixed-use development on the Mixed Use Opportunity Corridors.

Committee Recommendations

The recommendation is to create a fourth form district exclusively for the Mixed Use Opportunity Corridor. The proposed new district, called Mixed Use Opportunity Corridor (MXOC), is a three-story district, meaning that building height would be capped at 3 stories. This 3 story cap is currently in place along the Mixed Use Opportunity Corridors and is not proposed to change with the new form district. (The other three form districts have 3-story, 5-story and 8-story options.)

The proposed MXOC zoning district will also have the following standards and requirements amending Code Section 21.03.090

Mixed Use Opportunity Corridor (MXOC) Form District.

The Mixed Use Opportunity Corridor (MXOC) district is intended to:

- (1) Create mixed use development(s) along the corridor in a pedestrian friendly environment.
- (2) Provide for a transition from nonresidential to existing neighborhood residential uses.
- (3) Recognize these corridors as Arterials Streets and therefore auto centric. As such a front entry door facing the street is not required, but encouraged for pedestrian traffic.

Proposed standards include:

- (1) Combine access between two or more sites whenever possible and limit access on the Arterial Street.
- (2) Establish standards for access.
 - (i) Access Standards: When the site is adjacent to a Local or Collector Street, the primary access shall be provided on the lower order street. Additional access points may be allowed based on traffic safety.
- (3) Establish standards for parking, deliveries and pick up areas, and trash service.
 - (i) Parking, Deliveries/Pick up Areas and Trash Service Standards: Parking, deliveries and pick up areas, and trash service areas are not permitted between the building and the primary street.
- (4) Establish standards for signage.

(i) Signage Standards: Signage shall conform to Section 21.06.070(g)(3) except all freestanding signs shall be monument style signs with a maximum height of 15 feet.

(5) Establish architectural standards.

(i) Architectural Standards: Any façade of a new building along the corridor shall have visually interesting architectural features and patterns that are designed to reduce mass and scale and reflect the desired vision of constructing buildings at a human scale with urban design features attractive to the motoring public, the surrounding neighborhood, as well as those on bike and foot. Screening of mechanical equipment located on the roof or on the ground is required. The building façade shall exhibit a minimum of three of the following seven architectural design elements.

(A) Variation in materials, material modules, expressed joints and details, surface relief and texture to break up building forms and wall surfaces. Such detailing may include sills, headers, belt courses, reveals, pilasters, window bays or similar features for all sides of the building.

(B) Façade articulation/variation such as recessed or projecting bays or pilaster / column projections a minimum of every 30 feet for all sides of the building.

(C) Variation in roof lines/roof materials in order to add interest to and reduce the scale of buildings or expanses of blank wall. This can be accomplished through design elements such as overhangs/eaves, recesses/projections, raised cornice parapets over doors or bays and peaked roof forms.

(D) Façade feature(s) on the primary street side (corridor) that emphasizes the primary building entrance through projecting or recessed forms, detail, color and/or material.

(E) Outdoor patio in combination with or without outdoor seating located between the building and the primary street (corridor).

(F) Ground story transparency of at least 50% in the form of windows and/or door(s) for facades facing all public street frontages.

(G) Other architectural and landscaping features that achieve the goals of the overall form base code vision/concept as determined by the Director.

The proposed amendments also include:

1. Establishing the proposed MXOC as a form district in the Code. See section 21.03.020(c).
2. Adding the MXOC form district and the Mixed Use Opportunity Corridors land use designation to the table found in 21.03.020(d) "Districts to Implement the

Comprehensive Plan”. Additional text to clarify this table has also been added to section 21.03.020(d).

3. Amending Section 21.02.140(c) to reference the new MXOC form district and to clarify where in the corridors the MXOC is an appropriate zone and where other form districts are preferred.
4. Allowing all five building types (Shopfront, General, Apartment, Townhouse and Civic) in the proposed MXOC district. See section 21.03.090(f)
5. Requiring all form-based zone districts to screen mechanical equipment regardless of location, roof or ground. See section 21.03.090(f)(10) for new requirement.
6. Requiring no maximum Front Setback for the MXOC district, with use of the setback area regulated by 21.03.090(h)(2).
7. Removing drainage facilities, waterways and pedestrian areas from the calculation of required street façade in all 4 form districts. See 21.03.090(g)
8. Establishing no minimum ground floor transparency in the MXOC district. This will be regulated by 21.03.090(h)(4)(ii) where it will be an optional choice of the seven architectural design elements. Also see 21.03.090(g).
9. Not requiring a street facing entrance in the MXOC district. See 21.03.090(g).
10. Not requiring the MXOC district to adhere to Section 21.03.090(i) regarding additions and new buildings on nonconforming sites.
11. Landscaping standards for the proposed MXOC district will be the same as required in the other 3 form districts. See section 21.06.040(i)
12. Buffering standards for the MXOC district will be the same as those required for the Residential Office (RO) zone district. See section 21.06.040(k)

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The proposed amendment is 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 3B: Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

Goal 7: New development adjacent to existing development (of a different density/unit type/land use type) should transition itself by incorporating appropriate buffering.

The vision of the Comprehensive Plan is to become the most livable community west of the Rockies by 2025. Achieving this vision includes providing limited neighborhood commercial opportunities near existing residential neighborhoods. Establishing commercial activity at a few locations along the City’s major arterials streets provides shopping opportunities and reduces distance and travel time for residential areas a short distance away.

In the Zoning and Development Code under Section 21.02.140 the City Council is the decision-maker for all Code Amendments. The Director and Planning Commission

make recommendations to the City Council. Reasons for the proposed amendments shall be adequately addressed in writing.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing ZCA-2014-283, Amendments to the Zoning and Development Code (Title 21 of the GJMC) to add the Mixed Use Opportunity Corridor (MXOC) form district, the following findings of fact and conclusions have been determined:

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.
3. The Staff report adequately addresses in writing the reasons for the proposed amendments.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward to the City Council a recommendation of adoption of the proposed amendments to the Zoning and Development Code with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTIONS:

Madam Chairman, on file ZCA-2014-283, Amendments to Section 21.02.140(c) Mixed Use Opportunity Corridor, §21.03.020 Zoning Map; §21.06.040(i) Landscaping Requirements; §21.06.040(k) Buffering Requirements; and §21.03.090 Form Districts of the Zoning and Development Code (Title 21, GJMC) to create the new Mixed Use Opportunity Corridor (MXOC) form district and provide standards applicable to the district, I move that the Planning Commission forward a recommendation of approval of the proposed amendments with the findings, facts and conclusions listed in the staff report.

Attachments:

1. Proposed Ordinance

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTIONS OF THE ZONING AND DEVELOPMENT CODE (TITLE 21 OF THE GRAND JUNCTION CODE OF ORDINANCES) TO CREATE A NEW FORM-BASED ZONING DISTRICT THAT WILL IMPLEMENT THE MIXED USE OPPORTUNITY CORRIDOR FUTURE LAND USE DESIGNATION OF THE COMPREHENSIVE PLAN AND TO AMEND DEVELOPMENT STANDARDS APPLICABLE TO THE FORM DISTRICTS.

Recitals:

The City Council desires to maintain effective zoning and development regulations that implement the vision and goals of the Comprehensive Plan while being flexible and responsive to the community's desires and market conditions. The City Council has also recently developed an Economic Development Plan and desires that the zoning and development code be reviewed and amended where necessary and possible to facilitate economic development.

Form-based zoning districts, or form districts, are zoning districts which emphasize the character of the built environment more than separation of uses as the organizing principle for compatible development. The form districts provided in the Zoning and Development Code implement the Neighborhood Center, Village Center and Downtown Mixed Use future land use designations of the Comprehensive Plan. These areas are planned as pedestrian-friendly urban centers where higher density mixed uses and mixed but compatible building types promote less dependence on the automobile.

The Comprehensive Plan also designates Mixed Use Opportunity Corridors, which are areas designated for mixed use, but they are along major arterial streets, such that the existing form district standards do not quite fit the concept of the Mixed Use Opportunity Corridors, which are more automobile-centric than the neighborhood, village and downtown centers.

Therefore it is desirable to amend the Zoning and Development Code to create a new form district to implement the Mixed Use Opportunity Corridors which accommodate mixed uses but with a somewhat more automobile-centric concept and layout.

Due to significant interest in developing along these corridors, a committee of developers, two City Council members and City staff worked together to create the Mixed Use Opportunity Corridor (MXOC) form district and applicable standards for such development.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended adoption of the proposed amendments, finding the proposed amendments consistent with the vision, goals and policies of the Comprehensive Plan.

Following public notice and a public hearing as required by applicable law, the Grand Junction City Council finds and determines that the proposed amendments implement the vision, goals and policies of the Comprehensive Plan, and that they are in the best interest of the community and its citizens, and should be adopted.

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

Subsection 21.02.140(c)(2) is amended to as follows (deletions struck through, additions underlined):

(2) Mixed Use Opportunity Corridors. ~~Areas~~ Residentially-zoned property within a Mixed Use Opportunity Corridor designated on the Future Land Use Map in the Comprehensive Plan that are currently zoned for residential purposes may be rezoned ~~for more intense use (including nonresidential uses); provided, that~~ to the Mixed Use Opportunity Corridor form district (MXOC) if the property is not also within a Village or Neighborhood Center, or to one of the other form districts of GJMC 21.03.090 if the property is also within a Village or Neighborhood Center, are utilized so long as and the depth of the lot measured perpendicular to the corridor is at least 150 feet. ~~During consideration of the application of-~~ When considering a rezone to a form district, the City Council shall consider the following:

- (i) The extent to which the rezoning furthers the goals and policies of the Comprehensive Plan; and
- (ii) The extent to which the proposed rezoning would enhance the surrounding neighborhood by providing walkable commercial, entertainment and employment opportunities, as well as alternative housing choices.

All other parts of Section 21.02.140(c) shall remain in full force and effect.

Subsection 21.03.020(c) (Table of Zoning Districts) and Subsection 21.03.020(d) (Table of Districts to Implement the Comprehensive Plan) are amended as follows (deletions struck through; additions underlined):

(c) Districts.

Residential Districts	
R-R	Residential - Rural
R-E	Residential - Estate
R-1	Residential - 1
R-2	Residential - 2
R-4	Residential - 4
R-5	Residential - 5
R-8	Residential - 8
R-12	Residential - 12
R-16	Residential - 16
R-24	Residential - 24

Mixed Use Districts	
R-O	Residential - Office
B-1	Neighborhood Business
B-2	Downtown Business
C-1	Light Commercial
C-2	General Commercial
CSR	Community Services and Recreation
M-U	Mixed Use
BP	Business Park Mixed Use
Industrial Districts	
I-O	Industrial/Office Park
I-1	Light Industrial
I-2	General Industrial
Form Districts	
MXR-	Mixed Use Residential
MXG-	Mixed Use General
MXS-	Mixed Use Shopfront
MXOC	Mixed Use Opportunity Corridor

(d) Districts to Implement the Comprehensive Plan. The following table shows which zoning district(s) appropriately implement(s) a given future land use designation of the Comprehensive Plan. A dot indicates that the zone district implements the corresponding future land use designation and is therefore an appropriate option for zoning or rezoning of land within that designated area on the future land use map of the Comprehensive Plan; the absence of a dot indicates that the zone district is not an appropriate option for zoning or rezoning of land within the corresponding future land use designation.

Zoning District	Comprehensive Plan Land Use Designation																	
	RESIDENTIAL								NONRESIDENTIAL									
	Low				Medium		High											
	Rural	Estate	RL	RML	RM	RMH	RH-MU	UR RH-MU	Commercial	NC-MU	VC-MU	DT-MU	MIXED USE OPPORTUNITY CORRIDOR*	Industrial	C/I	BP-MU	P & OS	Conservation/Mineral Extraction
RR	•	•	•	•														•
R-E	•	•	•	•														
R-1	•	•	•	•														
R-2	•	•	•	•														
R-4	•	•	•	•	•	•												
R-5	•	•	•	•	•	•												
R-8					•	•			•	•						•		
R-12					•	•			•	•						•		
R-16						•	•	•	•	•	•					•		
R-24+							•	•		•	•					•		
R-O					•	•	•	•	•	•	•					•		

B-1									•	•	•	•							
B-2													•						
C-1									•	•	•	•							
C-2									•							•			
CSR	•															•	•	•	
M-U									•					•	•				
BP															•	•			
I-O														•	•	•			
I-1														•	•				
I-2														•					
MXR-3																			
MXG-3										•	•	•							
MXS-3																			
MXR-5																			
MXG-5											•	•							
MXS-5																			
MXR-8																			
MXG-8												•							
MXS-8																			
<u>MXOC</u>																			•*

*The Mixed Use Opportunity Corridor future land use designation of the Comprehensive Plan “overlays” other future land use designations, according to and as shown on the Comprehensive Plan Future Land Use Map. Therefore, in addition to the MXOC form district, other zone districts which implement the underlying future land use designation may also be appropriate in a given area of the Mixed Use Opportunity Corridor. Also, implementation of the Mixed Use Opportunity Corridor future land use designation is limited by Section 21.02.140(c)(2).

All other parts of Section 21.03.020 shall remain in full force and effect.

Section 21.03.090(a) (Form Districts - Intent) is amended as follows (deletions struck through; additions 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 MXOC, a three-story form district ~~districts,~~ as limited by Section 21.02.140(c)(2); in addition, because the Mixed Use Opportunity Corridor overlays other future land use designations as shown on the Comprehensive Plan Future Land Use Map, other zone districts which implement the underlying future land use designation would also be appropriate zoning options in a given area of a Mixed Use Opportunity Corridor.

Section 21.03.090 (e), (f), (g), (h) and (i) are amended to create a new subsection “(e)” generally describing the Mixed Use Opportunity Corridor (MXOC) form district and to add standards applicable to the form districts and particularly the MXOC form district; also, accordingly, subsection designations (e), (f), (g), (h) and (i) are changed to (f), (g), (h), (i) and (j) to accommodate the new subsection “(e),” as follows (deletions struck through, additions underlined):

(e) Mixed Use Opportunity Corridors (MXOC) district is intended to:

(1) Create mixed use development(s) along the corridor in a pedestrian friendly environment while accommodating the more automobile-centric nature of the areas due to the fact that these corridors are primarily along arterial streets;

(2) Provide a transition from nonresidential to existing neighborhood residential uses, and respect the limitations set forth in Section 21.02.140(c)(2);

(3) Combine access between two or more sites whenever possible to restrict the number of access points along the arterial street; and

(4) Establish standards for access, parking, delivery and pickup areas, trash service, signage, building entry, and architecture that reflect the somewhat more automobile-centric nature compared to the other form districts.

(e f) 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-)	•				
<u>Mixed Use Opportunity Corridor (MXOC)</u>	<u>•</u>	<u>•</u>	<u>•</u>	<u>•</u>	<u>•</u>

(2) Height.

Intensity	District	Height Stories (min.)	Height Stories (max.)	Height Feet (max.)
Low	MXR-3, MXG-3, MXS-3, <u>MXOC</u>	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.
- (vi) A street-facing entrance is not required in the MXOC.

(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 facade enhancements are encouraged. One or more awnings extending from the building may be erected. Awnings shall be at least eight feet above the sidewalk and shall be at least four feet wide, along the building frontage, and shall not overhang into the right-of-way more than six 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.

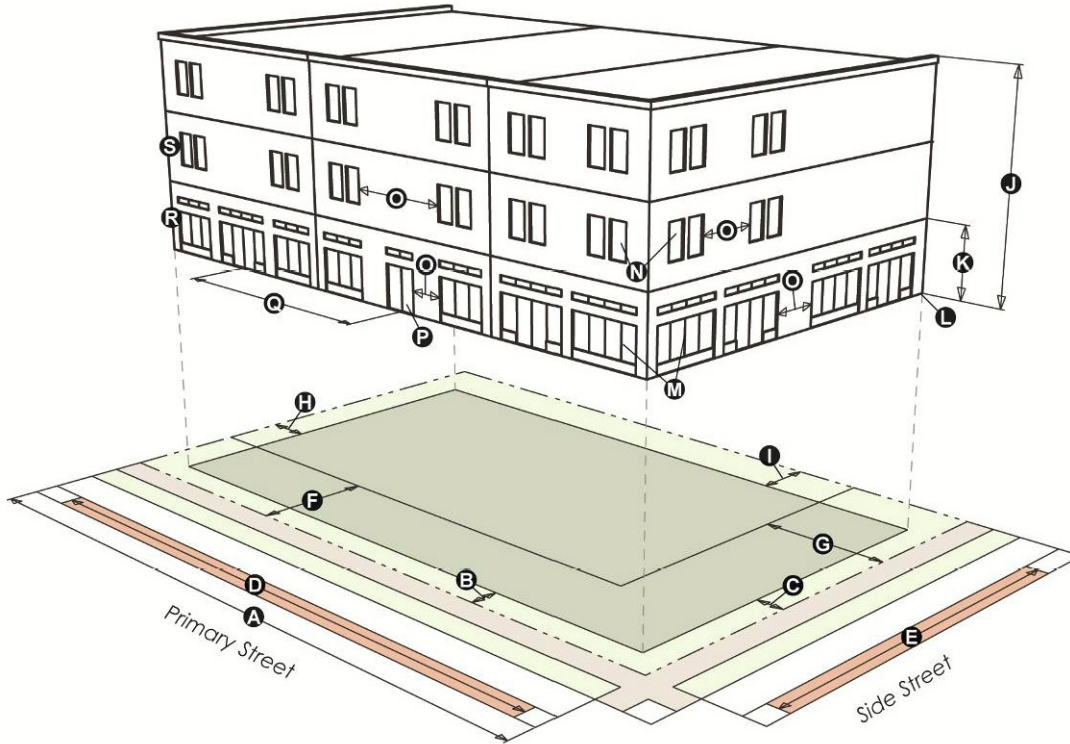
- (i) No landscaping/screening buffer is required between adjacent properties zoned Mixed Use.
- (ii) No street frontage landscaping is required when the setback for a building is 10 feet or less.
- (iii) Street trees are required at a rate of one tree per 80 feet. Street trees may be planted in the right-of-way with City approval.
- (iv) All other landscaping regulations of the Grand Junction Municipal Code shall apply.

(10) Mechanical Equipment. Screening of mechanical equipment either located on the roof or on the ground is required.

(f g) 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. Pri-

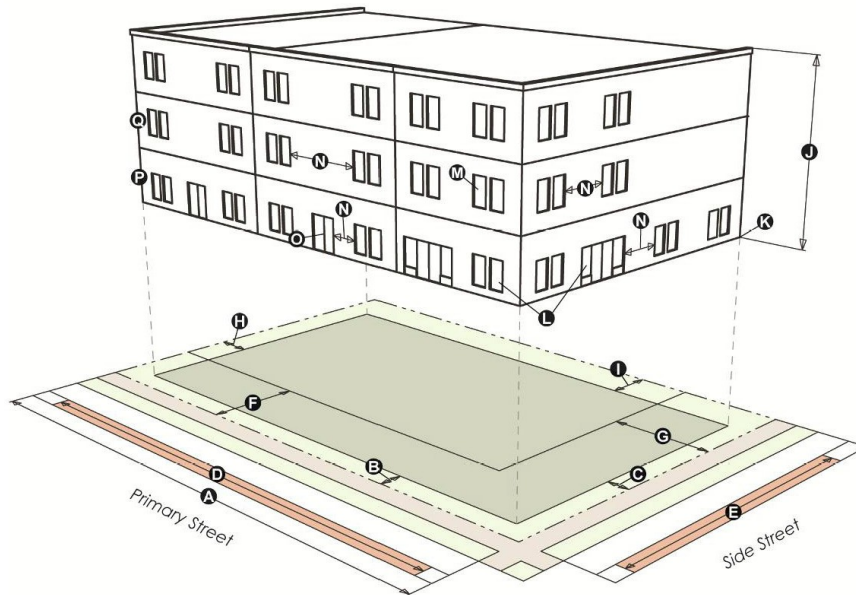
many entrances are prominent and street facing, except that street-facing entrances are optional in MXOC.



	MXS-3 MXOC	MXS-5	MXS-8
LOT			
Area (min. ft. ²)	4,000	5,000	n/a
A Width (min. ft.)	40	50	n/a
Lot coverage (max.)	75%	75%	n/a
FRONT SETBACK AREA			
B Primary street (min./max. ft.)*	0/10	0/10	0/10
C Side street (min./max. ft.)	0/10	0/10	0/10
REQUIRED STREET FACADE**			
D Primary street (min.)	85%	85%	85%
E Side street (min.)	40%	40%	40%
PARKING SETBACK			
F Primary street (min. ft.)	30	30	30
G Side street (min. ft.)	10	10	10
SIDE/REAR SETBACKS			
H Side, interior (min. ft.)	5	5	5
I Rear (min. ft.)	15	10	0

	MXS-3 MXOC	MXS-5	MXS-8
HEIGHT			
J Stories (max.)	3	5	8
J Feet (max.)	50	65	100
K Ground story height (min. ft.)	15	15	15
L Ground story elevation (min. ft.)	0	0	0
BUILDING FACADE			
M Ground story transparency (min.)***	60%	60%	60%
N Upper story transparency (min.)	20%	20%	20%
O Blank wall area (max. ft.)	30	30	30
P Street-facing entrance required***	yes	yes	yes
Q Street entrance spacing	n/a	n/a	50
ALLOWED USE			
R Ground story	Commercial, Institutional and Civic		
S Upper story	Commercial, Institutional and Civic, Residential		
* No maximum front setback in MXOC			
** Excludes drainage facilities, waterways, and pedestrian areas			
***Not required in MXOC			

(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, except that street-facing entrances are optional in the MXOC.



**MXG-3 MXG-5 MXG-8
MXOC**

**MXG-3 MXG-5 MXG-8
MXOC**

LOT			
Area (min. ft. ²)	4,000	5,000	n/a
A Width (min. ft.)	40	50	n/a
Lot coverage (max.)	75%	75%	n/a
FRONT SETBACK AREA			
B Primary street (min./max. ft.)*	0/10	0/10	0/10
C Side street (min./max. ft.)	0/10	0/10	0/10
REQUIRED STREET FACADE**			
D Primary street (min.)	85%	85%	85%
E Side street (min.)	40%	40%	40%
PARKING SETBACK			
F Primary street (min. ft.)	30	30	30
G Side street (min. ft.)	10	10	10
SIDE/REAR SETBACKS			
H Side, interior (min. ft.)	5	5	5
I Rear (min. ft.)	15	10	0

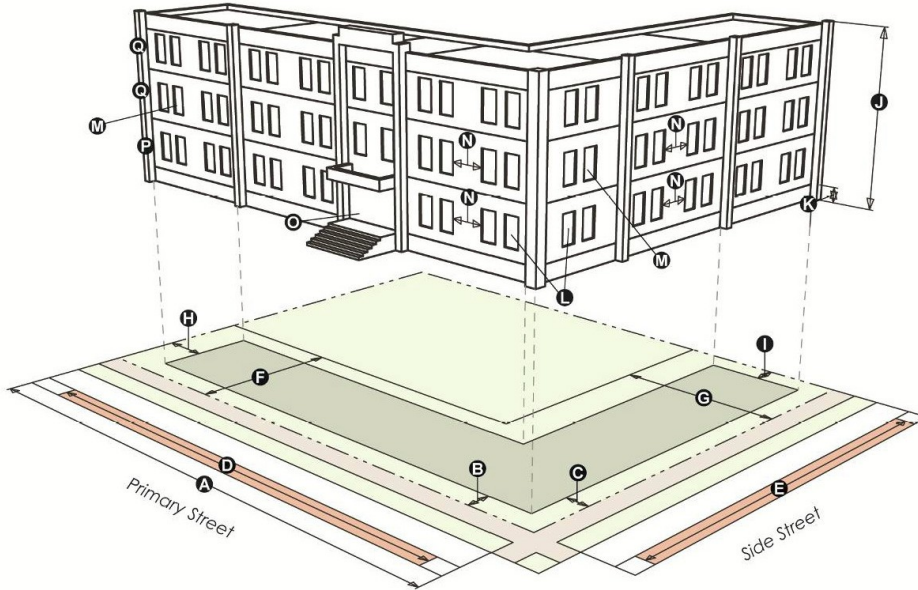
HEIGHT				
J Stories (max.)		3	5	8
K Feet (max.)		50	65	100
L Ground story height (min. ft.)		15	15	15
M Ground story elevation (min. ft.)		0	0	0
BUILDING FACADE				
N Ground story transparency (min.)***	60%	60%	60%	
O Upper story transparency (min.)	20%	20%	20%	
P Blank wall area (max. ft.)	30	30	30	
Q Street-facing entrance required***	yes	yes	yes	
R Street entrance spacing	n/a	n/a	50	
ALLOWED USE				
S Ground story		Commercial, Institutional and Civic		
T Upper story		Commercial, Institutional and Civic, Residential		

* No maximum front setback in MXOC

** Excludes drainage facilities, waterways, and pedestrian areas

***Not required in MXOC

- (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
MXOC

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

LOT

HEIGHT

Area (min. ft. ²)	6,000	6,000	6,000
A Width (min. ft.)	60	60	60
Lot coverage (max.)	75%	75%	75%

FRONT SETBACK AREA

B Primary street (min./max. ft.)*	0/15	0/15	0/15
C Side street (min./max. ft.)	0/15	0/15	0/15

REQUIRED STREET FACADE**

D Primary street (min.)	75%	75%	75%
E Side street (min.)	35%	35%	35%

PARKING SETBACK

Residential F Primary street (min. ft.)	30
Residential G Side street (min. ft.)	10

SIDE/REAR SETBACKS

H Side, interior (min. ft.)	5	5	5
I Rear (min. ft.)	15	10	5

J Stories (max.)	3	5	8
K Feet (max.)	50	65	100
L Ground story elevation (min. ft.)	0	0	0

BUILDING FACADE

M Ground story transparency (min.)***	20%	20%	20%
N Upper story transparency (min.)	20%	20%	20%
O Blank wall area (max. ft.)	30	30	30
P Street-facing entrance required***	yes	yes	yes

ALLOWED USE

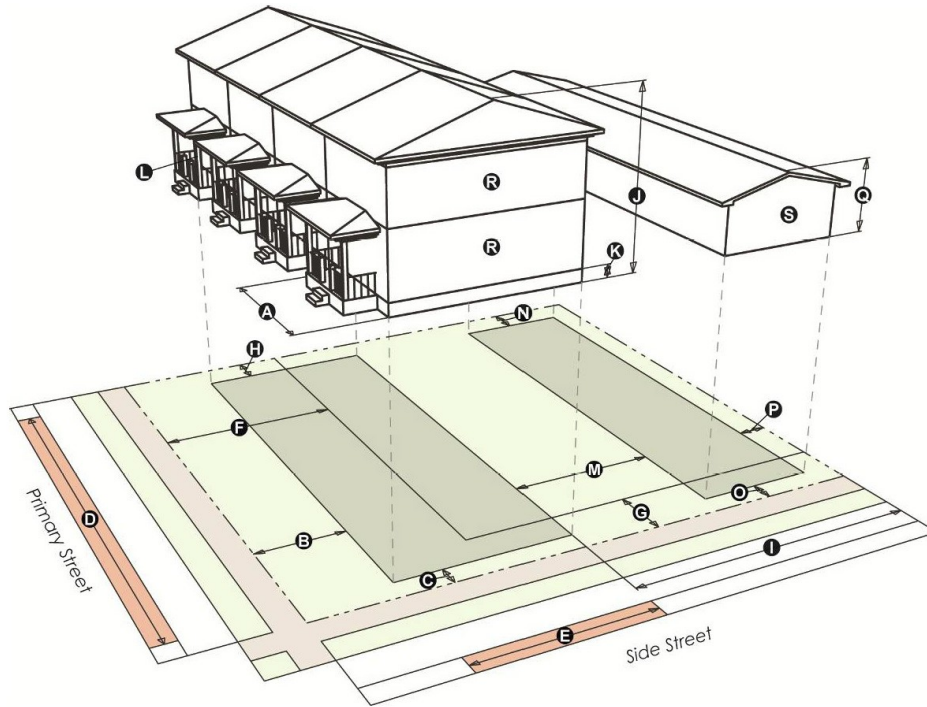
Q Ground story	30	30
R Upper story	10	10

* No maximum front setback in MXOC

** Excludes drainage facilities, waterways, and pedestrian areas

***Not required in MXOC

- (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
MXOC**

**MXG-3, MXR-3
MXOC**

LOT	
Area (min. ft. ²)	1,200
A Unit width (min. ft.)	16
Lot coverage (max.)	75%
FRONT SETBACK AREA	
B Primary street (min./max. ft.)*	0/15
C Side street (min./max. ft.)	0/15
REQUIRED STREET FACADE *	
	10
D Primary street (min.)**	75%
E Side street (min.)	35%
PARKING SETBACK	
F Primary street (min. ft.)	30
G Side street (min. ft.)	10
SIDE/REAR SETBACKS	
H Side, interior (min. ft.)	5
I Rear (min. ft.)	10

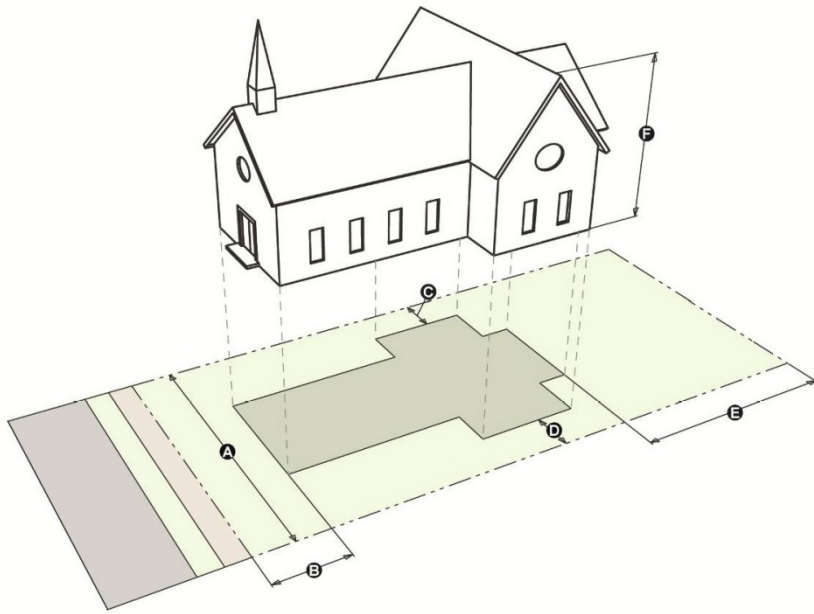
HEIGHT	
J Stories (max.)	3
K Feet (max.)	50
L Ground story elevation (min. ft.)	1.5
BUILDING FACADE	
M Street-facing entrance required ***	yes
ACCESSORY STRUCTURE SETBACKS	
N Separation from primary structure (min. ft.)	
O Side, interior (min. ft.)	5
P Side, street (min. ft.)	10
Q Rear (min. ft.)	5
ACCESSORY STRUCTURE HEIGHT	
R Stories (max.)	2
S Feet (max.)	30
ALLOWED USE	
R All stories	Residential
S Accessory structure	Accessory uses, Accessory dwellings

* No maximum front setback in MXOC

** Excludes drainage facilities, waterways, and pedestrian areas

***Not required in MXOC

- (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 **MXG-5** **MXG-8**
MXR-3 **MXR-5** **MXR-8**
MXOC

LOT

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

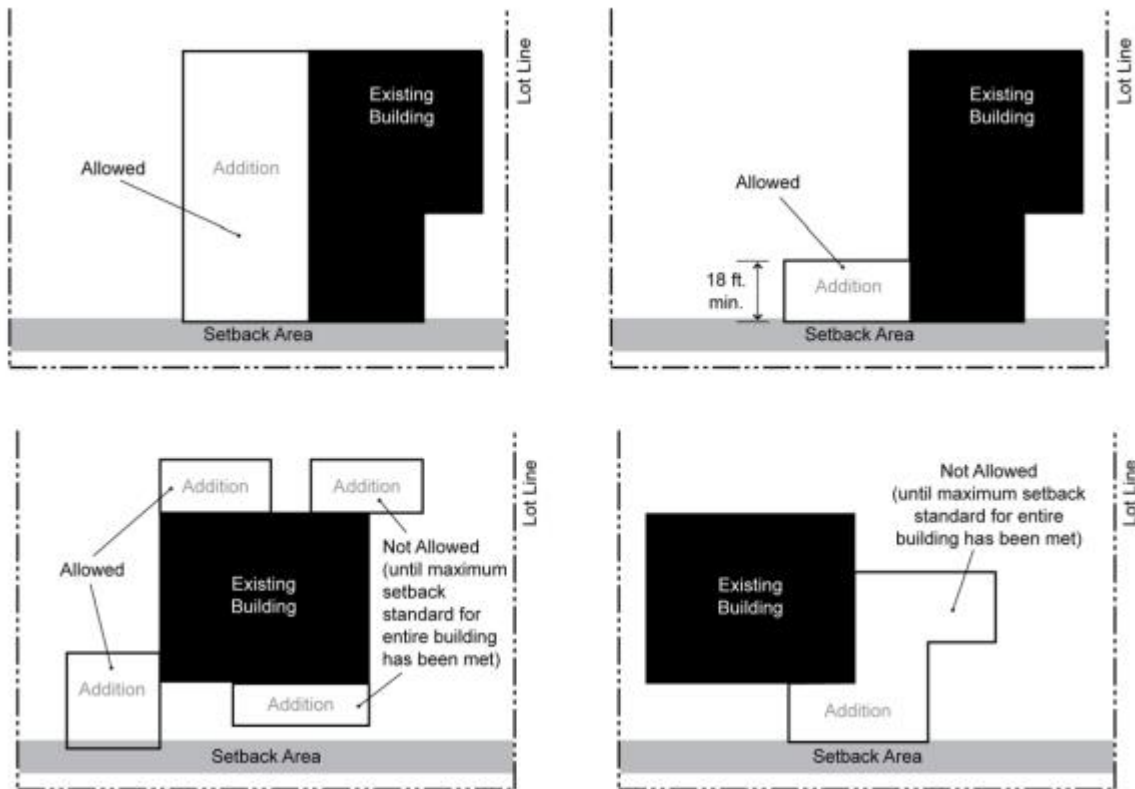
(g h) Mixed Use Opportunity Corridors. See GJMC 21.02.140(c)(2). In addition to the standards established in subsections 21.03.090(f) and (g) above, except as specifically modified therein for the MXOC zone district, standards for the MXOC shall be as follows:

- (1) Access. When the site is adjacent to a local or collector street, the primary access shall be on the lower order street. Additional access points may be allowed based on traffic safety, as determined by the City's development engineer. Whenever possible, access between two or more sites shall be combined and access points restricted on arterial streets.
- (2) Parking, delivery/pick-up areas, trash service. Parking, delivery and pick-up, and trash service areas are not permitted between the building and the primary street (corridor).
- (3) Signage. Signage shall conform to Section 21.06.070(g)(3) except that all freestanding signs shall be monument style signs with a maximum height of 15 feet.
- (4) Architectural standards.
 - (i) Any façade of a new building along the corridor shall have visually interesting architectural features and patterns that are designed to reduce mass and scale and reflect the desired vision of construction; buildings at a human scale with urban design features attractive to the motoring public, the surrounding neighborhood, bicyclists and pedestrians.
 - (ii) The building façade shall exhibit a minimum of three of the following seven architectural design elements:
 - (A) Variation in materials, material modules, expressed joints and details, surface relief and texture to break up building forms and wall surfaces. Such detailing may include sills, headers, belt courses, reveals, pilasters, window bays or similar features for all sides of the building.
 - (B) Façade articulation/variation such as recessed or projecting bays or pilaster / column projections at a minimum of every 30 feet for all sides of the building.
 - (C) Variation in roof lines / roof materials in order to add interest to and reduce the scale of buildings or expanses of blank wall. This can be accomplished through design elements such as overhangs, eaves, recesses, projections, raised cornice parapets over doors or bays and peaked roof forms.

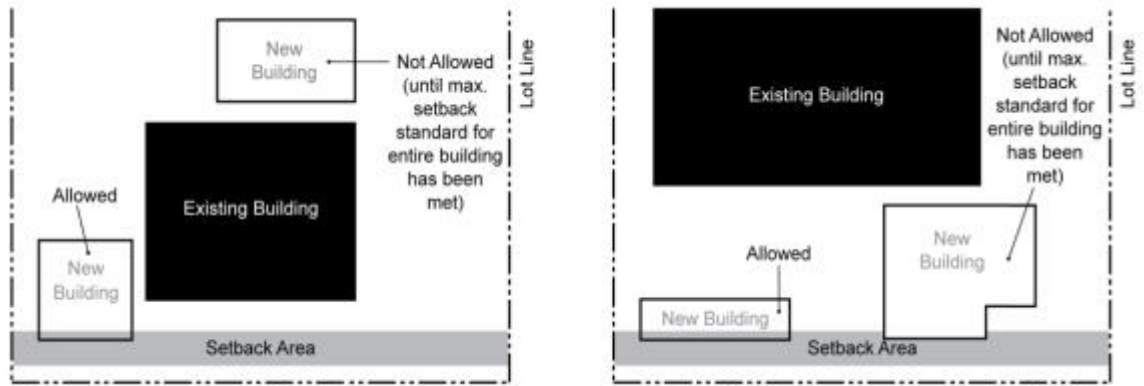
- (D) Façade features on the primary street (corridor) that emphasize the primary building entrance through projecting or recessed forms, detail, color and/or material.
- (E) Outdoor patio in combination with or without outdoor seating located between the building and the primary street (corridor).
- (F) Ground story transparency of at least 50% in the form of windows and/or door(s) for facades facing all public street frontages.
- (G) Other architectural and landscaping features that achieve the goals of the overall form district vision or concept, as determined by the Director.

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

- (1) Applicability. This subsection (i) applies to any development in a form district where a maximum setback applies, except in MXOC.
- (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 j) **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.

All other parts of Section 21.03.090 shall remain in full force and effect.

Section 21.06.040(i), Landscaping Requirements (table) is amended to add MXOC, as follows (addition underlined):

21.06.040(i) Landscaping Requirements.

Zoning of Proposed Development	Landscape Requirement	Location of Landscaping on Site
Single-family residential (R zones)	As required for uses other than single-family residential; and as required in subsections (b)(16) and (g) of this section	As required for uses other than single-family residential; and landscape buffer and public right-of-way

R-5, R-8, R-12, R-16, R-24, R-0, B-1, C-1, C-2, I-O, CSR, MU	One tree per 2,500 square feet of improved area, with no more than 20 percent of the total being ornamental trees or evergreens. One five-gallon shrub per 300 square feet of improved area	Buffer, parking lot, street frontage perimeter, foundation plantings and public right-of-way
B-2	One tree per 2,500 square feet of improved area, with no more than 20 percent of the total being ornamental trees or evergreens. One five-gallon shrub per 300 square feet of improved area	Parking lot, park strip (in right-of-way)
I-1, I-2	As required in subsection (h) of this section and in other subsections of this section where applicable	Street frontage, parking lots, buffers and public right-of-way
MXR, MXG, MXS, <u>MXOC</u>	One tree per 3,000 square feet of improved area, with no more than 20 percent of the total being ornamental trees or evergreens. One five-gallon shrub per 300 square feet of improved area. Plantings must be evenly distributed throughout the development	Buffer, parking lot, street frontage perimeter, foundation plantings and public right-of-way
Facilities: mining, dairy, vineyard, sand or gravel operations, confined animal feeding operation, feedlot, forestry commercial, aviation or surface passenger terminal, pasture	One tree per 5,000 square feet of improved area. One five-gallon shrub per 600 square feet of improved area	Perimeter, buffer and public right-of-way

All other parts of Section 21.06.040 shall remain in full force and effect.

Section 21.06.040(k) shall be amended to add MXOC, as follows (addition underlined):

21.06.040(k) Buffering Between Zoning Districts.

Zoning of Proposed Development	Zoning of Adjacent Property																	
	SF	R-5	R-8	R-12 R-16	R-24	<u>R-O & MXOC</u>	B-1	B-2	C-1	C-2 I-O	I-1	I-2	M-U	CSR	BP	MXR-	MXG-	MXS-
SF (Subdivisions)	-	-	-	-	-	-	F	-	F	W	W	W	F	-	F	-	-	-
R-5	-	-	-	-	-	-	F	-	F	W	W	W	-	-	F	-	-	-
R-8	-	-	-	-	-	F	F	-	F	W	W	W	F	-	F	A	-	-
R-12 & R-16	-	-	-	-	-	-	F	-	W	W	W	W	F	-	F	A	-	-
R-24	-	-	-	-	-	-	F	-	W	W	W	W	F	-	F	A	-	-
<u>RO & MXOC</u>	A	A	A	A	A	-	A or F	-	A or F	W	W	W	A or F	-	A or F	A	-	-

Zoning of Proposed Development	Zoning of Adjacent Property																		
	SF	R-5	R-8	R-12 R-16	R-24	R-O & MXOC	B-1	B-2	C-1	C-2 I-O	I-1	I-2	M-U	CSR	BP	MXR-	MXG-	MXS-	
B-1	F	F	F	A or F	A or F	A or F	A or F	-	A or F	A or F	A or F	A or F	A or F	-	A or F	A	-	-	
B-2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
C-1	A&W	W	W	W	W	W	-	-	-	-	-	-	-	-	-	-	-	-	
C-2 & I-O	W	W	W	W	W	W	F	-	-	-	-	-	A or F	A or F	A or F	A&W	-	-	
I-1	W	W	W	W	W	W	F	-	-	-	-	-	A or F	B&W	A or F	B&W	A or F	A or F	
I-2	B&W	W	W	W	W	W	F	-	-	-	-	-	A or F	B&W	A or F	B&W	A or F	A or F	
M-U	A or F	A or F	A or F	A or F	A or F	A or F	A or F	-	A or F	A or F	A or F	A or F	-	-	-	-	-	-	
CSR3¹	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
BP	A or F	A or F	A or F	A or F	A or F	A or F	A or F	-	-	-	-	-	-	-	-	A or F	A or F	A or F	
MXR-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-	
MXG-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-	
MXS-	-	-	-	-	-	-	F	-	-	W	W	W	F	-	F	-	-	-	

Notes

•A berm with landscaping is an alternative for a required fence or wall if the total height is a minimum of six feet.

•Where alleys or streets separate different zone districts, the Director may approve increased landscaping rather than requiring a wall or fence.

•The Director may modify this table based on the uses proposed in any zone district.

¹ Gravel operations subject to buffering adjacent to residential.

All other parts of Section 21.06.040 shall remain in full force and effect.

INTRODUCED on first reading the _____ day of _____, 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