

**GRAND JUNCTION CITY COUNCIL
WORKSHOP AGENDA**

**MONDAY, OCTOBER 30, 2000, 7:00 P.M.
CITY HALL AUDITORIUM, 250 N. 5TH STREET**

7:00 MAYOR'S INTRODUCTION AND WELCOME

7:05 COUNCILMEMBER REPORTS AND COMMENTS

7:15 REVIEW WEDNESDAY COUNCIL AGENDA

7:30 DISCUSSION OF FUTURE WORKSHOP AGENDAS

PRESENTATIONS

7:35 24 ROAD CORRIDOR PLAN: Kathy Portner will present and discuss this proposed plan. [*Attach 15*](#)

8:05 BUDGET UPDATE & REVIEW: Ron Lappi will lead the presentation and discussion of the City's 2000 revised budget and the proposed 2001 budget. [*Attach W-1*](#)

9:15 ADJOURN

**CITY COUNCIL AGENDA
CITY OF GRAND JUNCTION**

<i>CITY COUNCIL</i>		
Subject:	Setting a Hearing on Amending the Zoning and Development Code, Adding a Mixed-Use Zoning District and Finalizing the Zoning, Design, Standards and Guidelines for the 24 Road Corridor	
Meeting Date:	October 18, 2000	
Date Prepared:	October 12, 2000	
Author:	Kathy Portner	Planning Manager
Presenter Name:	Kathy Portner	Planning Manager
Workshop	x	Formal Agenda

Subject:

- 1) Proposed Ordinance Amending the Zoning and Development Code, Adding a Mixed-Use Zoning District
- 2) Proposed Ordinance Adopting a Zoning Map for the 24 Road Corridor Subarea
- 3) Proposed Ordinance Adopting the 24 Road Corridor Design Standards and Guidelines

Summary:

The proposed Code amendment adding the Mixed-Use zone district, the zoning map and the 24 Road Design Standards and Guidelines were developed to implement the 24 Road Corridor Subarea Plan that was presented to Council last spring by the 24 Road Steering Committee.

Background Information:

After over a year of study, the 24 Road Steering Committee has made a recommendation on the future land use of the 24 Road Study area, which is generally bounded by 24 ½ Road on the east, Patterson Road and HWY 6 & 50 on the south, 23 Road and 23 ½ Road on the west and I-70 on the north. There are four documents that will be considered by the City Council on November 1, 2000. Those are:

1. The 24 Road Corridor Subarea Plan—This is the planning document that outlines the proposed general land uses for the area, as well as a vision for the area and implementation strategy. This subarea plan would become an element of the City’s adopted Growth Plan and replace those sections that refer to this area.
2. Code Amendment Adding the Mixed-Use Zoning District—One of the recommendations of the Subarea Plan was to create a new zone district to

accommodate mixed use. The Mixed-Use (M-U) zone district is patterned off the Industrial-Office (I-O) zone district with an added residential component. Retail use is limited to neighborhood commercial with a 30,000 square foot maximum building size for retail. Staff is also proposing that for parcel greater than 5 acres in size, 25% of the land area must be designated for residential to ensure a true “mixed-use” development.

3. Zoning of the 24 Road Plan Area—At the time the City adopted the new zoning map, zoning in the 24 Road study area was not changed pending the outcome of this study. A new zoning map is proposed to implement the recommendations of the plan.
4. Adoption of the 24 Road Corridor Design Standards and Guidelines—The final component is a set of Design Standards and Guidelines that are proposed for the entire study area. The document includes guidelines and standards for Community Framework, Site Design, Landscaping, Architectural Design, Site Lighting and Signs.

A more detailed staff report will be provided for the November 1st hearing. The Planning Commission will have a public hearing on this on October 17th and will be making a recommendation to City Council.

Budget:

Action Requested/Recommendation: First reading of the ordinances

Citizen Presentation:	<input checked="" type="checkbox"/>	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> If Yes,
Name:				
Purpose:				

Report results back to Council:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	When:	November 1 st
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Placement on Agenda:	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Indiv. Consideration	<input type="checkbox"/> Workshop
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**Table 3.2
ZONING DISTRICTS DIMENSIONAL STANDARDS**

Zoning District	Minimum Lot Size		Minimum Street Frontage (ft.)	Minimum Setbacks ⁽¹⁾ (Principal/Accessory Building)			Max. Lot Coverage (%)	Max. FAR	Max. Height (ft.)
	Area (sq. ft.)	Width (ft.)		Front ⁽⁸⁾ (ft.)	Side (ft.)	Rear ⁽⁸⁾ (ft.)			
See Section	3.2.B	3.2.C	3.2.D	3.2.E	3.2.E	3.2.E	3.2.F	3.2.G	3.2.H
RSF-R	5 Acres	150	50 ⁽²⁾	20/25	50/50	50/50	5	0.40 ⁽³⁾	35
RSF-E	2 Acres	100	50 ⁽²⁾	20/25	15/5	30/10	15	0.40 ⁽³⁾	35
RSF-1	1 Acres	100	50 ⁽²⁾	20/25	15/3	30/10	20	0.40 ⁽³⁾	35
RSF-2	17,000	100	50 ⁽²⁾	20/25	15/3	30/5	30	0.40 ⁽³⁾	35
RSF-4	8,000	75	20	20/25	7/3	25/5	50	0.40 ⁽³⁾	35
RMF-5	6,500	60	20	20/25	5/3	25/5	60	0.40 ⁽³⁾	35
RMF-8	4,500	40	20	20/25	5/3	10/5	70	0.45 ⁽³⁾	35
RMF-12	4,000	40	20	20/25	5/3	10/5	75	0.50 ⁽³⁾	40
RMF-16	4,000	40	20	20/25	5/3	10/5	75	0.60 ⁽³⁾	40
RMF-24	4,000	40	20	20/25	5/3	10/5	80	0.60 ⁽³⁾	40
R-O	5,000	50	20	20/25	5/5	10/5	70	0.40	35
B-1	10,000	50	N/A	20/25	0/0 ⁽⁵⁾	15/15	N/A	0.50	40
B-2	N/A	N/A	N/A	15/25 ⁽⁷⁾	0/0 ⁽⁵⁾	0/0 ⁽⁶⁾	N/A	4.00	65 ⁽⁴⁾

Zoning District	Minimum Lot Size		Minimum Street Frontage (ft.)	Minimum Setbacks ⁽¹⁾ (Principal/Accessory Building)			Max. Lot Coverage (%)	Max. FAR	Max. Height (ft.)
	Area (sq. ft.)	Width (ft.)		Front ⁽⁸⁾ (ft.)	Side (ft.)	Rear ⁽⁸⁾ (ft.)			
See Section	3.2.B	3.2.C	3.2.D	3.2.E	3.2.E	3.2.E	3.2.F	3.2.G	3.2.H
C-1	0.5 Acre	50	N/A	15/25	0/0 ⁽⁵⁾	10/10	N/A	1.00	40 ⁽⁶⁾
C-2	0.5 Acre	50	N/A	15/25	0/0 ⁽⁵⁾	10/10	N/A	2.00	40
I-0	1 Acre	100	N/A	15/25	15/15	25/25	N/A	0.75	40 ⁽⁶⁾
I-1	1 Acre	100	N/A	15/25	5/5 ⁽⁵⁾	10/10	N/A	2.00	40

Zoning District	Minimum Lot Size		Minimum Street Frontage (ft.)	Minimum Setbacks ⁽¹⁾ (Principal/Accessory Building)			Max. Lot Coverage (%)	Max. FAR	Max. Height (ft.)
	Area (sq. ft.)	Width (ft.)		Front ⁽⁸⁾ (ft.)	Side (ft.)	Rear ⁽⁸⁾ (ft.)			
See Section	3.2.B	3.2.C	3.2.D	3.2.E	3.2.E	3.2.E	3.2.F	3.2.G	3.2.H
I-2	1 Acre	100	N/A	15/25	0/0	10/10	N/A	2.00	40
CSR	1 Acre	100	N/A	15/25	5/5	10/5	N/A	1.00	65 ⁽⁴⁾
M-U	1 Acre	100	N/A	15/25	15/15	25/25	N/A	0.5	40

GENERAL NOTE: See the Alternative Residential Development Standards of Chapter Five for additional information regarding flagpole lots, attached housing, zero lot line and cluster development.

Footnotes:

⁽¹⁾ Minimum front yard setback for garage, carport or other vehicle storage space (principal and accessory) shall be 20 feet, measured from the storage entrance to the property line.

⁽²⁾ Minimum street frontage on cul-de-sac is 30 feet.

⁽³⁾ RSF-R through RMF-5, the FAR (Floor Area Ratio) applies only to non-residential uses. RMF-8 through RMF-24, the FAR applies to multi-family and non-residential uses.

⁽⁴⁾ Maximum height is 40 feet if adjacent to any residential zoning district.

⁽⁵⁾ 10/5 foot setback if abutting a residential zone or use.

⁽⁶⁾ Maximum height for structures in the C-1 and I-O zone districts which are along Horizon Drive and north of G Road (including Crossroad Boulevard and Horizon Court) shall be 65 feet.

⁽⁷⁾ Setbacks may be reduced to zero feet (0') by the Director if located within the downtown area.

⁽⁸⁾ The setback from the street along the rear half of a double frontage lot shall be the greater of the required front yard setback or the required rear yard setback.

ORDINANCE NO.

ADOPTING A NEW ZONING MAP FOR THE 24 ROAD CORRIDOR AREA

RECITALS. The City has adopted the 24 Road Corridor Subarea Plan as a part of the Growth Plan.. The Subarea Plan includes a future land use map identifying uses for parcels within the study area. As a part of the implementation of the plan, a zoning map has been created that is consistent with the future land use map and vision as identified in the plan.

The Grand Junction City Council has determined that this new map for the 24 Road Corridor Area is necessary for the preservation of health, safety, and general welfare of the citizens of Grand Junction.

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

1. The existing maps depicting and describing the zones and districts of lands within the 24 Road Corridor Subarea of the City, which are a part of the City's Zoning and Development Code (the "Zoning Code") are hereby repealed and reenacted with the attached map. The Clerk may publish this map in conjunction with publication of the 24 Road Corridor Design Standards and Guidelines by pamphlet.
2. This reenactment shall not be construed to revive any ordinance or part thereof that had been previously repealed.
3. Nothing in this ordinance, nor any provision repealed by the adopted of this ordinance, shall affect any offense or act committed or done, or any penalty or forfeiture incurred, or any contract or right established or occurring before the effective date hereof.
4. Unless another provision is expressly provided in the Zoning Code, every person convicted of a violation of any provision of these newly provisions and maps shall be punished according to the City of Grand Junction Code of Ordinances, Chapter 1, Section 1-9.
5. If any zoning map or portion thereof adopted hereby or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or application of these zoning maps which can be given effect without the invalid provisions or applications, and to this end, the provisions of this ordinance are declared to be severable.

Introduced on first reading this 18th day of October, 2000.

Passed and adopted on second reading this day of , 2000.

Attest:

President of the Council

City Clerk

ORDINANCE NO.

**AMENDING THE ZONING AND DEVELOPMENT CODE TO ADD SECTION 7.5
24 ROAD CORRIDOR DESIGN STANDARDS AND GUIDELINES**

RECITALS. One of the recommendations of the 24 Road Corridor Subarea Plan was to create design standards and guidelines to implement the plan. The Steering Committee has recommended the 24 Road Corridor Design Standards and Guidelines be adopted as an overlay zone district to apply to the entire study area.

Overlay zoning is one way to create a more flexible and discretionary alternative to traditional zoning. An overlay zone is defined as “a mapped overlay district superimposed on one or more established zoning districts which may be used to impose supplemental restrictions on uses in these districts, permit uses otherwise disallowed, or implement some form of density bonus or incentive bonus program”.

An overlay zone supplements the underlying zone with additional requirements or incentives while leaving underlying zoning regulations in place. Examples might include special requirements such as design standards or guidelines, additional setbacks or height limits. A parcel within the overlay zone will thus be simultaneously subject to two sets of zoning regulations: the underlying and the overlay zoning requirements.

Overlay zone boundaries are also not restricted by the underlying zoning districts' boundaries. An overlay zone may or may not encompass the entire underlying zoning district. Likewise, an overlay zone can cover more than one zoning district, or even portions of several underlying zoning districts.

The 24 Road Corridor Design Standards and Guidelines are being proposed as an overlay district to cover the entire 24 Road planning area, generally bounded by 24 ½ Road on the east, Patterson Road and HWY 6 & 50 on the south, 23 Road and 23 ½ Road on the west and I-70 on the north, and including several parcels north of I-70. The document includes guidelines and standards for Community Framework, Site Design, Landscaping, Architectural Design, Site Lighting and Signs.

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

The Zoning and Development Code is hereby amended to add section 7.5 entitled “24 Road Corridor Design Standards and Guidelines” to be applied to the area shown on Attachment A and authorizes the Clerk to publish the amendment by pamphlet.

Introduced on first reading this 18th day of October, 2000.

Passed and adopted on second reading this day of , 2000.

Attest:

City Clerk

President of the Council

ORDINANCE NO.

**AMENDING SECTIONS 3.2 AND 3.5, AND ADDING SECTION 3.3.K
TO THE GRAND JUNCTION ZONING AND DEVELOPMENT CODE TO CREATE A
MIXED-USE ZONE DISTRICT**

RECITALS. One of the recommendations of the 24 Road Corridor Subarea Plan was to create a new zone district to accommodate mixed use. The Mixed-Use (M-U) zone district is patterned off the Industrial-Office (I-O) zone district with an added residential component. This zone district is being added to the Zoning and Development Code and will be applied to the area designated as "Mixed-Use" on the Future Land Use Map of the 24 Road Corridor Subarea Plan. The zone district would also be available for other areas of the City if found to be appropriate.

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

The Zoning and Development Code is hereby amended to add section 3.3.K and amend Tables 3.2 and 3.5 as shown on attachment A.

Introduced on first reading this 18th day of October, 2000.

Passed and adopted on second reading this day of , 2000.

President of the Council

Attest:

City Clerk

Attachment A

K. M-U: Mixed Use

1. **Purpose.** To provide for a mix of light manufacturing and office park employment centers, limited retail, service and multifamily residential uses with appropriate screening, buffering, and open space and enhancement of natural features and other amenities such as trails, shared drainage facilities, and common landscape and streetscape character. This District implements the *commercial*, *commercial/industrial* and *industrial* future land use classifications of the Growth Plan, as well as serving as a transition between residential and non-residential use areas.

2. **Summary.**

Primary Uses: Employment, residential, limited retail, open space.

Maximum Non-Residential Intensity: 0.50 FAR

Maximum Residential Density: 24 units per acre

Minimum Residential Density: 12 units per acre

Maximum Building Size: 150,000 sf; 30,000 sf for retail

3. **Authorized Uses.** Table 3.5 lists the authorized uses in the M-U District.

4. **Intensity.** Subject to the development standards in this Code, the following intensity provisions shall apply:

- a. Non-residential intensity shall not exceed a floor area ratio (FAR) of 0.50;
- b. Non-residential minimum lot size shall be one acre, except where a continuous commercial center is subdivided;
- c. Maximum building size shall be 150,000 sf, unless a Conditional Use Permit is issued; 30,000 sf for retail
- d. Maximum gross residential density shall not exceed 24 units per acre.
- e. Minimum net residential density shall be 12 units per acre.
- f. Development parcels and/or projects containing greater than 5 acres shall have a minimum of 25% of the gross land area in residential development.

5. **M-U Performance Standards.**

- a. Refer to any applicable overlay zone district and/or corridor design standards and guidelines.
- b. **Loading/Service Areas.** Loading docks and trash or other service areas shall be located only in the side or rear yards.
- c. **Vibration, Smoke, Odor, Noise, Glare, Wastes, Fire Hazards and Hazardous Materials.** No person shall occupy, maintain or allow any use in an M-U District without continuously meeting the following minimum standards regarding vibration, smoke, odor, noise, glare, wastes, fire

hazards and hazardous materials. Conditional Use Permits for uses in this district may establish higher standards and conditions.

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- (1) **Vibration:** Except during construction or as authorized by the City, activity or operation which causes any perceptible vibration of the earth to an ordinary person on any other lot or parcel, shall not be permitted.
 - (2) **Noise:** The owner and occupant shall regulate uses and activities on the property so that sound never exceeds 65 db at any point on the property line.
 - (3) **Glare:** Lights, spotlights, high temperature processes or otherwise, whether direct or reflected, shall not be visible from any lot, parcel or right-of-way.
 - (4) **Solid and Liquid Waste:** All solid waste, debris and garbage shall be contained within a closed and screened dumpster, refuse bin and/or trash compactor(s). Incineration of trash or garbage is prohibited. No sewage or liquid wastes shall be discharged or spilled on the property.
 - (5) **Hazardous Materials:** Information and materials to be used or located on the site whether on a full-time or part-time basis, that are required by the SARA Title III Community Right to Know shall be provided at the time of any City review, including site plan. Information regarding the activity or at the time of any change of use or expansion, even for existing uses, shall be provided to the Director.
 - (6) **Outdoor Storage and Display:** Outdoor storage and permanent display areas shall only be located in the rear half of the lot beside or behind the principal structure. Portable display of retail merchandise may be permitted as provided in Chapter Four.
- d. Performance and development standards for residential uses shall be derived from the underlying multifamily zone district, as defined in Chapter Three of this Code.

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Attach W-1

This attachment is an orange book in the pocket of your binder.

