

**CITY OF GRAND JUNCTION
CITY COUNCIL
AND
PLANNING COMMISSION
A G E N D A
TUESDAY, JANUARY 25, 2000 7:00 PM
TWO RIVERS CONVENTION CENTER, 159 MAIN STREET**

CALL TO ORDER

WELCOME AND INTRODUCTION

CONSIDERATION OF THE PROPOSED ZONING MAP [Attach1](#)

- a. Redlands
- b. Orchard Mesa
- c. Downtown Area
- d. Northwest Area
- e. Northeast Area

ADJOURNMENT

Attach 1

REDLANDS AREA PROPOSED ZONING

January 19, 2000

Following is a summary of the specific areas of the Redlands that were discussed at previous meetings. Changes directed by City Council and the Planning Commission at previous meetings are indicated in **bold** and are reflected on the final set of maps.

Specific Requests or Comments by Property Owners

1. The southeast corner of Highway 340 and S. Broadway—Since the last series of zoning map meetings, this property was rezoned to PB (Planned Business). **Shown as PD (Planned Development).**
2. The Ridge Point area, along Bella Pago Road, between the Ridges and Country Club Park—The Growth Plan designates this property as Residential Low Density (1/2 acre to 2 acre lots). The existing zoning is PR-4 and the proposed zoning is RSF-2. Ted Munkres has requested that the Pr-4 zoning be maintained, to be consistent with the rest of the Ridges development. There is no valid plan on the property, but Mr. Munkres recently submitted an Outline Development Plan, but has not followed through with response to comments. **Shown as RSF-2. The owner has submitted a development proposal to retain the PR zoning on a portion of the property. If it is approved the proposed map will be changed accordingly.**
3. South Camp Road area—The following general comment was received from Erla Burnbauer: “I am concerned about the subdivision called Trails West. Homes are entirely too close to South Camp Road. Would like any other developments to have a larger setback.”
4. Ridges/South Camp Road area—The following general comment was received from Kenneth Scissors: “Master Plan is weak on Parks and walkways and bikepaths for the Redlands. Also, some of the new-proposed subdivisions are too dense. The canal pathway should be available for walkers and joggers and bikers. There must be a loop trail around the proposed golf course/subdivision that utilizes some of the existing single track which is so popular.”
5. South Broadway, between Highway 340 and S. Camp Road—The Growth Plan designates this property as Residential Low Density (1/2 acre to 2 acre lots). The existing zoning is PR-2 for the Redlands Water and Power property that was rezoned several years ago to allow the construction of their office and maintenance facility. Redlands Water and Power had requested that the PR zoning be retained. The revised map shows PR. **Shown as PD (Planned Development).**

Properties currently zoned PD (Planned Development) that are proposed for a straight zone

1. Ridge Point (described above)—currently zoned PR-4, proposed zoning RSF-2. **Shown as RSF-2. The owner currently has a development proposal in to retain the PR zone on a portion of the property. If approved, this map will be changed accordingly.**

2. The convenience store complex on Highway 340, west of Redlands Parkway—currently zoned PB, proposed zoning B-1. **Shown as B-1.**
3. Edwards Subdivision on South Redlands Road—currently zoned PR-4.3, proposed zoning RMF-5. **Shown as RMF-5.**
4. Area between the Bluffs Subdivision and South Rim—currently zoned PR3.5, proposed zoning RSF-4 and RMF-5. **Shown as RSF-4 and RMF-5.**
5. Northwest corner of South Camp Road and Monument Road—currently zoned PR-4, proposed zoning RSF-E. **Shown as RSF-E.**

Other properties proposed for zoning changes

1. Riggs Hill—Growth Plan designates it as a park. The current zoning is RSF-4, the proposed zoning is CSR. **No change.**
2. Wingate School and park site—Growth Plan designates it as institutional and park. The existing zoning is PZ and PR, the proposed zoning is CSR; however, it could also be zoned RSF-2 to be consistent with the surrounding area. **Shown as CSR.**

Proposed zoning inconsistent with the Growth Plan

1. Many of the lots along the Colorado River are designated as conservation on the Growth Plan, to recognize the floodplain and riparian areas. Because most of those lots also include the high bluff areas, CSR is not proposed on those lots in the Bluffs and S. Rim area. **No change.**
2. The Goat's Draw is designated as Residential Low density on the Growth Plan. The proposed zoning is CSR. **No change.**
3. The Growth Plan shows an institutional land use adjacent to 2249 S. Broadway. That was an error. The property is a part of the office retail complex and the proposed zoning is B-1. **No change.**
4. The Baptist Church on S. Camp Road is designated as institutional in the Growth Plan. The proposed zoning is RSF-4 to be consistent with the surrounding area. **No change.**
5. The Growth Plan designates the Pepsi Plant as commercial. The proposed zoning is I-1 to be consistent with the current use. **No change.**

ORCHARD MESA PROPOSED ZONING

January 19, 2000

General Overview

The majority of the residential properties on Orchard Mesa are currently zoned RSF-5, RSF-8 and RMF-16. All of the properties currently zoned RSF-5 have a proposed zoning of RMF-5, and those properties currently zone RSF-8 have a proposed zoning of RMF-8. The properties along Highway 50 that are currently zoned HO (Highway Oriented) and C-1 (Light Commercial) are proposed for C-1 zoning.

Residential Area West of 27 Road

1. West of Linden—This area is currently zoned RMF-16, but is predominantly single family homes. The proposed zoning is RMF-8, which is consistent with the Growth Plan (8 to 12 units per acre) and the Orchard Mesa Plan (8 units per acre). Crystal Brook Apartments is the only major multi-family project in this area and will require further review to determine whether it will fit the criteria of the RMF-8 zoning.
Changed to RMF-16.
2. The owner of 1837 Aspen would like to retain the RMF-16 zoning. **No change.**
3. East of Linden, West of 27 Road, North of B ³/₄ Road—This area is currently zoned RMF-16 and is proposed to remain the same. There are several small apartment buildings in the area and the potential for further growth. The proposal to retain the RMF-16 zoning in this area is in conflict with the Future Land Use Maps in both the Growth Plan and the Orchard Mesa Plan. The Growth Plan designates this area for 8 to 12 units per acre, and the Orchard Mesa Plan designates this area as 8 units per acre. **No change.**
4. East of 27 Road—This area is currently zoned RSF-5 and RSF-8, and the equivalent new zones (RMF-5 and RMF-8) are proposed, with the exception of the greenhouse on Unawep and Highland Drive. That property was rezoned to RSF-5 from PB in the last few years. The proposed zoning map shows the property as RMF-8 to be consistent with the surrounding area. The Growth Plan designates this area for 4 to 8 units per acre. The Orchard Mesa Plan designates the area east of Orchard Mesa Middle School and north of Unawep as 5 units per acre, and the rest as 8 units per acre. **No change.**

Community Services and Recreation (CSR) Zoning

The CSR zoning is proposed for the City owned properties (cemetery, water plant, Duck Pond Park), School District #51's Columbus Elementary School and Orchard Mesa Middle School and some remaining lots in the Lamplight Subdivision. The lots in Lamplight Subdivision proposed for CSR zoning are those that had homes on them that were condemned because of an active landslide. It also includes the bench and river-bottom land owned by the School District. **No change.**

Businesses along Unawep and 27 Road

There are several properties along Unawep and 27 Road that are currently zoned PB (Planned Business). No current plan exists for those properties, although several have

active businesses and/or existing buildings. Staff is recommending that the PB zoning be retained until the update of the Orchard Mesa Plan occurs. The Growth Plan designated the properties on the west side of 27 Road as Commercial, and only some of the properties along UnawEEP as Commercial. The Orchard Mesa Plan did not reflect any of the business uses in the area and designated it all as residential. **Properties along UnawEEP changed to C-1.**

Planned Zones

1. Mobile Home Parks—Staff is recommending that the existing mobile home parks retain their PMH (Planned Mobile Home) zoning designation. **Shown as PD.**
2. Southgate Commons Townhomes/Apartments—This developed property, east of Linden and north of B ½ Road is currently zoned PR (Planned Residential). Staff is proposing RMF-16. The Growth Plan designated this property as 12 to 24 units per acre. The Orchard Mesa Plan, however, designated this area as 4 units per acre. **No change.**
3. Redwood Lane—The property at the end of Redwood Lane (east of 27 ½ Road and north of B ¾ Road) was recently rezoned to PR for some existing apartments. The proposed zoning map shows that property as RMF-8, which would fit the density of the apartments. **No change.**
4. Micaela’s Village Subdivision (north of UnawEEP, west of 27 Road)—Micaela’s Village is currently zone PR and the proposed zoning is RMF-8. The proposed bulk standards for the RMF-8 zone are very similar to the standards defined in the planned zone for Micaela’s Village. **No change.**
5. Lamplight Subdivision (Santa Clara Avenue)—This subdivision is currently zoned PD (Planned Development). The proposed zoning was RMF-8, however, after further review of the bulk standards for the subdivision, staff is now recommending that the planned zone be retained. **Shown as PD.**

Highway 50

1. Gibson’s Shopping Center—The shopping center is currently zoned PB (Planned Business). The proposed zoning is C-1 which will allow for more flexibility and an easier process for future changes. **No change.**
2. The owner of 2776 Highway 50 is opposed to the C-1 zoning. He wants to retain H.O. **No change.**
3. The owner of 2672 Highway 50 would like commercial zoning rather than residential. **Changed to C-1.**
4. The owner of 2724 Highway 50 is concerned that the proposed C-1 zoning might not allow transmission repair. The property currently has an SUP for auto repair. **No change. C-1 will allow auto repair.**

DOWNTOWN AREA PROPOSED ZONING

January 19, 2000

Downtown Area

The area being discussed as the downtown is generally Pitkin to Grand Avenue and 8th Street to the RR tracks. B-2 zoning is proposed for most of this area. The proposed B-2 is a downtown commercial district which recognizes the unique character of the downtown business area.

Downtown Residential Area

This area is bounded by Grand Avenue, Belford Avenue, 2nd Street and 28th Street. One of the more significant goals of the Growth Plan was to stabilize this area and bring the zoning more in line with the existing historic single family character. As a result, the proposed zoning would eliminate the existing RMF-32 and RMF-64 zone districts. In most of those areas that had RMF-32 or 64 zoning, RMF-8 zoning is proposed. Some of the areas with existing apartments are proposed for RMF-16 or RMF-24 zoning. RO (Residential Office) zoning is proposed in some areas as a buffer between the residential areas and the commercial areas. We received the following comments specific to this area. Changes directed by City Council and Planning Commission at previous meetings are indicated in **bold** and are reflected on the final set of maps.

1. Property NW of Ultronics on Ouray (west of 22nd Street)—The Growth Plan designates this property as Residential High Density (12+ units per acre). The existing zoning is B-1 and the proposed zoning is RMF-16. A realtor has commented that the property should remain B-1. A neighboring property owner recommends RMF-8 zoning. **Changed to RMF-12.**
2. Northwest corner of Grand and 22nd—Ultronics building—The Growth Plan designates this property as Commercial/Industrial. The existing zoning is B-1 and the proposed zoning is B-1. A representative for the property owner has requested commercial or industrial zoning for the property. **No change was made.**
3. Downtown Residential Area (839 Chipeta, 1010 White Avenue, 919 Ouray Avenue, 354 Teller)—The Growth Plan designates this area for Residential Medium Density, 4 to 8 units per acre. The existing zoning is RSF-8 for 839 Chipeta, RMF-64 for 1010 White Avenue, and RMF-32 for 919 Ouray and 354 Teller. The property owners are in support of the RMF-8 zoning to maintain the character of the area. **No changes made.**
4. West side of 2nd Street between Chipeta and Belford—The Growth Plan designates this area for Residential High Density, except for the SW corner of Hill Avenue and 2nd Avenue which is designated Commercial. The existing zoning is RMF-64 between Chipeta and Gunnison and the NW corner of Gunnison and 2nd Street, C-2 at the SW corner of Hill Avenue and 2nd Avenue, and RMF-32 between Hill Avenue and Belford Avenue. The proposed zoning is RO (Residential/Office), except for the SW corner of Hill Avenue and 2nd Street, which is proposed as C-1 zoning. A realtor has commented that the west side of 2nd Street must remain residential or both sides of 2nd Street will become commercial. **No changes made.**

5. 502 and 514 Ouray and 525 Chipeta—The Growth Plan designates these properties as Residential Medium Density (4 to 8 units per acre). The existing zoning is RMF-64 and the proposed zoning is RMF-8. The property owner would like B-2 zoning since much of the east half of the block has non-residential uses and feels that the entire block should be B-2. **502 and 514 Ouray, as well as the rest of the properties on the north side of Ouray between 5th and 6th were changed to B-1. No change was made on the south side of Chipeta between 5th and 6th.**
6. Southeast corner of 6th Street and Ouray Avenue (2 ½ lots)—The Growth Plan designates this area as Residential Medium (4 to 8 units per acre). The existing zoning is RMF-64 and the proposed zoning is RMF-8. The property owner would like B-1 zoning, consistent with the properties to the south. **No change was made.**
7. 221 Teller Avenue—The Growth Plan designates this property as Residential Medium Density (4 to 8 units per acre). The existing zoning is RMF-32 and the proposed zoning is RMF-8. The property owner would like RMF-24 zoning. He commented that the adjacent property has a 4-plex on the same size lot and the property across the street is a duplex. He also added that 221 Teller has previously been used as two units. **No change was made.**
8. 521 N. 19th Street—The property owner is concerned with the change from RSF-8 to RMF-8. **No change was made.**
9. 900 block of the south side of Main Street—The Growth Plan designates this area as Commercial and Residential Medium (4 to 8 units per acre). The existing zoning is B-3 and the proposed zoning is RO. The property owners are requesting B-2. **Changed to B-2.**
10. 1109 White Avenue—The existing zoning is RMF-64 and the proposed zoning is RMF-8. The property owner requests RMF-5 zoning to better maintain the existing single family character of the area and feels that the opinions of the residents should be considered. **No change was made.**
11. 420 Teller Avenue—The existing zoning is RMF-64 and the proposed is RMF-8. The owner comments that RMF-8 is O.K., but RMF-5 would be better. **No change was made.**
12. 729 Chipeta—The existing zoning is RMF-64 and the proposed is RMF-8. The property currently has a 4-plex on it and the owner is concerned with creating a non-conformity. **No change was made.**
13. 742 Teller—The current zoning is RMF-32 and the proposed is RMF-8. The owner would like to retain the RMF-32 zoning. He feels the RMF-8 zoning decreases the value of his property. **No change was made.**
14. 121 Chipeta Avenue—The existing zoning is C-2 and the proposed is C-1. The owner would like to retain the C-2 zoning for outdoor storage. **No change was made.**
15. 1060 Grand Avenue—The existing zoning is RMF-64 and the proposed zoning is RMF-8. The owner would like RMF-24 for the existing 5 unit building. **No change was made.**

South Downtown

This area is south of South Avenue to the Colorado River. The current zoning for much of this area is I-1 (light industrial) and I-2 (heavy industrial). The proposed zoning in this

area generally follows the recommendations of the Growth Plan, which were very similar to the preferred alternative that was identified in the South Downtown Plan. The heavy industrial designation is maintained east of 9th Street and along the railroad tracks west of 5th Street. C-2 zoning is proposed along the 7th Street corridor as well as much of the 5th Street corridor. The City owned property south of Struthers east of 5th Street and south of C ¾ Road west of 5th Street is proposed for CSR zoning (Community Services and Recreation). The following comments have been received for this area:

1. South Downtown—A general comment was received from Dick Scariano that the South Downtown must have some residential zoning to compliment the planned parks. Having just commercial and industrial around the parks will not encourage upkeep. **No change was made.**
2. Kimball Avenue—The Growth Plan designates this area as Commercial/Industrial. The existing zoning is I-2 and the proposed zoning is I-1. A resident questioned where the stores, parks and shopping areas will be planned. She wants to retain her residential use in the area. **No change was made.**
3. South Side of Struthers—The Growth Plan designated this area for Parks, under the assumption that all of the properties would be acquired for park use. There are several properties that will remain privately owned. The existing zoning is I-2 and the proposed zoning is C-2 to be consistent with what is proposed on the north side of Struthers. **No change was made.**
4. VanGundy Property—East side of 5th Street, north of the—The Growth Plan designates this property as Park and Commercial/Industrial. The existing zoning is I-2 and the proposed zoning is C-2. The property owner would like to retain the I-2 zoning. **No change was made.**
5. Hansen Property east of Riverside—The Growth Plan designates this property as Industrial. The current zoning is I-1 and I-2 and the proposed zoning is I-1. The property owner has requested RMF-16 zoning. **No change was made.**
6. 860 4th Avenue—Castings—The current zoning is I-2 and the proposed is I-1. The owner would like to retain the I-2 zoning for his foundry. **Changed to I-2, including additional properties to the north and east that are heavy industrial uses.**
7. 1101 Kimball—The current zoning is PC, as is the proposed zoning. The owner would like I-2 zoning. **No change was made.**
8. 611 S. 7th Street—Dible Oil—The Growth Plan designates the 7th Street Corridor as Commercial. The existing zoning is I-1 and the proposed zoning is C-2. The owner would like to retain I-1 for his business. **Changed to I-1, as well as additional properties to the north and south, the Daily Sentinel property and the Elam property on 7th and Struthers.**
9. **Based on City Council input, a portion of the City-owned property south-east of the Riverside neighborhood was changed to I-O (Industrial-Office).**

Ute/Pitkin/South Avenue/I-70B

Some significant changes in zoning are proposed along these corridors in accordance with the Growth Plan. The existing zoning is C-2 and I-1. The Growth Plan designates these corridors as Commercial and has many goals and policies expressing the desire of the community to improve the appearance of major corridors in the City. The proposed zoning is generally C-1, with some C-2 zoning proposed along South Avenue and I-70B.

The following comments were received for this area:

1. 1315 Pitkin Avenue, Bear Automotive Service—The Growth Plan designates this property as Commercial. The existing zoning is I-1 (Light Industrial) and the proposed zoning is C-2 (Heavy Commercial). The C-2 zoning would allow the current automotive service use. The owner has commented that the zoning needs to provide flexibility to allow existing businesses to make small improvements or minor changes to keep the existing business viable. **No change was made.**
2. 529 Pitkin Avenue, Springworks—The Growth Plan designates this property as Commercial. The existing zoning is I-1 and the proposed zoning is C-1. The owner of the business would like to retain the I-1 zoning, but if it does change to commercial zoning, would like C-2. Vehicle repair is proposed to be allowed in the C-1 zone district. **No change was made.**
3. 1765 Main Street, Old World Meat Co.—The Growth Plan designates this property as Commercial. The existing zoning is C-2 and the proposed zoning is C-1. Food processing would not be allowed in the C-1 zone under the proposed Code, and would require a Conditional Use Permit in the C-2 zone district. The owner would like to maintain a zoning that has food processing as an allowed use. **Changed to C-2, including the surrounding area.**
4. 2060 E. Main—Motorcycle Accessories—The Growth Plan designates this property as Commercial. The existing zoning is C-2 and the proposed zoning is C-1. The property owner would like to retain the C-2 zoning. **Changed to C-2, including the surrounding area.**
5. 1331 Ute Avenue—Sunshine Taxi—The current zoning for this property is C-2 and the proposed is C-1. The owner would like to retain C-2 for their business. **Changed to C-2, including the surrounding area.**
6. 415 S. 3rd and 251, 255, 257 and 259 Pitkin—The current zoning is I-1 and the proposed zoning is B-2. The owner would like to retain the I-1 zoning or C-2. **The south side of Pitkin, between 2nd and 3rd was changed to C-1. The north side of South Ave., between 2nd and 3rd was changed to C-2.**

Riverside/El Poso Area

The proposed zoning is in accordance with the Growth Plan. No specific comments have been received on this area.

Based on comments received at the previous meetings, the north side of Gunnison Avenue, between 25 ½ Road and Maldonado Street, was changed to C-2.

1st Street/North Avenue Corridors

Along the 1st Street corridor, the Growth Plan generally shows Commercial along the frontage, with high density residential along 2nd Street. The proposed zoning is C-1 along the corridor with RO zoning along the west side of 2nd Street. The North Avenue corridor is designated as Commercial in the Growth Plan and the proposed zoning is C-1. Most of North Avenue is currently zoned C-1, with the exception of the section west of 5th Street which is zoned C-2. Comments received on these corridors are as follows:

1. 1130 Belford—The Growth Plan designates this property as Commercial. The existing zoning is RMF-64 and the proposed zoning is C-1. The owner supports the commercial zoning. **No change was made.**

East of 28th Street

1. The proposed zoning in this area is generally following the Growth Plan recommendations, with the exception of the area east of 28 ¼ Road along I-70B. The Growth Plan designated that area as Commercial. The proposed zoning is I-1 to reflect the large scale businesses that exist in that area. **No change was made.**
2. Northeast corner of 28 Road and I-70B—The Growth Plan designates this area as Residential Medium-High (8 to 12 units per acre) and High (12+ units per acre). The existing zoning is C-1 and the proposed zoning is RMF-24. A neighboring property owner has requested that the Commercial zoning be retained. **Changed to C-1.**
3. 489 28 ½ Road—The Growth Plan designates this property as Commercial. The existing zoning is C-2 and the proposed zoning is C-1. The owner has requested retaining the C-2 zoning. **No change was made.**
4. There are two changes to the proposed zoning map that the staff recommends:
 - a. An area east of 28 ¼ Road and north of Gunnison Avenue is shown as C-2. Staff proposes that it be changed to C-1 to better fit the surrounding area and the existing mobile home park. **Shown as C-1.**
 - b. The southwest corner of 29 Road and North Avenue is shown as C-2. Staff is proposing that it be changed to C-1 to be consistent with the C-1 zoning on the rest of the North Avenue frontage and better fit with the current Hilltop uses. **Shown as C-1.**

NORTHEAST AREA PROPOSED ZONING

January 19, 2000

Mesa State College Area (7th to 12th Street, North Ave. to Orchard Ave.)

1. The Mesa State College campus is currently zoned PZ (Public Zone). The PZ zone district is being eliminated with the proposed Code. The proposed zoning for the campus is CSR (Community Services and Recreation). The maps do not reflect the properties most recently purchased by Mesa College. Staff will be working with College representatives to discuss the most appropriate zoning for the campus. A planned zone might be considered to better reflect the college uses and the proposed expansion plans. **The zoning options have been discussed with MSC representatives and they prefer the CSR zoning. The map shows the CSR zoning and includes the additional properties the College has purchased.**
2. The North Avenue frontage is currently zoned C-1 and will remain C-1, with the exception of the Taco Bell property, which is zoned PB (Planned Business). We are proposing to retain the PB zoning for the property because it includes their property along Glenwood Avenue that was rezoned to PB for a parking lot. We don't want to encourage further encroachment of commercial uses along Glenwood Avenue. **Shown as PD (Planned Development).**
3. The existing B-1 zoning is being retained on the properties on the east side of 7th Street, between Glenwood Avenue and just north of Bunting Avenue. Also, two properties that are currently zoned PB will retain that zoning. The remaining properties along 7th Street have an existing zoning of RSF-8 and a proposed zoning of RMF-8. **No change.**
4. The residential area west of Mesa State College has an existing zoning of RSF-8 and a proposed zoning of RMF-8. **No change.**
5. The property at 727 Glenwood Avenue is currently zoned RMF-32. The Growth Plan designation is Residential, 4 to 8 units per acre and the proposed zoning is RMF-8. Chris Jouflas has commented that he would like business or commercial zoning on the south side of Glenwood Avenue to allow for the provision of parking for the North Avenue businesses. **No change.**
6. The property at 740 Bunting Avenue is currently zoned RMF-32. The Growth Plan designation is 4 to 8 units per acre and the proposed zoning is RMF-8. Chris Otto has requested that the RMF-32 zoning be retained. He indicates that he is planning on developing the property to that density. **No change.**
7. Several property owners in the 700 block of Bunting area commented that they agreed with the proposed zoning of RMF-8. **No change.**

Residential/Office Area Between 7th Street, 12th Street, Orchard Avenue and Patterson Road

1. St. Mary's properties on the southeast corner of 7th Street and Patterson Road are proposed to retain PB (Planned Business) zoning. **Shown as PD (Planned Development).**

2. The Immaculate Heart of Mary Church property on 7th Street is currently zoned RSF-8. The proposed zoning is B-1, which is consistent with the Growth Plan designation of commercial. B-1 would allow the office uses that will most likely develop on the property, or the property might eventually be rezoned to PB if it is incorporated into the St. Mary's master plan. **No change.**
3. The medical offices along Wellington Avenue are currently zoned PB (Planned Business), B-1 or RMF-64 (Residential Multi-family, 64 units per acre). The proposed zoning is B-1, which is consistent with the existing uses and the Growth Plan. **No change.**
4. The properties on the north side of Bookcliff Avenue, between Little Bookcliff Avenue and 12th Street are currently zoned B-1 and RMF-64. The proposed zoning is RMF-16 for the property adjacent to Little Bookcliff Avenue, RMF-24 for the properties to the east, and RO (Residential/Office) for the properties at the corner of Bookcliff and 12th Street. The Growth Plan designated most of those residential properties for 8 to 12 units per acre, and designated only one of the properties for over 12 units per acre. Staff is proposing additional properties have the RMF-24 designation to reflect what is already there. The RMF-24 zoning should also extend to one additional property to the east than what is shown on the map to cover an existing multi-family development. **No change.**

12th Street Corridor

1. Most of the existing zoning along the 12th Street corridor is being retained, with the exception of the west side of 12th from Walnut to the Canal. Those properties are currently zoned RMF-64 or PB. The proposed zoning is RO (Residential/Office). However, the northwest corner of 12th Street and Bookcliff Avenue was recently rezoned to B-1 to allow for the future construction of an office building. Given it's proximity to other proposed B-1 zoning and high density residential, staff is recommending that the proposed zoning be B-1. **NW corner of 12th Street and Bookcliff is shown as B-1.**
2. **Miller Homestead—East side of 12th Street, north of Bonita and south of F ½ Road. This property is now shown as PD to reflect the recently approved plan for Miller Homestead.**

Residential Area Between 12th Street, 28 ¼ Road, North Avenue and Patterson Road

1. The majority of this area is currently zoned RSF-8 and the proposed zoning is RMF-8 in accordance with the Growth Plan. The areas that are currently zoned for higher density residential are proposed to retain higher density.
2. 1254 Bunting Avenue is currently zoned RMF-64. The Growth Plan designation is 8 to 12 units per acre and the proposed zoning is RMF-16. Carl Strippel has commented that he would like RMF-24 zoning because of the high density development around it and the need for student housing for the college. **No change.**
3. The property on the west side of 28 ¼ Road, north of Orchard is currently zoned RMF-16. The Growth Plan designation is Residential, 4 to 8 units per acre and the proposed zoning is RMF-8. The owners of the property would like to retain the RMF-16 zoning for a proposed senior housing development on the property. A

project had been approved for the site, but the approval lapsed. The property owner indicates that they are still planning to pursue the project. **No change.**

4. Letters were received from several property owners in the 1300 block of Wellington wanting to keep their residential zoning. This area is currently zoned RSF-8 and is proposed as RMF-8. **No change.**

Cottonwood Meadows Mobile Home Park

1. The Cottonwood Meadows Mobile Home Park, located in the 28 ½ Road, Mesa Avenue area, is a subdivision that was developed for the placement of mobile homes. Part of the area is currently zoned PMH (Planned Mobile Home) and part is zoned RSF-8. The average lot size is 100' x 40', which were to accommodate mobile homes that were much smaller than the units produced today. The RSF-8 setbacks of 20' front, 5' rear and 15' rear have caused problems for lot owners wanting to replace their existing units for a new unit. Typically, a new mobile home is 14' to 16' wide and 60' to 80' long. So, on the 100' ft. lots, a new unit is limited to a length of 65'. Staff proposes that a Planned Zone be applied to the entire subdivision with the following setbacks: 14' front, 10' rear and 5' side. A garage or carport would be required to have a front yard setback of 20'. Those proposed setbacks should allow enough flexibility for a larger unit to be placed on a lot. **Shown as PD.**

North of Horizon Drive, Between 7th Street and 12th Street

1. The property on the northwest corner of Horizon Drive and 12th Street is currently zoned PR and was planned as a part of the Horizon Glen Subdivision for future multi-family development. The Growth Plan designation is 2 to 4 units per acre and the proposed zoning is RSF-2. Tim Foster has commented that they would like to retain the Planned Residential zoning for future multi-family development and would like C-1 for the corner property. **Changed to PD.**
2. Additional properties north of the Foster property, at the northwest corner of Horizon Drive and 12th Street, are currently zoned RSF-4 and RSF-2. The Growth Plan designation is 2 to 4 units per acre and ½ acre to 2 acre lots. The proposed zoning is RSF-2. Walter Dalby would like a density of 8 units per acre. **Lots along 12th Street changed to RMF-8. Lot between Cascade Drive and 12th Street changed to RSF-4.**
3. The properties on the northwest corner of 12th Street and G Road are currently zoned RSF-4. The Growth Plan designation is Residential 4 to 8 units per acre. The proposed zoning is RSF-4. We received comments from 31 property owners in the area that are opposed to RSF-4 zoning. They would like the property to be zoned RSF-2, which they feel is more compatible with the developed properties to the north. **Lots along G Road left as RSF-4. Lots to the north changed to RSF-2.**
4. 2697 G Road is currently zoned RSF-2 (Residential Single Family, 2 units per acre). The Growth Plan designation is 4 to 8 units per acre and the proposed zoning is RSF-4. Tilman and Pat Bishop have commented that they would prefer RMF-8 zoning. **Changed to RMF-8.**

South of Horizon Drive, Between 7th Street and G Road

1. The properties bounded by 12th Street, Horizon Drive, Budlong Street and Midway Avenue are currently zoned RSF-4. The Growth Plan designates these properties for Residential High density, 12 to 24 units per acre. The proposed zoning is RMF-16. Dr. William Merkel, the owner, has commented that he agrees with the higher density designation. He would like to do a mixed use development in the future, including offices. The proposed zoning code would allow offices in the RMF-16 zone with a Conditional Use Permit. Many property owners on Midway Avenue and one property owner on Deer View Lane have commented that they do not agree with the high density zoning. They would like the area to retain the low density single family zoning. **Changed to RSF-4.**
2. The property south of Horizon Drive, west of 27 ½ Road is currently zoned PB (Planned Business). The Growth Plan designates this property for Residential, 2 to 4 units per acre and the proposed zoning is RSF-4. Jimmie Etter and Emanuel Epstein have requested C-1 zoning for the property. Much of the property is within the Airport Critical Zone, which must be considered for any zoning designation given. **Changed to PD.**
3. 638 and 640 Horizon Drive—These properties are currently zoned RSF-1 and the proposed zone is RSF-1. The Growth Plan map does not show a land use designation for these properties, but the surrounding properties are designated 4 to 8 units per acre. The property has a lot of constraints. It contains fill material, a portion of it is within the Horizon Drive Channel floodplain and the access onto Horizon Drive would be limited. Because of those constraints, the proposed zoning is to retain the RSF-1 designation. Ron Unfred has commented that he would like multi-family or light business zoning to allow a bed and breakfast. The proposed Use/Zone Matrix would allow a 1 to 3 guest room bed and breakfast in the RSF-1 zone and would allow a 4 to 5 guest room bed and breakfast with a Conditional Use Permit. **No change.**

Crossroads Area

1. The properties between Crossroads Blvd and Compass Drive are currently zoned H.O. (Highway Oriented). The Growth Plan designation is Residential High Density, 12 to 24 units per acre. The proposed zoning is C-1, like the rest of the Horizon Drive area. Dr. William Merkel has commented that he would like to maintain flexibility that the H.O. zoning allows for commercial or high density development. The C-1 zoning would offer that same flexibility. **No change.**
2. Property north of Crossroads Blvd and east of 27 Road is currently zoned Planned Residential. The Growth Plan designation is Commercial; however, the proposed zoning is RSF-2 in keeping with the character of the surrounding area. Dr. William Merkel, owner of the property has commented that he agrees with maintaining a residential zoning on the property, but did not comment on the density. **No change.**

North of the Government Highline Canal, Between 27 ¼ Road and the Airport properties

1. CH-4 Commercial Park is currently zoned PC (Planned Commercial). The Growth Plan designates the property as Commercial; however, the proposed zoning is I-1 which better reflects the existing uses and the proposed uses that were approved with

the PC zone. However, a comment has been received that some of the remaining undeveloped lots might be better suited for office development, which might not be appropriate in the I-1 zoning. **There was some discussion of leaving the property zoned PC to allow for a mix of uses and additional height. However, IO (Industrial-Office) is proposed that would allow for the same mix of uses and a height of up to 65' because of the special provisions for the Horizon Drive corridor.**

2. The property south of H Road and west of CH-4 Commercial Park is currently zoned RSF-R. The Growth Plan designation is Commercial and the proposed zoning is C-1. **Changed to IO.**
3. The property at 2723 H Road is currently zoned RSF-R (Residential Single Family, Rural). The Growth Plan designation is ½ to 2 acre lots and the proposed zoning is RSF-1 (Residential Single Family, 1 unit per acre). Gail Redin has commented that she would like to retain the RSF-R zoning in the area. Her property includes two home businesses, an upholstery shop and dog training, both of which had been allowed uses prior to annexation and became legal non-conforming uses upon annexation. She is concerned with the potential of more houses in her area whose residents might object to her businesses. **No change.**
4. The property north of H Road and east of 27 ¼ Road is currently zoned PI (Planned Industrial). The Growth Plan designation is Industrial. The proposed zoning is to retain the PI zone; however, if a IO (Industrial/Office Park) zone is created, that would be a good option for these properties. **Changed to IO.**

Paradise Hills

1. The Paradise Hills subdivision is currently zoned RSF-4, with Filing #7 and future filings zoned RSF-5. The Growth Plan designates the properties for 4 to 8 units per acre. The proposed zoning map shows retaining the RSF-4 zoning for Filings #1 through #6, and RMF-5 for Filing #7 and future filings. A plan has been submitted for the future filings with a density much less than the 5 units per acre. Given the topographic constraints on the site and the proximity to the airport, staff is now recommending that the RSF-4 zoning, or an approved planned zone be applied to the future filings. **Changed to PD.**

NW AREA PROPOSED ZONING

January 19, 2000

Following is a summary of the NW area zoning issues that were discussed at previous meetings. Changes directed by City Council and the Planning Commission are indicated in **bold** and are reflected on the final set of maps.

Independent Avenue Area

1. North side of Independent Avenue between Bass and Poplar—The Growth Plan designates this property as Commercial. The existing zoning is C-2 (Heavy Commercial) and the proposed zoning was RO (Residential Office). Ed Lippoth and other owners of property along this section of Independent Avenue would like to retain the C-2 zoning. Many of the buildings are warehouse type structures with light fabrication type uses in them. Staff is now recommending that the C-2 zoning be retained. **Shown as C-2.**
2. South Side of Franklin Avenue—The Growth Plan designates this area as Residential Medium Density, 4 to 8 units per acre. The existing zoning is RMF-64 and the proposed zoning is RO (Residential/Office). One of the property owners would like to retain the higher density. After reviewing the area again, staff is now recommending the RMF-24 zone for all properties on the south side of Franklin. **Shown as RMF-24.**
3. North side of Franklin Avenue—The Growth Plan designates this area as Residential Medium Density, 4 to 8 units per acre. The existing zoning is RMF-64 and the proposed zoning was RO (Residential/Office). After further review of this area staff is now recommending RO zoning on the northwest corner of 1st Street and Franklin, RMF-8 zoning between there and just west of Juniper Court and RMF-16 zoning for that area to the end of Franklin Avenue and extending north to Independent. **Shown as recommended.**
4. North side of Independent, West of Sunset Court to Poplar—The Growth Plan designates this area as Residential Medium Density, 4 to 8 units per acre. The existing zoning is RMF-64 and the proposed zoning was RO. After further review, staff is now recommending RMF-8 for the east parcels and RMF-24 for the west parcels. The owner of the parcel at the north end of Sunset Court is requesting RMF-24 zoning for the entire area. **No change.**
5. Northeast corner of 25 ½ Road and Independent Avenue—The Growth Plan designates this area as Commercial. The existing zoning is C-2 and the proposed zoning was RO. With the other changes being recommended in the area, staff is now recommending a C-1 zoning. **Shown as C-1.**

1st Street/North Avenue/Patterson Road

1. Northwest corner of 1st Street and Patterson Road—The Growth Plan designates this property as Commercial. The existing zoning is PB (Planned Business) and the proposed zoning is B-1. A neighboring property owner is concerned with the potential for commercial development on this property. They feel it would only add to the traffic congestion in the area. **Shown as B-1, however, Community Hospital**

recently received plan approval for a surgical center and wants to retain the PB zoning.

2. Southwest corner of 1st Street and Patterson Road—The Growth Plan designates these properties as Residential Medium/High density (8 to 12 units per acre). The existing zoning is PR-10 (Planned Residential, 10 units per acre) and the proposed zoning is RSF-8. The property owners would like to retain the PR-10 zoning, although there are no specific plans for the property. The latest draft of the Code includes a RMF-12 zoning district which might be appropriate for these properties. **Changed to RMF-12.**
3. 2558 F Road—The Growth Plan designates this property as Residential Medium High density (8 to 12 units per acre). The existing zoning is PR-9.1 (Planned Residential, 9.1 units per acre) and the proposed zoning is RMF-8. The property owner would like to have RO zoning for the single family home that fronts on Patterson Road. The owner did request a zoning change from the Planning Commission for the property to PB and was denied. He did not appeal that decision. **Changed to PD.**
4. 2552 F Road—The Growth Plan designates this property as Residential Medium-High density. The existing zoning is PR-18 and the proposed zoning is RMF-8. The owner has requested C-1 or C-2 zoning. **No change.**
5. 2486 Commerce Blvd.—The existing zoning is C-2 and the proposed zoning is C-1. This property is currently used for automotive repair and backs onto Patterson Road. The proposed Code would not allow repair in the C-1 zone. The owner would like to retain C-2 zoning, which might be appropriate for those properties that back onto Patterson, but have access to the commercial industrial area to the south. **Changed to C-2.**
6. Harbert Lumber and BMC Lumber, 3rd and North Avenue and 5th and North Avenue—These properties are currently zoned C-2 and the proposed zoning for all of North Avenue is C-1. The business owners would like to retain the C-2 zoning for their existing lumber operations. **Changed to C-2.**

Residential Area, G Road, 24 ½ Road to 26 ½ Road

1. Bookcliff Gardens, southwest corner of 26 Road and I-70—The Growth Plan designates this property as Commercial. The existing zoning is PB (Planned Business) and the proposed zoning is B-1. The owners are not concerned with the B-1 zoning, as long as it allows Nurseries/Greenhouses, but would like the Code to continue to allow Nurseries/Greenhouses in a variety of zones, including the residential zones. The latest draft of the Code would allow Landscaping Materials Sales with a CUP in all the residential zones, as well as RO and B-1. It would be an allowed use in B-2, C-1, C-2 and I-1. **No change.**
2. 623 25 Road—The Growth Plan designates this property as Commercial. The current zoning is RSF-R and the proposed zoning is C-1. The property owner would like to retain residential zoning or I-1, similar to Foresight Park across the street. **No change.**
3. 2426 G Road—The Growth Plan designates this property as Residential Medium density (4 to 8 units per acre). The existing zoning is RSF-2 and the proposed zoning

is RMF-5. The property owner would like RMF-8 zoning. He feels the RMF-8 zoning would be appropriate given the proximity to Canyon View Park and higher density zoning to the east. Staff is now recommending the RMF-8 zoning. **Shown as RMF-5, however, RMF-8 should be considered pending the final outcome of the 24 Road Corridor plan.**

4. Sage Court/Northacres area—The Growth Plan designates this property as Residential Medium density (4 to 8 units per acre). The existing zoning is RSF-4 and the proposed zoning was the same. A property owner on Sage Court feels the Growth Plan designation and proposed density is too high. He would like the area to be zoned RSF-1. During a public hearing on zoning of properties to the north of this area that were annexed, it was discussed that the canal might be a better boundary than F1/2 Road between lower densities to the north and higher densities to the south. Staff is now recommending that RSF-2 zoning be considered for this area. **Shown as RSF-2.**
5. Northridge, Proposed Filing #4—The Growth Plan designates this area as Residential Medium density, 4 to 8 units per acre. The existing zoning is PR-4 and PR-12.7 and the proposed zoning is RSF-4. The owner would like to retain the higher density and have the option of a mixed-use development in the future. **No change.**
6. Westwood Ranch, Northwest corner of 25 ½ Road and F ½ Road—The Growth Plan designates this area as Residential Medium Density, 4 to 8 units per acre. The proposed zoning was RSF-4. Since that was proposed a planned zone was approved for the property and it's under construction. Staff recommends maintaining the PR zone that was recently approved. **Shown as PD.**
7. Diamond Ridge, west of Westwood Ranch—The Growth Plan designates this area as Residential Medium Density, 4 to 8 units per acre. The proposed zoning was RSF-4. The property owner has since submitted an annexation, rezoning and preliminary plan request which was approved. Staff recommends the PR zoning that was approved. **Shown as PD.**

River Road Area

1. River Road, between 24 Road and 24 ½ Road—The Growth Plan designates this property as Commercial/Industrial. The existing zoning is I-2 (Heavy Industrial) and the proposed zoning was I-1 (Light Industrial). Officials with Ricon Resins and Coors Ceramics have requested that the I-2 zoning be maintained. Staff is now recommending that the area that is currently zoned I-2 retain the I-2 zoning. **Shown as I-2.**
2. 2419 River Road—The Growth Plan designates this property as Commercial/Industrial. The existing zoning is C-2 (Heavy Commercial) and the proposed zoning is I-1 (Light Industrial). The property owner has requested that the C-2 zoning be maintained, because the property is too small for industrial uses. **No change.**

24 Road Study Area –Awaiting the results of the 24 Road Corridor Plan

1. 24 Road Corridor, Northwest and Southeast of G Road and 24 Road intersection—The Growth Plan designates these properties as Residential Medium/High density with a small area of Commercial on the Southeast corner of G Road and 24 Road.

The existing zoning is PRVR (Planned Recreational Vehicle Resort) Northwest of 24 Road and G Road and HO (Highway Oriented) Southeast of 24 Road and G Road. The proposed zoning is RMF-8 (Residential Multi-family, 8 units per acre). The owner would like commercial zoning on this properties and the opportunity for mixed development. The parcels are large enough that a mixed use development could be proposed with a planned zone and could be considered with a residential land use designation.

2. Southwest of 24 Road and I-70—The Growth Plan designates this property as Residential Medium/High density. The existing zoning is PRVR and the proposed zoning is RMF-8. The property owner would like a zoning designation of C-2 (Heavy Commercial).
3. Northeast Corner of I-70 and 24 Road—The Growth Plan designated this area as Rural, however, the North Central Valley Neighborhood Plan, adopted after the Growth Plan, designated this area as commercial. The existing zoning is RSF-R. The property owner would like commercial zoning. Based on the North Central Valley Neighborhood Plan, staff is recommending C-1 zoning for this property.
4. Northeast corner of 23 Road and 6 & 50—The Growth Plan designates this area as Commercial/Industrial. The existing zoning is H.O. (Highway Oriented) and I-1. The proposed zoning was originally shown as C-2. The owners of Western Slope Iron and Supply, Inc. own several properties, one of which extends to Highway 6 & 50. They would like to have industrial zoning for all of their property.
5. 643 24 ½ Road—The Growth Plan designates this area as Residential Medium-High density, 8 to 12 units per acre. The current zoning is RSF-4 and the proposed zoning is RMF-8. The owner would like commercial zoning.
6. 677 24 ½ Road—The Growth Plan designates this area as Residential Medium-High density, 8 to 12 units per acre. The current zoning is RSF-R and the proposed zoning is RMF-8. The owner feels that change is too large and a more appropriate density might be 2 to 4 units per acre.

Other

1. Southwest of I-70 and HWY 6 & 50—The Growth Plan incorrectly designated this property as Public/Institutional. The existing zoning is I-1 and the proposed zoning is C-2. The property owner would like part of the property zoned industrial and part of the property zoned commercial. **Changed to I-1 and C-2.**
2. 743 23 Road—The Growth Plan designates this property as Industrial. The current zoning is I-1 and the proposed zoning is I-2. The owner would like to have commercial zoning. She would like to have a small retail business. **No change.**
3. Sanford Drive, north of Highway 6 & 50—The Growth Plan designates this property as Commercial/Industrial. The existing and proposed zoning is I-1. The owner would like C-2 zoning, consistent with their other property on the west side of Sanford Drive, which is a convenience store/truck stop. **Changed to C-2.**
4. **Foresight Industrial Park has been changed to IO.**
5. **Many areas that were previously shown as RMF-5 zoning were changed to RSF-4 zoning.**