



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

TUESDAY, MAY 12, 2015 @ 6:00 PM

Call to Order – 6:00 P.M.

***** CONSENT CALENDAR *****

1. Minutes of Previous Meetings

[Attach 1](#)

Action: Approve the minutes from the April 14, 2015 Planning Commission Meeting.

2. Dere Special Permit [File # SPT-2015-113]

[Attach 2](#)

A request for a Special Permit to temporarily place a single manufactured home on 4.88 +/- acres in an R-24 (Residential – 24 du/ac) zone district.

Action: Recommendation to City Council

Applicant: Brian Dere

Location: 675 ½ 24 ½ Road

Staff presentation: Scott Peterson, Senior Planner

3. 1020 Grand Avenue Rezone [File # RZN-2015-152]

[Attach 3](#)

A request to rezone 0.778 acres from an R-8 (Residential 8 du/ac) to an R-O (Residential Office) zone district.

Action: Recommendation to City Council

Applicant: Joseph Sprague

Location: 1020 Grand Avenue

Staff presentation: Brian Rusche, Senior Planner

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

ITEMS NEEDING INDIVIDUAL CONSIDERATION

4. **24 Road Corridor Design Standards Amendment** [File #ZCA-2015-124]

[Attach 4](#)

A request to amend the Grand Junction Municipal Code (GJMC) Section 25.28, to remove the maximum letter height for building (wall mounted) signs.

Action: Recommendation to City Council

Applicant: City of Grand Junction

Location: 24 Road Corridor

Staff presentation: David Thornton, Principal Planner

5. **Industrial Loading Dock Standards** [File #ZCA-2015-167]

[Attach 5](#)

A request to amend the Grand Junction Municipal Code (GJMC) Section 21.03.080(a)(3), Section 21.03.080(b)(3), and Section 21.03.080(c)(3) to remove a restriction on the location of loading docks and to remove redundant standards.

Action: Recommendation to City Council

Applicant: City of Grand Junction

Location: City of Grand Junction

Staff presentation: Brian Rusche, Senior Planner

6. **Vistas at Tiara Rado, Phase 2 Outline Development Plan** [File #PLD-2015-53]

[Attach 6](#)

A request for an Outline Development Plan to develop 14 single family detached and attached dwelling units on 3.16 +/- acres in a proposed PD (Planned Development) zone district with a default zoning district of R-O (Residential Office).

Action: Recommendation to City Council

Applicant: Robert Hatch

Location: 2063 S. Broadway

Staff presentation: Scott Peterson, Senior Planner

5. **Nonscheduled Citizens and/or Visitors**

6. **Other Business**

Election of officers

7. **Adjournment**

Attach 1 Meeting Minutes

GRAND JUNCTION PLANNING COMMISSION April 14th, 2015 MINUTES 6:00 p.m. to 6:07 p.m.

The meeting of the Planning Commission was called to order at 6:00 p.m. by Vice-Chairman Eslami. 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, Ebe Eslami (Vice-Chairman), Jon Buschhorn, Kathy Deppe, George Gatseos, Steve Tolle, and Bill Wade.

In attendance, representing the City's Administration Department - Community Development, were Greg Moberg, (Development Services Manager), Brian Rusche (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lydia Reynolds was present to record the minutes.

There were 7 citizens in attendance during the hearing.

Announcements, Presentations And/or Visitors

There were no announcements, presentations and/or visitors.

Consent Agenda

1. Minutes of Previous Meetings

Action: Approve the minutes from the February 10, 2015 and February 24, 2015 Planning Commission Meetings.

2. Bookends Zone of Annexation [File # ANX-2014-307]

A request to amend the Comprehensive Plan - Future Land Use Map to Park and to zone approximately 48.461 acres from County RSF-4 (Residential Single-Family) to a City CSR (Community Services and Recreation) zone district.

Action: Forward a recommendation to City Council

Location: 2395 Monument Road
Staff presentation: Brian Rusche, Senior Planner

3. Corner Square Outline Development Plan Amendment [File # PLD-2015-79]

A request to amend the Outline Development Plan for Corner Square Planned Development.

Action: Forward a recommendation to City Council

Location: 2525 Meander Court

Staff presentation: Greg Moberg, Development Services Manager

4. Bananas Conditional Use Permit Amendment [File #CUP-2015-122]

A request to amend an existing Conditional Use Permit (CUP-2001-030) for Bananas, a family entertainment center, including outdoor recreation; specifically to allow a splash pad and water feature, along with associated improvements, within 25 feet of the Riverfront Trail.

Action: Approval of the Conditional Use Permit Amendment

Location: 2469 Riverside Parkway

Staff presentation: Brian Rusche, Senior Planner

Vice-Chairman Eslami briefly explained the Consent Agenda and asked the commissioners if they had any questions. Hearing none, Vice-Chairman Eslami invited the public, Planning Commissioners and staff to speak if they wanted an item pulled for a full hearing.

Commissioner Buschhorn noted that the minutes from February 24 stated that he was present, however for the record, he was not.

With no other amendments to the Consent Agenda, Vice-Chairman Ebe Eslami called for a motion.

MOTION: (Commissioner Wade) “I move that we accept the items on the Consent Agenda as presented”.

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

5. Nonscheduled Citizens and/or Visitors

None

6. Other Business

Greg Moberg (Development Services Manager), stated that there will be a Planning Commission workshop on April 23rd, however there will not be a Planning Commission meeting on April 28th.

Mr. Moberg noted that Mesa County is hosting a webinar on April 20th at 5:15 in conference room 40A. The webinar topic is Planning Commission ethics.

7. Adjournment

The Planning Commission meeting was adjourned at 6:07 p.m.



Date: April 21, 2015
Author: Scott D. Peterson
Title/ Phone Ext: Senior
Planner/1447
Proposed Schedule: May 12,
2015
File #: SPT-2015-113

Attach 2

PLANNING COMMISSION AGENDA ITEM

Subject: Dere Special Permit, Located at 675 1/2 24 1/2 Road
Action Requested/Recommendation: Forward a recommendation of approval to City Council for a Special Permit to temporarily place a single manufactured home on 4.88 +/- acres in an R-24 (Residential – 24 du/ac) zone district.
Presenters Name & Title: Scott D. Peterson, Senior Planner

Executive Summary:

The applicant, Brian Dere, requests approval of a Special Permit to allow a manufactured home as an interim use of property in accordance with Section 21.02.120 of the Zoning and Development Code.

Background, Analysis and Options:

The subject property consists of 4.88 +/- acres that is currently vacant but historically contained a single-family detached home and accessory detached shop building that were both demolished in 2008 and 2007 respectfully. In 2009 (City file # PP-2007-245), a Preliminary Plan/Site Plan Review application was approved for the property that proposed 50 single-family attached dwelling units. However, due to the local downturn in the economy, the proposed residential development was never constructed. The development application has since expired and the property has remained vacant.

The property is located west of 24 ½ Road and is located within the 24 Road corridor, so any new permanent development will need to follow the 24 Road Corridor Design Standards and Guidelines. This property and the adjacent properties to the north and south are anticipated to be developed for higher density residential development within the coming years. These properties are currently zoned R-24 (Residential – 24 du/ac) with the Comprehensive Plan Future Land Use Map designation of Urban Residential Mixed Use (24+ du/ac).

The applicant has recently purchased the property and is asking for a Special Permit to allow for one manufactured home to be placed on the property as an interim use in order to obtain rental income until the property can be developed or sold.

Special Permit:

The Special Permit (Section 21.02.120 of the Zoning and Development Code) is a City Council discretionary review process that was added to the 2010 Zoning and Development Code to add flexibility when considering a land use that may be less than permanent or temporary in nature. A Special Permit may be permitted under circumstances particular to the proposed location and subject to conditions that provide protection to adjacent land uses. A Special Permit is required only when more flexibility is required beyond that afforded to the Director through the administrative adjustment process. A Special Permit allows an interim use with minimal investment that can be easily redeveloped at the density or intensity envisioned by the Comprehensive Plan.

Though single-family detached homes are not permitted within the R-24 zone district it is Staff's opinion that a manufactured residence meets the criteria of an interim use. This proposed Special Permit runs with the land but is valid only for the specific use as described herein and must be removed if the property redevelops. All costs associated with removal of the manufactured home and infrastructure will be that of the applicant. The Special Permit shall terminate if the residential use ceases (by non-use) for twelve months or longer or if the property is redeveloped. The applicant is requesting to place the manufactured home in close proximity of the previous house in order to align with the existing homes on the adjacent properties.

City Staff considers the proposed use of the property as an appropriate interim land use and recommends approval for the following reasons:

1. Because the Special Permit proposed does not authorize permanent construction of any buildings or structures, with the exception of the manufactured homes' foundation, makes redevelopment into a multi-family residential land use that meets the full requirements of the Code when market conditions are more appropriate.
2. Proposed manufactured home shall be a HUD approved manufactured home (built after 1976) and placed on a permanent foundation (Section 21.04.030 (m) (3) of the Zoning and Development Code).
3. Since the proposed manufactured home is an interim land use, any proposed accessory buildings to be constructed shall not be placed on a permanent foundation.

The proposed Special Permit is valid only for a manufactured home. The Special Permit would terminate if residential use (by non-use) for twelve months or longer or if the property is redeveloped into any other land use.

Neighborhood Meeting:

The applicant held a Neighborhood Meeting on April 6, 2015. Two adjacent property owners directly to the north of the applicant's property attended the meeting and provided written comments to the City prior to attending the meeting. However, after the Neighborhood Meeting, it appeared that the two property owners felt more comfortable about the request after talking with the applicant. The applicant also received

correspondence from the property owner directly to the south who had no objections to the request (see attached correspondence).

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

The interim use of the property for a manufactured home is consistent with the following goal and policies of the Comprehensive Plan, with minimal improvements to the site, it will allow the land to be redeveloped for future higher density residential development when market conditions are more appropriate.

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

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

Economic Development Plan:

The purpose of the adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. Though the proposed Special Permit does not further the goals of the Economic Development Plan, it does allow an interim use of the property until the property can be developed to its true potential for higher density residential development.

Board or Committee Recommendation:

N/A.

Financial Impact/Budget:

No direct financial impact on the City budget for this item.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This proposal has not been previously discussed.

Attachments:

1. Staff report/Background information
2. Site Location Map / Aerial Photo Map
3. Comprehensive Plan Future Land Use Map / Existing Zoning Map
4. Correspondence received
5. Special Permit

BACKGROUND INFORMATION			
Location:		675 1/2 24 1/2 Road	
Applicant:		Brian Dere, Owner	
Existing Land Use:		Vacant land	
Proposed Land Use:		Manufactured home	
Surrounding Land Use:	North	Single-family detached home and acreage	
	South	Single-family detached home and acreage	
	East	Valley Grown Nursery and Brookwillow Village	
	West	Vacant land	
Existing Zoning:		R-24 (Residential – 24 du/ac)	
Proposed Zoning:		N/A	
Surrounding Zoning:	North	R-24 (Residential – 24 du/ac)	
	South	R-24 (Residential – 24 du/ac)	
	East	R-8 (Residential – 8 du/ac) and PD (Planned Development)	
	West	M-U (Mixed Use)	
Future Land Use Designation:		Urban Residential Mixed Use (24+ du/ac)	
Zoning within density range?	X	Yes	No

Sections 21.02.120 of the Grand Junction Zoning and Development Code:

To obtain a Special Permit, the Applicant must demonstrate compliance with the following criteria:

(1) Comprehensive Plan. The special permit shall further the goals and policies of the Comprehensive Plan. The special permit shall serve to determine the location and character of site(s) in a Neighborhood Center, Village Center, City Center or Mixed Use Opportunity Corridors on the Future Land Use Map of the Comprehensive Plan;

The proposed Special Permit furthers Goal 3 of the Comprehensive Plan by allowing the interim use of the property for a manufactured home without substantial site improvements which leaves the land available to be developed at an appropriate residential density with full site upgrades when market conditions are more appropriate.

Therefore, this criterion has been met.

(2) Site Plan Review Standards. All applicable site plan review criteria in GJMC 21.02.070 (g) and Submittal Standards for Improvements and Development, Transportation Engineering Design Standards (GJMC Title 29) and Stormwater Management Manual(s)(GJMC Title 28);

The applicant has submitted a Site Sketch showing the structure will meet the bulk standards of the R-24 zone district regarding building setbacks, etc.

Therefore, this criterion has been met.

(3) District Standards. The underlying zoning district standards established in Chapter 21.03 GJMC, except as expressly modified by the proposed special permit; and

The proposed placement of the manufactured home meets all bulk standards of the R-24 zone district regarding building setbacks, etc. Any buildings proposed in the future will be required to meet the R-24 bulk standards.

Therefore, this criterion has been met.

(4) Specific Standards. The use-specific standards established in Chapter 21.04 GJMC.

The City requires a manufactured home to be HUD approved, placed on a foundation (alternatives to a footed stem-wall foundation are allowed) and must meet the bulk standards of the zone district the home is to be located in. Mesa County Building Department will be inspecting the home and foundation to insure conformance with the required standards. The home placement and dimensions meets the required bulk standards for the R-24 zone district.

Therefore, this criterion has been met.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the Dere Special Permit application, SPT-2015-113, request for a Special Permit, the following findings of fact and conclusions have been determined:

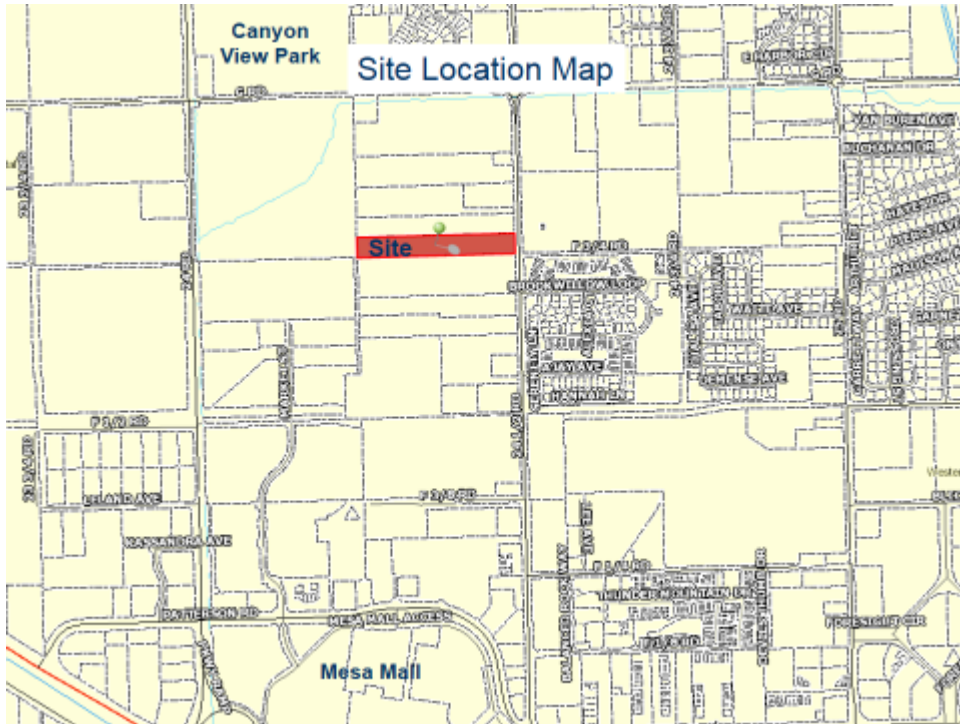
1. The requested manufactured home to be placed on the property as an interim use is consistent with the Comprehensive Plan and with the goal and polices of the Comprehensive Plan, specifically, Goal 3.
2. The review criteria, items 1 through 4 in Section 21.02.120 of the Grand Junction Zoning and Development Code have been met.
3. Applicant shall be responsible for all conditions included within this Special Permit staff report.

STAFF RECOMMENDATION:

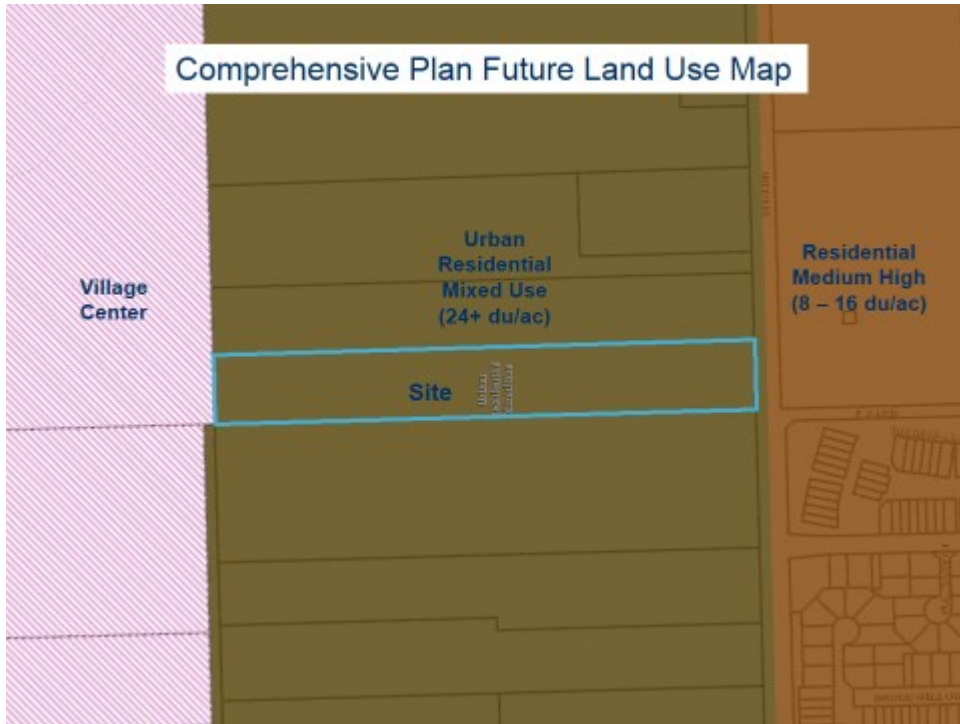
I recommend that the Planning Commission forward a recommendation of approval, with conditions, to City Council of the requested Special Permit with the findings of fact, conclusions and conditions as defined in the staff report.

RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on the request for a Special Permit, City file number SPT-2015-113, I move that the Planning Commission forward a recommendation of approval with the conditions for an interim use on property located at 675 ½ 24 ½ Road with the findings of fact, conclusions and conditions listed in the staff report.



Comprehensive Plan Future Land Use Map



Existing Zoning Map



Grand Junction 3/26/15

Regarding:SPT-2015-113-Dere special Permit-675 24 1/2 Road



Dear Mister Peterson,

we own the property on 677 24 1/2 Road,which is next to the Deres land and we strongly oppose any manufactured or prefab home on that land.

It says in the application it would be temporarily ,what does that mean,1 year 10 years.We are trying to sell our place and do not think that mobile homes in the neighborhood will improve this area .

Since my husband and I are both elderly,we can not wait untill the economy gets better and the Deres can afford to develop the land.

Please let us know when there will be a hearig about this property.

Sincerely

Erwin and Elke Knirlberger.

Home adresse;695 26 Road

Grand Junction/Co 81506

Tel.# 970 254 1281

What: Neighborhood Meeting for Special Permit

When: Monday, April 6th 2015 at 5:30pm

Where: Grand Junction Goodwill Center
630 24 ½ Road
Grand Junction, Co 81505

Why: Brian Dere is requesting a special permit located at 675 ½ 24 ½ Road, Grand Junction Co, to temporarily place a single manufactured home on 4.88 acres in a R-24 zone district. The proposal will allow residential housing for one unit where the current zoning is residential 24 units to the acre.

We would like to hear your thoughts or concerns regarding this initial proposal.

Please feel free to contact with questions:

Brian Dere- Owner (970)250-8604

Scott Peterson- City Planner (970)244-1447 SCOTTP@GJCITY.ORG

The Hamiltons owning the joining 18 acre parcel have no objection to the proposal by Brian Dere

Hamilton-Kuswa Group

By:


E. B. Hamilton, Jr.

4-1-15

CITY OF GRAND JUNCTION, COLORADO

SPECIAL PERMIT NO. _____

PURSUANT TO SECTION 21.02.120 OF THE GRAND JUNCTION MUNICIPAL CODE (ZONING AND DEVELOPMENT CODE) FOR AN INTERIM USE ON PROPERTY LOCATED AT 675 1/2 24 1/2 ROAD IN GRAND JUNCTION, COLORADO

Findings:

An application for a special permit has been reviewed by staff in accordance with the Zoning and Development Code (Code). Applicant, Brian Dere, is the owner of the property located at 675 1/2 24 1/2 Road in Grand Junction Colorado.

The applicant is requesting approval to use the property on an interim basis as a residence, placing a manufactured home on the property, primarily to provide security to the property in the interim period while the more permanent development of the property, consistent with the Comprehensive Plan, would be considered.

The property is zoned R-24, which does not permit the proposed land use of single-family detached residential. The applicant has submitted a site sketch showing the proposed structure will meet the bulk requirements of the R-24 zone district. A special permit provides flexibility when considering a land use that may be less than permanent or temporary in nature, and may be permitted under circumstances particular to the proposed location and subject to conditions that provide protection to adjacent land uses. A special permit is required only when more flexibility is required beyond that afforded to the Community Development Manager through the administrative adjustment process.

The Special Permit allows use as particularly described herein, subject to the stated conditions, while adequately providing for future redevelopment of the property in accordance with the applicable zoning district and the Comprehensive Plan. In approving the Special Permit, the City Council has considered the approval criteria for a Special Permit as set forth in the Staff Report. The findings and conclusions in the Staff Report support the issuance of this Special Permit.

The interim use of the property for a manufactured home is consistent with the following goal and policy of the Comprehensive Plan, with minimal improvements to the site, it will allow the land to be redeveloped for future higher density residential development when market conditions are more appropriate.

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

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

The Permit complies with the underlying zoning district standards for R-24 established in Chapter 21.03 of the Code. It satisfies the review criteria found in Section 21.02.120(c) including compliance with use-specific standards established in Chapter 21.04.

NOW THEREFORE, BE IT MOVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT A SPECIAL PERMIT IS APPROVED, PURSUANT TO SECTION 21.02.120 OF THE GRAND JUNCTION MUNICIPAL CODE (ZONING AND DEVELOPMENT CODE), ALLOWING THE FOLLOWING USES ON THE PROPERTY DESCRIBED BELOW WITH THE FOLLOWING CONDITIONS, WITH THE ABOVE FINDINGS BEING AN INTEGRAL PART HEREOF:

1) The site is described as follows:

BEG N 0DEG01'19SEC W 165FT FR SE COR NE4NW4 SEC 4 1S 1W S 89DEG56'07SEC W 1320.03FT S 0DEG03'05SEC E 165FT N 89DEG56'07SEC E 1319.95FT N 0DEG01'19SEC W 165FT TO BEG EXC E 30FT FOR RD ROW
Also known as 675 1/2 24 1/2 Road.

The area governed by this Special Permit includes the entire area of the lot and shall be referred to herein as the Site.

2) Use of the Site is limited to one manufactured home and accessory uses/structures as allowed in GJMC 21.04.040.

3) One principle residential manufactured home shall be constructed or installed on the Site on a permanent foundation. Accessory buildings are allowed following the standards of the R-24 zone district, but shall not be constructed on a permanent foundation. Animals may be kept on the property in accordance with Section 21.04.030 (a) of the Zoning and Development Code.

4) The residential unit shall be connected to water and sanitary sewer services. Use of a new or existing septic system is not permitted.

5) Uses not specifically described herein, regardless of type or classification and regardless of whether such uses appear as "allowed" uses in the zone/use table of the City's Zoning and Development Code, are prohibited on this site during the term of this Special Permit, unless the Director determines that such a use is accessory to and reasonably incidental and necessary for the specified uses, in which case the Director shall so specify in writing.

6) Historical drainage patterns shall be maintained on the Site.

7) Access and site circulation shall be in accordance with the approved Site Sketch.

8) This Special Permit runs with the land but is valid only for the specific use as described herein. The Special Permit shall terminate if the residential use ceases (by non-use) for twelve months or longer or if the property is redeveloped.

9) The failure of this permit to specify other applicable local, state or federal laws or regulations shall not be construed to affect the enforcement thereof. A violation of such

applicable laws or regulations may constitute a basis for revocation of the Special Permit, in addition to and not in lieu of any other appropriate remedies or penalties.

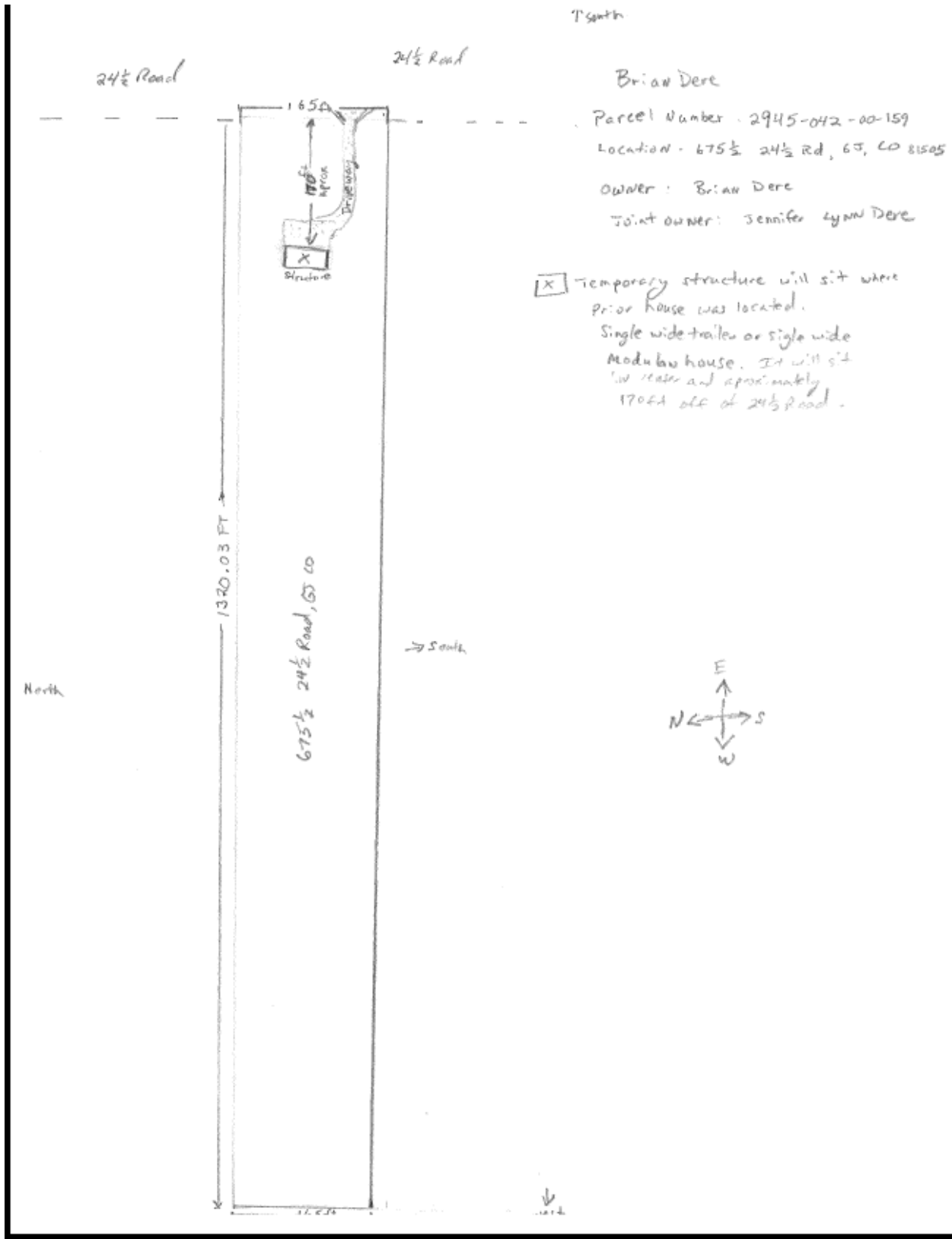
10) The Director may administratively approve minor changes to the Site Sketch and this Permit, if he or she determines that the intent of this Special Permit is maintained, the operational needs of the applicant will be benefitted, and no injury to the public will ensue.

Passed and adopted this _____ day of _____, 2015.

ATTEST:

President of City Council

City Clerk



T South

Brian Dere

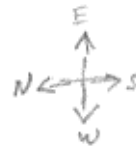
Parcel Number - 2945-042-00-159

Location - 675 1/2 24 1/2 Rd, 65, CO 81505

Owner: Brian Dere

Joint owner: Jennifer Lynn Dere

- X Temporary structure will sit where prior house was located. Single wide trailer or single wide Modular house. It will sit 10' rear and approximately 170ft off of 24 1/2 Road.





Date: April 29, 2015
Author: Brian Rusche
Title/Phone Ext: Senior
Planner/4058
Proposed Schedule:
May 12, 2015
File #: RZN-2015-152

Attach 3

PLANNING COMMISSION AGENDA ITEM

Subject: 1020 Grand Rezone, Located at 1020 Grand Avenue
Action Requested/Recommendation: Forward a recommendation of approval to City Council to rezone 0.778 acres from an R-8 (Residential 8 du/ac) to an R-O (Residential Office) zone district.
Presenters Name & Title: Brian Rusche, Senior Planner

Executive Summary:

The applicant requests that the City rezone the property at 1020 Grand Avenue from an R-8 (Residential 8 du/ac) to an R-O (Residential Office) zone district.

Background, Analysis and Options:

The property consists of two structures. The older structure, built in 1947, was originally a church, with a subsequent addition in the late 1950s or early 1960s. The other structure, built in 1974, has also been used as a church. In 1997 the property was approved for a juvenile day treatment center and school for 16 students, which has since closed. The current tenant of the property is a funeral home, which uses the newer structure for memorial services only. This use is consistent with the building's previous use as a church, but a full-service funeral home necessitates a rezone to R-O. The older structure could be utilized for office space, but that would necessitate a rezone to R-O as well.

Prior to the Growth Plan of 1996, the Grand Avenue Corridor Guideline indicated that low-volume office conversions may be appropriate in the 1000 block if the residential character is retained. As of 2010, this block has been designated as Residential Medium with the adoption of the Comprehensive Plan. This future land use designation includes an option for R-O (Residential Office) zoning.

The property, along with other properties already zoned R-O on Grand Avenue, is within in the Greater Downtown – Transitional Overlay, adopted in 2013. Standards for new development or substantial redevelopment (defined in GJMC Section 24.12.150) within this area are similar to standards for development in the R-O zone district.

The purpose of the R-O (Residential Office) zone district is “To provide low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods. Development regulations and performance standards are intended to make buildings compatible and complementary in scale and appearance to a residential environment” (GJMC Section 21.03.070.a.1). Accessory sales of products associated with services oriented businesses, such as shampoo at a salon, are acceptable but primary retail uses, such as a drug store, are not permitted. New construction, including additions and rehabilitations, in the R-O district must be designed with residential architectural elements and shall be consistent with existing buildings along the street. “Consistent” means operational, site design and layout, and architectural considerations (outlined in GJMC Section 21.03.070(a)(3)).

Neighborhood Meeting:

The applicant held a Neighborhood Meeting on April 8, 2015, with five (5) neighbors in attendance who were primarily concerned about parking, which would be addressed as part of the review of a future use, and whether retail uses would be allowed, which they are not in the R-O. A summary of the meeting and attendance sheet is attached to this report.

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

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

The proposed rezone is adjacent to existing residential/office uses along the Grand Avenue corridor.

Goal 6: Land use decisions will encourage preservation of existing buildings and their appropriate reuse.

The property consists of two structures, which have been used for religious assembly and other community service type uses over the years. The current use of the property is as a funeral home, offering memorial services only. This use can continue until such time as the applicant is ready to move forward with an expansion of the use or a reuse of either structure or portions thereof which are consistent with the requested zoning.

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

The rezone of the property will allow for continued and potentially expanded use of the facility as a funeral home, as well as a variety of other uses that provide services to citizens and the general public.

The Comprehensive Plan Future Land Use designation of the property is Residential Medium (4-8 du/ac). The proposed zoning of R-O (Residential Office) will implement this land use designation and is consistent with the Comprehensive Plan.

Economic Development Plan:

The purpose of the recently adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. The proposed Rezone meets with the goal and intent of the Economic Development Plan by supporting and assisting an existing business within the community and providing an opportunity for an expansion of the business and/or a variety of other uses that provide services to citizens and the general public.

Board or Committee Recommendation:

There is no other committee or board recommendation.

Financial Impact/Budget:

No direct financial impact on the City budget for this item.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This request has not been previously discussed.

Attachments:

1. Background information
2. Staff report
3. Site Location Map
4. Aerial Photo
5. Comprehensive Plan - Future Land Use Map
6. Existing Zoning Map
7. General Project Report
8. Neighborhood Meeting summary
9. Ordinance

BACKGROUND INFORMATION					
Location:		1020 Grand Avenue			
Applicant:		Joseph L. Sprague Ted Ciavonne, Representative			
Existing Land Use:		Funeral Home (memorial services only)			
Proposed Land Use:		Funeral Home and Professional Services			
Surrounding Land Use:	North	Single-family Residential			
	South	Single-family and Two-family Residential Medical Office			
	East	Multi-Family Residential			
	West	Office			
Existing Zoning:		R-8 (Residential 8 du/ac)			
Proposed Zoning:		R-O (Residential Office)			
Surrounding Zoning:	North	R-8 (Residential 8 du/ac)			
	South	R-8 (Residential 8 du/ac) PD (Planned Development)			
	East	R-8 (Residential 8 du/ac)			
	West	R-O (Residential Office)			
Future Land Use Designation:		Residential Medium (RM)			
Zoning within density range?		X	Yes		No

Sections 21.02.140 of the Grand Junction Zoning and Development Code:

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 Future Land Use of the property as Residential Medium. Goal 3 of the Comprehensive Plan includes policies calling for the creation of opportunities to reduce trips and provide services throughout the community.

The R-O (Residential Office) zone district is an option within the Residential Medium designation. The purpose of the R-O zone district is to provide low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods.

The property, along with other properties already zoned R-O on Grand Avenue, was included in the Greater Downtown – Transitional Overlay in 2013. The policy for this transitional area is to provide a mix of established residential uses and low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential uses and neighborhoods (GJMC Section 24.12.160).

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 consists of two structures. The older structure, built in 1947, was originally a church, with a subsequent addition in the late 1950s or early 1960s. The other structure, built in 1974, has also been used as a church. In 1997 the property was approved for a juvenile day treatment center and school for 16 students, which has since closed. The current tenant of the property is a funeral home, which uses the newer structure for memorial services only. This use is consistent with the building's previous use as a church, but a full-service funeral home necessitates a rezone to R-O.

Prior to the Growth Plan of 1996, the Grand Avenue Corridor Guideline indicated that low-volume office conversions may be appropriate in the 1000 block if the residential character is retained. As of 2010, this block has been designated as Residential Medium with the adoption of the Comprehensive Plan, which includes an option for R-O (Residential Office) zoning.

A majority of the properties from 7th Street east to 10th Street have already been converted to office or personal service uses, including Strive (located in a former hospital) and various attorneys and non-profits, realtors and salons.

This criterion has been met.

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

There are public utilities already connected to both buildings, 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).

The alley behind the properties was rebuilt in 1998 as part of an Alley Improvement District. Grand Valley Transit provides bus service along Grand Avenue, with a stop in both directions in the 900 block.

Services including medical offices, legal professionals, and hair salons, along with churches and schools, are within one-quarter mile walking distance of the subject parcel. Colorado Mesa University (CMU) is one-half (1/2) mile due north and Lincoln Park is five blocks away.

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;

All of the properties on the north side of Grand Avenue between 7th and 10th Street are zoned R-O. The R-O Zone is a unique zone which allows professional offices

and multifamily residential to join with single family residential uses and others, such as churches, that may be found in a residential zone. Examples of these uses can be found within walking distance of the subject property.

As of April 22, 2015 there was a total of 97 acres of R-O zoned property within the City, most of which is already developed.

The property, along with other properties already zoned R-O on Grand Avenue, is within in the Greater Downtown – Transitional Overlay, adopted in 2013. The nature of the R-O zone district is to provide a range of uses that function as a transition between single-family residential neighborhoods and more intensive uses, so it is implemented as needed in appropriate transition areas.

This criterion has been met.

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

The R-O Zone is a unique zone which allows professional offices, personal services, and multifamily residential to join with single family residential uses and other uses, such as churches, that may be found in a residential zone. Accessory sales of products associated with services oriented businesses, such as shampoo at a salon, are acceptable but primary retail uses, such as a drug store, are not permitted. The R-O zone would not, therefore, compete with commercial areas such as downtown and North Avenue.

The proposed R-O zone would implement Goal 3, 6, and 12 of the Comprehensive Plan as described earlier.

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 for the subject property:

- a. R-4 (Residential - 4 du/ac)
- b. R-5 (Residential - 5 du/ac)
- c. R-8 (Residential - 8 du/ac)
- d. R-12 (Residential - 12 du/ac)

The R-4 through R-12 zones are inconsistent with the applicant's request, since the existing tenant is a funeral home, which is not a use by right in any of these zones.

The purpose of the R-O zone is to provide low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods. Performance standards within this zone are intended to make buildings compatible and complementary in scale and appearance to a residential environment.

It is my professional opinion that rezoning the property will achieve not only the goals of the Comprehensive Plan but also provide an opportunity for suitable uses compatible with the adjacent neighborhood.

FINDINGS OF FACT AND CONCLUSIONS:

After reviewing the 1020 Grand Rezone, RZN-2015-152, a request to rezone the property at 1020 Grand Avenue from an R-8 (Residential 8 du/ac) to an R-O (Residential Office) zone district, 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.
2. The review criteria in Section 21.02.140 of the Grand Junction Municipal Code have all been met.

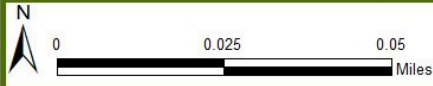
STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested R-O (Residential Office) zone district for RZN-2015-152, to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on the Rezone request RZN-2015-152, I move that the Planning Commission forward a recommendation of the approval for the 1020 Grand Rezone from an R-8 (Residential 8 du/ac) to an R-O (Residential Office) zone district with the findings of fact and conclusions listed in the staff report.

SITE LOCATION MAP

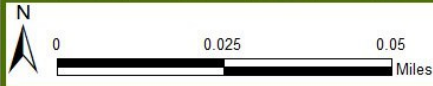


Printed: 4/20/2015

1 inch = 90 feet



AERIAL PHOTO

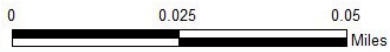


Printed: 4/20/2015

1 inch = 90 feet



FUTURE LAND USE MAP

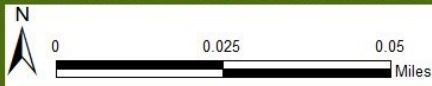
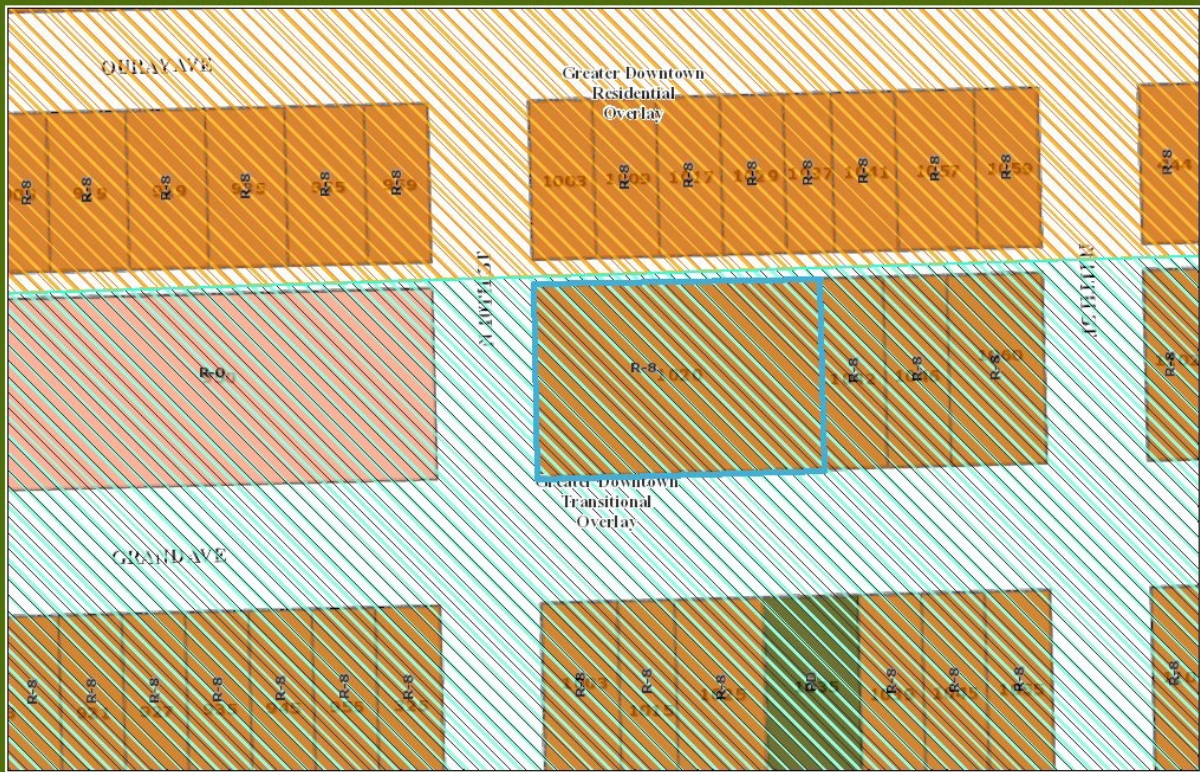


Printed: 4/20/2015

1 inch = 90 feet



EXISTING ZONING



Printed: 4/20/2015

1 inch = 90 feet



**1020 Grand Avenue
Rezone
April 10, 2015
General Project Report**

Project Overview

Owner of the subject property is Joseph L. Sprague. The owner is proposing a Rezone of a 0.778 acre parcel located at 1020 Grand Avenue in the City of Grand Junction from an R-8 to an R-O Zone to redevelop the properties from residential 5.5-8 units/acre to residential business. The name of this project is 1020 Grand Avenue.

A. Project Description

Location and Site Features

- The parcel exists with a chapel & funeral home that is accessed from either Grand Avenue or N. 10th Street. To the east and south of the chapel and funeral home is a parking lot, which comprises about half of the parcel.
- Access is unchanged and will continue to be from both Grand Avenue and N. 10th Street.
- Surrounding land use is single family homes to the north (zone R-8), Mesa Developmental Services to the west (zone R-O); single family homes to the south (R-8); and single family homes to the east (zoned R-8).
- The site is on the edge of the Greater Downtown Transitional Overlay. The surrounding land use is under the Greater Downtown Residential Overlay.
- Topography of the parcels gently slopes southwest from the southeast corner of the site, with approximately 1-2 feet of grade variation.
- The parcel is currently zoned R-8 (5.5-8 DU/Acre). Within the Future Land Use Plan it is identified as being Residential Medium (4-8 DU/Acre).
- The proposed plan is to rezone the existing R-8 zoning to an R-O Zone.

B. Public Benefit:

- There will be no change to the city services as there will be no additional development.
- The current use, funeral home, is a non-complying use in an R-8 zone. However, it is an allowed use in an R-O zone.
- It is adjacent to R-O zoning to the west and therefore the rezone is supported by adjacency.

C. Neighborhood Meeting

A Neighborhood Meeting was held on April 8th, 2015 for the rezone of 1020 Grand Avenue. 115 notices were sent out and only five neighbors attended. At this meeting we explained the intentions of pursuing the R-O Zone District.

D. Project Compliance, Compatibility, and Impact

1. Adopted Plans and/or Policies

The Future Land Use Plan.

R-O zone adjacency

2. Surrounding Land Use

The land surrounding the subject parcel has historically been single family residences, but few have gradually converted to R-O. To the south are single family residences zoned R-8; to the west is Mesa Developmental Services in an R-O zone; to the north are single family residences zoned R-5; adjacent to the east boundary is single family residences zoned R-8.

3. Site Access and Traffic

Although not a Rezone criteria, access to 1020 Grand Avenue will continue to be from the west from Nth 10th Street, and from the south from Grand Avenue.

4 & 5. Availability of Utilities and Unusual Demands

Sanitary Sewer: There is an existing 18" combined sanitary sewer line in Grand Avenue. There is also an existing 8" sanitary sewer line down the center of the alley north of the property.

Storm Sewer: There is an existing 15" storm sewer line in Grand Avenue, with a catch basin on the northeast and southeast corner of Grand Avenue and Nth 10th Street.

Water: Is provided by the City of Grand Junction.

6. Effects On Public Facilities

There will be no unusual impacts on the fire department and police department.

There will be no impacts to the public school system.

7. Site Soils

No unusual or unexpected soil issues are present at the proposed site.

8. Site Geology and Geologic Hazards N/A

9. Hours of Operation N/A

10. Number of Employees N/A

11. Signage Plans N/A

12. Irrigation N/A

E. Development Schedule and Phasing

No Phasing. The intent is to only submit for Rezone.

1020 Grand Avenue Rezone
April 9, 2015
Neighborhood Meeting Notes

Neighborhood Meeting

A Neighborhood Meeting was held on April 8th, 2015 for the rezone of 1020 Grand Avenue. 115 notices were sent out and only five neighbors attended. At this meeting we explained the intentions of pursuing the R-O Zone District. The neighbors' comments and questions were the following:

- Why the dentist office was zoned PD instead of R-O?
- Will taxes go up if the zone changes?
- Is the church for sale or the entire lot?
 - There are three buildings on one lot.
- Comment: Old church cause parking issues.
- How many lots could be on this property?
 - 5000sf minimum lot, 40' height, setbacks, parking = controls.
- Do not want uses that encourage more alley use
- Confirm: No retail; no gas station; no brewery
 - Salon/massage is allowed.

1020 GRAND AVENUE REZONE

Wednesday April 8, 2015 @ 5:30pm

NEIGHBORHOOD MEETING SIGN IN SHEET

<u>Name</u>	<u>Address</u>	<u>Phone #</u>
CIAVONNE, ROBERTS ASSOC	222 N th 7 th St.	241-0745
Boy Commercial	244 N. 7 th St	241-2909
Myrna Cudino		
Brian RUSCHE	955 Oway	242-6745
Joe Sprague	250 N. 5 th St. 3615 S. Huron St Englewood, Co	256-4058 303 761- 0807
Joe Audino	8211 ^o 2420 Garrison Ave	970-250-6508
Virginia Zimow	1371 Saddle Ridge Rd, Arma	970-433-4664
Rick Rozelle	1017 Oway Ave	970-260-4327
Chlo Cochran	1105 Grand Av.	972-245-7520

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING PROPERTY
FROM R-8 (RESIDENTIAL 8 DU/AC) TO
R-O (RESIDENTIAL OFFICE)**

LOCATED AT 1020 GRAND AVENUE

Recitals:

The applicant requests that the City rezone the property at 1020 Grand Avenue from an R-8 (Residential 8 du/ac) to an R-O (Residential Office) zone district. The applicant is requesting the R-O zoning to allow for the use of the property as a funeral home and professional services.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the rezoning from an R-8 (Residential 8 du/ac) to an R-O (Residential Office) zone district for the following reasons:

The zone district meets the recommended land use category of Residential Medium as shown on the Future Land Use map of the Comprehensive Plan; the requested zone is consistent with the goals and policies of the Comprehensive Plan; and is generally compatible with land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the R-O zone district to be established.

The Planning Commission and City Council find that the R-O zone district is in conformance with the stated criteria of Section 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 rezoned R-O (Residential Office):

Lots 24 through 32 of Block 68, CITY OF GRAND JUNCTION.

Introduced on first reading this _____ day of _____, 2015 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2015 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



Date: April 24, 2015
Author: David Thornton
Title/Phone Ext: Principal Planner/1450
Proposed Schedule: May 12, 2015
2nd Reading:
File #: ZCA-2015-124

Attach 4

PLANNING COMMISSION AGENDA ITEM

Subject: 24 Road Corridor Design Standards amendment changing the maximum letter height for building (wall mounted) signs. (Chapter 25.28 Signs)

Action Requested/Recommendation: Forward to City Council a recommendation to adopt proposed amendment.

Presenter(s) Name & Title: David Thornton, Principal Planner

Executive Summary:

This is an Amendment to the Development Regulations found in title 25, 24 Road Corridor Design Standards, changing the maximum letter height for building (wall mounted) signs by eliminating the current 12 inch height limits of letters for all building (wall mounted) signs with the 24 Road corridor Subarea. This effectively allows for any size lettering that also conforms to the general Sign Code allowances as found in the Zoning and Development Code and no longer restricts such signage to 12 inch letters.

Background, Analysis and Options:

The Grand Junction City Council has requested that staff propose amendments to City codes and regulations as needed to be dynamic and responsive. The proposed amendment will enhance the responsiveness of the Code to the concerns of citizens and enhance its effectiveness. City Council also recently developed an Economic Development Plan. The proposed amendments implement this Plan by streamlining processes and eliminating restrictions that are arguably unnecessary to protect the community.

The original purpose/goal of reducing the lettering size to 12 inches as part of the sign regulations for the 24 Road Subarea Plan area was to address the built environment of the corridor and minimize the visual clutter of signage and instead emphasize the architectural features and aesthetics of the buildings themselves. The 24 Road Corridor has specific architectural standards that are required and the corridor has benefited from these. The built environment of the corridor has created a unique entrance and corridor to Grand Junction. This is all part of the vision of the 24 Road Corridor Subarea Plan and the 24 Road Corridor Design Standards & Guidelines, which are the standards and

guidelines codified as Title 25 of the Municipal Code. The City adopted the 24 Road Corridor Design Standards and Guidelines on November 1, 2000 as an overlay zone district to be applied to the entire study area of the 24 Road Corridor Subarea Plan.

In our quest to protect our community, neighborhoods and development we must accommodate modern and changing needs of business, industry and community. Since the first zoning ordinance was adopted by the City of New York in 1916, municipalities and local governments have embraced zoning codes regulating the built environment including regulating signage. We live in a dynamic and changing world and the needs of the community continue to change. As Grand Junction continues to grow and as we strive to encourage economic development throughout the community, changes to how we regulate business are sometimes needed.

This text amendment proposes to change the requirement for the size of sign letters located on building signage within the 24 Road Subarea. The Code currently limits letter size to 12 inches. This amendment if approved will eliminate the 12 inch maximum letter size for building (wall mounted) signs and allow for any size letter that also conforms to existing 100 square foot maximum sign size requirements already in place under the 24 Road Design Standards.

Community expectations are that the need to create a vibrant commercial district often starts with architectural and aesthetic treatments; however, the limitation of signage that

affects a person's ability to identify a business from a reasonable distance is counterproductive to creating a vibrant business environment.

Since 2000 when the design regulations and guidelines went into effect for the 24 Road Subarea there have been numerous variance requests to increase the size of lettering for building signage. All requests for variances to the letter size have been granted by the City Planning Commission or Board of Appeals. The table to the right lists some of those. The last two examples in the table are businesses that have not sought an increase in lettering for their building signs.

Main Address	Business Name	Letter Height
630 24 RD	City Market	39"
630 24 RD	City Market	26 1/2"
637 24 1/2 RD	GJ Scores	18" & 24"
637 24 1/2 RD	Spin City	60"
637 24 1/2 RD	Spin City	60"
636 MARKET ST	Kohl's	60"
648 MARKET ST	Regal Cinemas	42"
648 MARKET ST	Regal Cinemas	20"
654 MARKET ST	Candlewood Suites	33"
2430 PATTERSON RD	Costa Vida	40"
2430 PATTERSON RD	Which Wich	35"
2430 PATTERSON RD	Sport Clips	30"
625 RAE LYNN ST	Holiday Inn Express	20.8"
625 RAE LYNN ST	Holiday Inn Express	26.3"
633 24 RD	Timberline Bank	12"
651 MARKET ST	Value Place Hotel	12"

In the case of the Value Place Hotel they are located in very close proximity to 24 Road and can easily be seen by vehicle traffic and therefore easily identified and found. The 12 inch letter was used in their sign; they did not seek a variance.



View of Value Place Hotel from 24 Road – 12 inch letters



View of Regal Cinemas (20 inch letters) and Kohl's (60 inch letters) from the intersection of 24 Road and F ½ Road

Both Regal Cinemas and Kohl's have signs that are larger than 12 inches. Regal Cinemas received a variance for their sign to increase the letter size to 20 inches. The property where Kohl's was constructed did not have to comply with the 24 Road sign regulations due to an earlier development approval that was vested under the previous code. The size of these signs clearly helps a person see where they are from the vantage point at 24 Road and F ½ Road as seen in the picture above. The wall sign on the Kohl's building has a five foot letter height.



The proposed amendment is intended to encourage and facilitate orderly and efficient development in the City's 24 Road Corridor by eliminating outdated and somewhat arbitrary standards, unnecessary special permitting processes (variances) for building signs and allowing more flexibility in signage layout and design, which facilitates development in the 24 Road area and encourages the City's Comprehensive Plan vision.

The proposed text change looks like the following. Strike through text will be deleted and underline text is added text.

25.28.030 Site sign program.

(5) Building identification signs provide for specific building identification viewed from the site or adjoining street. ~~Maximum letter height for building-mounted signs is 12 inches, and~~ 11 letters may be painted on windows, or mounted on or routed out of the wall or fascia panel (commercial users only) designed specifically for signage.

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

The proposed amendment further supports the Comprehensive Plan's Guiding Principles of "Concentrated Centers", "Sustainable Growth Patterns" and "A Regional Center" by further supporting the existing development and the future development expected in the 24 Road Corridor Subarea, an area that also makes up the Mesa Mall/24 Road Village Center as identified in the Comprehensive Plan. It is also 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 3A: To create large and small "centers" throughout the community that provide services and commercial areas.

The 24 Road Corridor is a major part of the Mesa Mall/24 Road Village Center identified in the Comprehensive Plan. Eliminating this 12 inch sign letter size on building signage within the corridor will create opportunities for better business visibility which will lead to better Wayfinding for their customers in finding them and knowing what businesses are open in the village center/24 Road Corridor. The vision of the Comprehensive Plan is to become the most livable community west of the Rockies by 2025. Achieving this vision includes enhancing business presence and helping them to be more successful.

Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development.

Policy 8C: Enhance and accentuate the City "gateways" including interstate interchanges, and other major arterial streets leading into the City.

The vision statements found in the 24 Road Corridor Subarea Plan adopted by the City in 2000 include the desire to "achieve high quality development in the Corridor in terms of land use, site planning and architectural design" and "achieve a distinctive 'parkway' character along the roadway that can serve as a gateway to the Grand Junction community". These vision statements support Goal 8 of the Comprehensive Plan and by amending the design standards for signage in the corridor will provide a better tool for developers through the proposed signage design option of larger letters which can

help businesses be more visible yet be in keeping with the design and architectural standards in place for the corridor.

How this item relates to the Economic Development Plan:

Eliminating a maximum size for sign lettering supports more flexibility in signage and commercial design; and eliminating the need for a development to request a variance to the lettering size now required to increase size, supports the City's 2014 Economic Development Plan. They support specifically Section 1.5 Supporting Existing Business: Streamline processes...while working within the protections that have been put in place through the Comprehensive Plan.; and the Action Step: Be proactive and business friendly and review development standards and policies to ensure that they are complimentary and support the common mission.

Board or Committee Recommendation:

On May 12, 2015, the Planning Commission will hear this item and make a recommendation to City Council.

Financial Impact/Budget:

No financial impacts have been identified.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This proposed text amendment was discussed with Planning Commission at a Code workshop.

Findings of Fact/Conclusions

There are no amendment criteria found in the 24 Road Corridor Design Standards and Guidelines. The following criteria is found in the Zoning and Development Code. After reviewing the proposed amendment to changing the maximum letter height for building (wall mounted) signs by eliminating the current 12 inch height limits of letters for all building (wall mounted) signs within the 24 Road corridor subarea, 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 reasons for the proposed amendments are as addressed in the staff report.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission forward a recommendation of approval of the requested amendment to the 24 Road Corridor Design Standards and Guidelines

ordinance, File number ZCA-2015-124, to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on Code amendment ZCA-2015-124, I move that the Planning Commission forward a recommendation of approval of the requested amendment to the 24 Road Corridor Design Standards and Guidelines ordinance, Chapter 25.28 of the Grand Junction Municipal Code with the findings of fact, conclusions, and conditions listed in the staff report.

Attachments:

1. Proposed Ordinance

CITY OF GRAND JUNCTION, COLORADO
ORDINANCE NO. _____

**AN ORDINANCE AMENDING SECTION 25.28 OF THE 24 ROAD CORRIDOR
DESIGN STANDARDS AND GUIDELINES (TITLE 25 OF THE GRAND JUNCTION
MUNICIPAL CODE) REGARDING MAXIMUM LETTING SIZE FOR BUILDING SIGNS**

Recitals:

This ordinance amends the Title 25 of the Grand Junction Municipal Code (known as the 24 Road Corridor Design Standards and Guideline), by eliminating the maximum size of sign letters located on building signage. This allows overall sign allowances and maximums dictate the actual allowed building signage on a building.

The City Council desires to maintain effective 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 development regulations be reviewed and amended where necessary and possible to facilitate economic development.

The amendments enhance the effectiveness of the Code and its responsiveness to changing business practices and community expectations and implement the Economic Development Plan by removing unnecessary barriers to development and business and streamlining development review processes.

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 amendment, 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 25.28 is amended as follows (deletions struck through, additions underlined):

Sections:

- 25.28.010 Introduction.
- 25.28.020 General sign criteria.
- 25.28.030 Site sign program.

25.28.010 Introduction.

Signs in the 24 Road Corridor should communicate information for property owners, tenants and users while not adding to the visual pollution that is present in many road corridors. Additional sign criteria are necessary to accomplish this that supplement the sign regulations in the City of Grand Junction Zoning and Development Code.

(Ord. 3305 (§ 7), 11-1-00)

25.28.020 General sign criteria.

(a) **Purpose.** These criteria include restrictions on temporary signs and billboards, as well as a requirement to develop a site sign program for individual projects.



Signs should communicate information and not add to visual pollution

(b) **Standards.** The following minimum criteria shall apply to all signs in the corridor:

- (1) The height of a sign and support shall not exceed 12 feet from the finished site grade.
- (2) Sign face area shall not exceed 100 square feet per sign.
- (3) Signs shall not be located closer than 10 feet from the property line or right-of-way. (Directional signs may be located six feet from the curb. See guidelines in GJMC [25.28.030](#), Site sign program.)
- (4) Temporary signs shall be permitted which identify the name of the proposed facility, the parties participating in its design, construction and financing, the anticipated date of occupancy, and leasing information. Temporary signs shall be limited to one eight-foot by four-foot freestanding project sign. All temporary signs shall be subject to time limitations established during the approval process.

- (5) No off-premises signs for outdoor advertising shall be permitted within the corridor subarea.
- (6) All information signage shall be perpendicular to approaching traffic and shall be positioned so there is a clear line-of-sight well before the point at which direction must be changed or action taken.
- (7) Informational signage shall be positioned to avoid confusing backgrounds, particularly when directed to vehicular traffic.
- (8) All traffic signs shall comply with the requirements of the State of Colorado Department of Transportation and the U.S. Manual on Uniform Traffic Control Devices.
- (9) A licensed traffic engineer shall design the placement and type of regulatory signs.
- (10) Regulatory signs may be necessary along some of the trails; in such cases the size and lettering shall be consistent with the design speed of the trail.
- (11) If regulatory signage must communicate to vehicular traffic, it shall be placed so that it is visible.

(c) **Guidelines.**

- (1) Signs within the corridor should be governed by similar restrictions relative to size, number, placement and illumination.
- (2) The design of all signs should be coordinated to ensure a uniform appearance.
- (3) Signs for similar purposes should be consistent in style and detail.
- (4) The sign construction system should be flexible to easily permit changes in message without excessive cost.
- (5) Continuity of the sign system should be maintained by use of standard color, typeface, materials, and construction details throughout each project.

(Ord. 3305 (§ 7), 11-1-00)

25.28.030 Site sign program.

- (a) **Purpose.** The site sign program is intended to be flexible and adaptable to different sites and will address sign location, layout, organization, and length of the message, the typeface, the design of the supporting structures and the compatibility with other signs in the system.
- (b) **Standard.**
- (1) A site sign program shall be prepared for each development project within the 24 Road Corridor and address building and wall signs. Each site sign program shall be tailored to the requirements of the development (residential, commercial, office, industrial, etc.) and can specify the use of identifying logos. It should specify the height of sign and support, sign face area, location, illumination, type and number of signs for the project. Types of signs shall include entrance and building identification signs, directional signs and regulatory signs. Both permanent and temporary signs shall be addressed.
 - (2) The entrance identification sign panel shall include the corporate name, logo, or signature and optional descriptive identifier.
 - (3) The street address number must appear on the sign. In the case of multiple tenants, all may be identified on the sign, up to a maximum of three tenants. Where there are more than three tenants, the building should be identified with a name and the tenants listed on a directory inside the building.
 - (4) The entrance identification sign shall be placed perpendicular to approaching vehicular traffic.
 - (5) Building identification signs provide for specific building identification viewed from the site or adjoining street. ~~Maximum letter height for building-mounted signs is 12 inches, and~~ letters may be painted on windows, or mounted on or routed out of the wall or fascia panel (commercial users only) designed specifically for signage.
 - (6) Directional signs serve to guide the motorist or pedestrian in, around, and out of the development site. Confine directional signs to a limited number of key decision points along the primary circulation system.
 - (7) Consolidate directional signs by “grouping” signs to various destinations within one sign frame.

(c) **Guidelines.**

- (1) Entrance signs identify individual building tenants or the name of the building. Tenant entrance identification signs should provide a distinctive sign style that will complement a variety of architectural styles.
- (2) All entry identification signs should be either externally or internally illuminated. Only graphics and typography are to be illuminated.
- (3) Entrance identification signs should be constructed of a metal panel with stone or veneer base. The sign may be single- or double-faced. If the sign is single-faced, the backside should be painted the same color as the cabinet and poles.
- (4) No identification sign should be located closer than 10 feet to any property line.
- (5) Generally, one tenant identification sign is sufficient. More than one may be used where a site has more than one vehicular entrance on different sides of the building, or when the nature of the site and adjacent streets requires more than one sign or proper identification. The sign should be placed so it does not obscure any other identification, information or vehicular control signs.
- (6) The owner or tenant of a building may elect to place the identification of the primary tenant on the surface of the building. Sign information should be limited to the display of the building name or the name of the business occupying the site. Only one building identification sign should be provided for each building. Secondary elements should be shown on the interior directory. The sign may be either nonilluminated or internally illuminated.
- (7) To minimize clutter, directional signs should identify only primary tenants within the development site.
- (8) The positioning of directional signage is critical to its effectiveness. Each site requires careful analysis of vehicular and pedestrian traffic. Decision points must be identified and proper information and directional signage provided.
- (9) Directional signage should be placed no closer than six feet from the curb of a street or drive.
- (10) Trail route identification signs should be placed at critical locations.

All other parts of Section 25 shall remain in full force and effect.

INTRODUCED on first reading the _____ day of _____, 2015 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the ____ day of _____, 2015 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk



Date: April 27, 2015
Author: Brian Rusche
Title/Phone Ext:
Senior Planner/4058
Proposed Schedule: May 12,
2015
File #: ZCA-2015-167

Attach 5

PLANNING COMMISSION AGENDA ITEM

Subject: Industrial Loading Dock Standards

Action Requested/Recommendation: Forward a recommendation to City Council to amend the Grand Junction Municipal Code (GJMC) Section 21.03.080(a)(3), Section 21.03.080(b)(3), and Section 21.03.080(c)(3) to remove a restriction on the location of loading docks and to remove redundant standards.

Presenter(s) Name & Title: Brian Rusche, Senior Planner

Executive Summary:

This is a proposed Amendment to the Performance Standards for Industrial Districts found in Grand Junction Municipal Code (GJMC) Section 21.03.080. The proposed Amendment would remove a restriction on the location of loading docks in the Industrial Districts and remove another redundant provision.

Background, Analysis and Options:

Loading docks shall be located only in the side or rear yards within the I-O (Industrial/ Office Park), I-1 (Light Industrial), and I-2 (General Industrial) zone districts. Loading docks are not defined in the Code, but are typically characterized as locations for shipping/receiving of materials from tractor-trailers either below or above the grade of the rest of the building. Bay doors, which are common in new industrial buildings, are not addressed in the Code, but are typically characterized as being at grade with the rest of the building.

Industrial buildings have been permitted within Industrial zone districts to have bay doors on the front of the building, with the reasoning that they are not technically loading docks. This building form is common in Grand Junction and serves a variety of industrial users. Loading docks are more often found on buildings designed for freight movement, such as the FedEx facility under construction at 23 and G Roads. This facility is on a corner lot and thus has two facades that could be considered the front. The orientation of the building in relation to the shape of the lot, along with the function of the building as a freight terminal, necessitated bay doors on the north and south side, along with loading docks on the east side. The docks will be separated from the road by parking and landscaping. All access and truck movements are internal to the site. This design is consistent with TEDS (Transportation Engineering Design Standards), as required for all loading areas by GJMC Section 21.06.050(f). Removing the restriction on the location of

loading docks does not override standards for ingress and egress to the site and the building from adjacent public streets.

The Grand Junction City Council has requested that staff propose amendments to City codes and regulations as needed to be dynamic and responsive to the needs of the community. The existing restriction for loading docks does not address bay doors and its origin and is unclear. Recent interpretations have given deference to the specific needs of the end user when considering the orientation of the building in relationship to the site. Removing the restriction on loading docks on the front of the building would maximize the use of industrial property and allow more flexibility with building orientation. This amendment would also complement a 2014 amendment which reduced restrictions on outdoor storage within Industrial zone districts (Ordinance 4623), commonly associated with industrial uses. Included with this proposed amendment is the removal of a redundant section related to the use of an I-2 property for outdoor storage only; this is already addressed in the Use Table found in Chapter 4.

Certain neighborhood plans and/or overlay zones, such as the H Road/NW Area Plan and the Greater Downtown Overlay Corridors, contain specific standards that would continue to regulate the orientation of buildings, loading docks, and outdoor storage areas to achieve specific goals for these zone. These standards will remain regardless of the outcome of the proposed amendment.

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

The proposed amendment is consistent with the following goals and policies of 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.

Policy 12B: The City and County will provide appropriate commercial and industrial development opportunities.

Removing the restriction on the location of loading docks within the industrial districts will provide the opportunity to maximize the use of industrial property and allow building orientation to be dictated by the site and the end user.

How this item relates to the Economic Development Plan:

The proposed amendment specifically addresses Goal 1.5 of the Economic Development Plan instructing the City to be proactive and business friendly by removing a restriction that impacts and limits the orientation of industrial buildings in favor of maximizing the use of industrial property by allowing the needs of the site and the end user dictate the building location.

Board or Committee Recommendation:

On May 12, 2015, the Planning Commission will hear this item and make a recommendation to City Council.

Financial Impact/Budget:

No financial impacts have been identified.

Other issues:

No other issues have been identified.

Previously presented or discussed:

The proposed text amendment was discussed with Planning Commission at the March 19th and April 23rd workshops.

Findings of Fact/Conclusions:

After reviewing the proposed amendment (ZCA-2015-167) to remove a restriction on the location of loading docks in the Industrial Districts, the following findings of fact and conclusions have been determined:

1. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendment will help implement the vision, goals and policies of the Comprehensive Plan.
3. The reasons for the proposed amendment are as addressed in the staff report.

RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on the Proposed Amendment, ZCA-2015-167, I move that the Planning Commission forward a recommendation of approval with the findings of fact and conclusions listed in the staff report.

Attachments:

1. Proposed Ordinance

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 21.03.080 INDUSTRIAL DISTRICTS (TITLE 21 OF THE GRAND JUNCTION MUNICIPAL CODE) REGARDING LOCATION OF LOADING DOCKS

Recitals:

This ordinance amends the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code), to remove a restriction on the location of loading docks within industrial zone districts.

The City Council desires to maintain effective 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 development regulations be reviewed and amended where necessary and possible to facilitate economic development.

The amendments enhance the effectiveness of the Code and its responsiveness to changing business practices and community expectations and implement the Economic Development Plan by removing unnecessary barriers to development and business and streamlining development review processes.

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 amendment, 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 21.03.080 is amended as follows (deletions struck through, additions underlined):

(a) **I-O: Industrial/Office Park.**

(1) Purpose. To provide for a mix of light manufacturing uses, office park, limited retail and service uses in a business park setting with proper screening and buffering, all compatible with adjoining uses.

(2) Street Design. Effective and efficient street design and access shall be considerations in the determination of project/district intensity.

(3) Performance Standards.

(i) Retail Sale Area. Areas devoted to retail sales shall not exceed 10 percent of the gross floor area of the principal structure, and 5,000 square feet on any lot or parcel.

~~(ii) Loading Docks. Loading docks shall be located only in the side or rear yards.~~

~~(iii)~~ (ii) Vibration, Smoke, Odor, Noise, Glare, Wastes, Fire Hazards and Hazardous Materials. No person shall occupy, maintain or allow any use in an I-O 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.

(A) Vibration. Except during construction or as authorized by the City, an 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.

(B) Noise. The owner and occupant shall regulate uses and activities on the property so that sound never exceeds 65 decibels at any point on the property line.

(C) Glare. Lights, spotlights, high temperature processes or otherwise, whether direct or reflected, shall not be visible from any lot, parcel or right-of-way.

(D) 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. Incineration of trash or garbage is prohibited. No sewage or liquid wastes shall be discharged or spilled on the property.

(E) 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.

~~(iv)~~ (iii) Outdoor Storage and Display. Outdoor storage and permanent display areas may be located beside or behind the principal structure. For lots with double or triple frontage the side and rear yards that are to be used for permanent display areas shall be established with site plan approval. Portable display of retail merchandise may be permitted as provided in GJMC [21.04.040\(h\)](#).

(b) **I-1: Light Industrial.**

(1) Purpose. To provide for areas of light fabrication, manufacturing and industrial uses which are compatible with existing adjacent land uses, access to transportation and the availability of public services and facilities. I-1 zones with conflicts between other uses can be minimized with orderly transitions of zones and buffers between uses.

(2) Street Design. Effective and efficient street design and access shall be considerations in the determination of project/district intensity.

(3) Performance Standards.

(i) Retail Sale Area. Areas devoted to retail sales shall not exceed 10 percent of the gross floor area of the principal structure, and 5,000 square feet on any lot or parcel.

~~(ii) Loading Docks. Loading docks shall be located only in the side or rear yards.~~

~~(iii)~~ (ii) Vibration, Smoke, Odor, Noise, Glare, Wastes, Fire Hazards and Hazardous Materials. No person shall occupy, maintain or allow any use in an I-1 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.

(A) Vibration. Except during construction or as authorized by the City, an 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.

(B) Noise. The owner and occupant shall regulate uses and activities on the property so that sound never exceeds 65 decibels at any point on the property line.

(C) Glare. Lights, spotlights, high temperature processes or otherwise, whether direct or reflected, shall not be visible from any lot, parcel or right-of-way.

(D) 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. Incineration of trash or garbage is prohibited. No sewage or liquid wastes shall be discharged or spilled on the property.

(E) 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.

~~(iv)~~ (iii) Outdoor Storage and Display. Portable display of retail merchandise may be permitted as provided in GJMC [21.04.040\(h\)](#).

(A) Outdoor storage and displays shall not be allowed in the front yard setback;

(B) Screening shall be maintained in the frontage adjacent to arterial and collector streets and along that portion of the frontage on local streets which adjoin any zone except I-1 or I-2;

(C) Unless required to buffer from an adjoining district, screening along all other property lines is not required; and

(D) Screening of dumpsters is not required.

(c) **I-2: General Industrial.**

(1) Purpose. To provide areas of heavy and concentrated fabrication, manufacturing and industrial uses which are compatible with adjacent uses, easy semi-tractor trailer access to the State highway system and/or railroads and the availability of public services and facilities. Conflicts between the I-2 district must be minimized with other uses by orderly transitions and buffers between uses.

(2) Street Design. Effective and efficient street design and access shall be considerations in the determination of project/district intensity.

(3) Performance Standards.

(i) Retail Sale Area. Areas devoted to retail sales shall not exceed 10 percent of the gross floor area of the principal structure, and 5,000 square feet on any lot or parcel.

~~(ii) Loading Docks. Loading docks shall be located only in the side or rear yards.~~

~~(iii)~~ (ii) Vibration, Smoke, Odor, Noise, Glare, Wastes, Fire Hazards and Hazardous Materials. No person shall occupy, maintain or allow any use in an I-2 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.

(A) Vibration. Except during construction or as authorized by the City, an 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.

(B) Noise. The owner and occupant shall regulate uses and activities on the property so that sound never exceeds 65 decibels at any point on the property line.

(C) Glare. Lights, spotlights, high temperature processes or otherwise, whether direct or reflected, shall not be visible from any lot, parcel or right-of-way.

(D) 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. Incineration of trash or garbage is prohibited. No sewage or liquid wastes shall be discharged or spilled on the property.

(E) 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.

~~(iv)~~ (iii) Outdoor Storage and Display. Portable display of retail merchandise may be permitted as provided in GJMC [21.04.040\(h\)](#).

(A) Outdoor storage and displays shall not be allowed in the front yard setback;

(B) Screening shall be maintained in the frontage adjacent to arterial and collector streets and along that portion of the frontage on local streets which adjoin any zone except I-1 or I-2;

(C) Unless required to buffer from an adjoining district, screening along all other property lines is not required;

(D) Screening of dumpsters is not required; and

~~(E) Director may approve outdoor storage as a principal use without requiring a conditional use permit.~~

All other parts of Section 21.03.080 shall remain in full force and effect.

INTRODUCED on first reading the _____ day of _____, 2015 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the ____ day of _____, 2015 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk



Date: April 21, 2015
 Author: Scott D. Peterson
 Title/ Phone Ext: Senior
Planner/1447
 Proposed Schedule: May 12,
2015
 File #: PLD-2015-53

Attach 6

PLANNING COMMISSION AGENDA ITEM

Subject: Vistas at Tiara Rado, Phase 2, Outline Development Plan, Located at 2063 S. Broadway
Action Requested/Recommendation: Forward a recommendation of approval to City Council for an Outline Development Plan and a PD (Planned Development) Ordinance with a default zone of R-O (Residential Office).
Presenters Name & Title: Scott D. Peterson, Senior Planner

Executive Summary:

The applicant, Hatch Investments LLC, requests approval of an Outline Development Plan (ODP) for Vistas at Tiara Rado, Phase 2 as a Planned Development (PD) zone district with a default zone of R-O (Residential Office) to develop 14 single-family detached and attached dwelling units on 3.16 +/- acres.

Background, Analysis and Options:

The subject property is currently vacant but historically contained a 7,589 sq. ft. building. Known as the “Beach” property, the site contained a clubhouse, outdoor pool and tennis courts. The clubhouse, pool and tennis courts were demolished in 2011-2012. In 2011 (City file # SPN-2011-711), the applicant submitted a site plan for the property located to the west (2061 S. Broadway). The site plan was approved for 10 single-family attached dwelling units located within 5 buildings known as Vistas at Tiara Rado, Phase 1. Once the buildings were constructed, the applicant proceeds to condominiumize the buildings as market conditions warrant in order to sell the individual units with a Homeowner’s Association responsible for outside maintenance. To the south, adjacent to the property is Hole 10 of the Tiara Rado Golf Course and to the east is Fairway Villas Subdivision.

The applicant now wishes to develop the remaining 3.16 +/- acres as Phase 2 of the Vistas at Tiara Rado. The proposal is to create 11 single-family detached and 3 single-family attached dwelling units resulting in a density of 4.43 dwelling units per acre. The request includes approval of an Outline Development Plan (rezone to PD, Planned Development) with a default zone of R-O (Residential Office). The applicant is requesting a default zone of R-O as the minimum residential density allowed is 4 dwelling units/acre and single-family detached homes are a permitted land use. Currently the property is zoned B-1 (Neighborhood Business) which requires a minimum of 8 dwelling units to the acre and requires a Conditional Use Permit for single-family detached homes. The Comprehensive Plan Future Land Use Map identifies the property as Commercial

which allows either the R-O or the B-1 zone districts. However, the applicant is proposing no commercial or office land uses with this PD proposal.

Neighborhood Meeting:

The applicant held a Neighborhood Meeting on January 5, 2015 with 14 citizens attending the meeting along with City Staff, the applicant and applicant's representatives. Positive feedback was given regarding the lower density proposed but also some negative feedback was given regarding the potential loss of views and overall building heights, etc. However, after the Neighborhood Meeting, it appeared that the adjacent property owners in attendance felt more comfortable about the request after talking with the applicant.

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

The requested Outline Development Plan for Vistas at Tiara Rado, Phase 2 meets the following goals and policies from the Comprehensive Plan by creating ordered and balanced growth and spreading growth throughout the community and by developing a vacant 3.16 acre property for 14 residential units which provides a broader mix of housing types to meet the needs of the community by creating more housing choices.

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.

Economic Development Plan:

The purpose of the adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. Though the proposed Outline Development Plan does not further the goals of the Economic Development Plan as the proposed land use is for a residential development, the proposal does provide additional residential housing opportunities for both professionals and retirees in the community, located within the Redlands adjacent to Tiara Rado Golf Course.

Board or Committee Recommendation:

N/A.

Financial Impact/Budget:

No direct financial impact on the City budget for this item.

Other issues:

No other issues have been identified

Previously presented or discussed:

This request has not been previously discussed.

Attachments:

1. Staff Report/Background Information
2. Site Location Map / Aerial Photo Map
3. Comprehensive Plan Future Land Use Map / Existing Zoning Map
4. Correspondence received
5. Ordinance

BACKGROUND INFORMATION					
Location:		2063 S. Broadway			
Applicant:		Hatch Investments LLC, Owner			
Existing Land Use:		Vacant land			
Proposed Land Use:		14 single-family detached and attached dwelling units			
Surrounding Land Use:	North	Driving range for Tiara Rado Golf Course			
	South	10 th Hole – Tiara Rado Golf Course			
	East	Fairway Villas Subdivision			
	West	Vistas at Tiara Rado, Phase 1			
Existing Zoning:		B-1 (Neighborhood Business)			
Proposed Zoning:		PD (Planned Development)			
Surrounding Zoning:	North	CSR (Community Services & Recreation)			
	South	CSR (Community Services & Recreation)			
	East	PD (Planned Development)			
	West	R-12 (Residential – 12 du/ac)			
Future Land Use Designation:		Commercial			
Zoning within density range?		X	Yes		No

Density: The proposed density for Phase 2 of Vistas at Tiara Rado will be approximately 4.43 dwelling units per acre. The Comprehensive Plan Future Land Use Map designates this property as Commercial. The applicant is requesting a default zone of R-O which allows a minimum density of 4 dwelling units/acre. The R-O zone district also allows the development of single-family detached homes as a permitted land use. The current zoning district for the property is B-1 (Neighborhood Business) which requires a minimum of 8 dwelling units to the acre and the issuance of a Conditional Use Permit for single-family detached homes.

Access/Parking: The proposed residential development will utilize the existing access on S. Broadway which was improved with the development for Vistas at Tiara Rado, Phase 1 to accommodate both phases. A proposed tract (Tract A) will serve as a private drive within the development that will serve all properties. Off-street parking will not be allowed on either side of this private drive and will be signed as “No Parking.” Both City Engineering and the City Fire Department have reviewed and approved the proposed private drive. Each proposed dwelling unit/lot will provide a minimum of 2 off-street parking spaces which is in compliance with the Zoning and Development Code along with a parking pad for use by visitors with up to 5 additional spaces.

Open Space: Over half of the property, 1.86 +/- acres out of the total property area of 3.16 +/- acres will be dedicated as open space area to the Homeowner’s Association. This open space will include extensive landscaping through-out the development along with on-site stormwater detention. An 8’ wide concrete trail will be constructed adjacent

to S. Broadway that will connect into the existing 8' wide concrete trail abutting the Fairway Villas Subdivision. This trail would not at this time connect into the Tiara Rado Golf Course property since this property owner does not own the separate tract of land located in front of Phase 1.

Lot Layout: Phase 2 of Vistas at Tiara Rado will contain 11 single-family detached homes and 3 single-family attached dwelling units. The applicant is proposing that all building footprints, patios, etc., will be located within the proposed individual lot lines. All entrances to garages shall be setback a minimum of 20' from the private drive (Tract A) with the exception of Lots 4 through 6. The subdivision is proposing no minimum lot size, width and frontage requirements.

Phasing: The proposed Vistas at Tiara Rado, Phase 2 is to be developed in three phases. The proposed phasing schedule is as follows (see attached Outline Development Plan):

Phase 1: To be reviewed and approved by December 31, 2017

Phase 2: To be reviewed and approved by December 31, 2019

Phase 3: To be reviewed and approved by December 31, 2021

However, while a construction timeline is market driven, the applicant anticipates to complete the entire development over the next three to four years.

Long-Term Community Benefit: The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Section 21.03.040 of the Zoning and Development Code. The Zoning and Development Code also states that PD (Planned Development) zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Long-term benefits include, but are not limited to:

1. More effective infrastructure;
2. Reduced traffic demands;
3. A greater quality and quantity of public and/or private open space;
4. Other recreational amenities;
5. Needed housing types and/or mix;
6. Innovative designs;
7. Protection and/or preservation of natural resources, habitat areas and natural features; and/or Public art.

The proposed residential development has met the following long-term community benefits:

1. Reduced traffic demands. The proposed development will reduce traffic demands in the area from what could be developed under the current zoning.
2. Greater quality and quantity of private open space. Over half (1.86 acres) of the total 3.16 acres is proposed as private open space dedicated and maintained by the Home Owners Association.
3. Needed housing type. The proposed development will create a housing type that requires less exterior maintenance for the residents and would be considered as a

4. "lock and leave" property in a desirable area of the Redlands, adjacent to Tiara Rado Golf Course.
5. The proposed development also provides a transition of residential density between the adjacent residential developments.

Default Zone: The dimensional standard for the R-O (Residential Office) zone as indicated in Section 21.03.070 (a) of the Zoning and Development Code, are as follows:

Density: No maximum residential density. Minimum 4 units/acre.
Minimum lot area/width: 5,000 sq. ft./50. (See deviation below).
Front yard setback (Principal/Accessory): 20'/25'.
Side yard setback (Principal/Accessory): 5'/3'.
Rear yard setback (Principal/Accessory): 10'/5'.
Maximum building height: 40'.

Deviations: Applicant is proposing no minimum lot size or widths since the building footprint would be roughly the lot line. Applicant is proposing that all building footprints, patios, etc., will be located within the proposed individual lot lines. Building setbacks as identified on ODP drawing are proposed to all exterior subdivision boundaries of Lot 2, Hatch Subdivision, not individual lot lines. However, all entrances to garages shall be setback a minimum of 20' from the private access lane, with the exception of proposed Units 4 through 6.

Minimum District Size: A minimum of 5 acres is recommended for a planned development according to the Zoning and Development Code. This property is 3.16 +/- acres in size. However, a planned development smaller than 5 acres is allowed if the following can be found:

- (1) Is adequately buffered from adjacent residential property;
- (2) Mitigates adverse impacts on adjacent properties; and
- (3) Is consistent with the goals and policies of the Comprehensive Plan.

It is staff's opinion that this smaller site is appropriate for development as the property will be adequately buffered from adjacent residential property with the use of landscaping and open space that exceeds a minimum of 40' in some areas to help separate the development from the Fairway Villas subdivision. There will be no adverse impacts on adjacent properties as the adjacent land uses are residential and the proposed development is consistent with the goals and policies of the Comprehensive Plan.

Sections 21.02.150 of the Grand Junction Zoning and Development Code:

Requests for an Outline Development Plan (ODP) shall demonstrate conformance with all of the following:

- a) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

The proposed Outline Development Plan complies with Comprehensive Plan, Grand Valley Circulation Plan and other applicable adopted plans and policies. The proposed development is within the residential density range of the Commercial category as identified on the Future Land Use Map and the default zoning district of R-O (Residential Office).

- b) The rezoning criteria provided in Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

It is more appropriate for the property to be utilized as a residential property rather than commercial since this area of the Redlands has been traditionally residential. The reason for the current commercial designation was for the previous land use that was known as "The Beach" property which was a commercial operation, but is no longer in existence. A portion of the property has already be developed residentially and now the applicant has submitted a request to establish a new PD zone district and improve upon the current zoning of the B-1 (Neighborhood Business) with housing types that are more suitable for the property, area and current market trends. The ODP application is also within the allowable residential density range of the Commercial category as defined by the Future Land Use Map.

Therefore, 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 Comprehensive Plan makes numerous comments concerning the transitioning from a higher intensive use to a lower intensive use. As stated previously, this property was designated as commercial on the Future Land Use Map and zoned commercial due to the existing use. Because the commercial use no longer exists (a change of character and condition in the area), a development that creates a transition between the existing low and high density developments is a more consistent with the Comprehensive Plan.

Therefore, this criterion has been met.

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

Adequate public facilities and services (water, sewer, utilities, etc.) are currently available or will be made available concurrent with the development and can address the impacts of development consistent with the PD zone district with an underlying default zone of R-O. The proposed Vistas at Tiara Rado, Phase 2

subdivision is located near the Monument Village Shopping Center which contains a grocery store, restaurant and retail stores. The property is also adjacent to Tiara Rado Golf Course for additional recreational opportunities for the residents.

Therefore, 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

With an aging population in the area and nation, there is more demand for low maintenance, lock and leave properties that the applicant is proposing. Because it is more difficult to create the type of development that the applicant is proposing under conventional zoning and subdivision restrictions, there is an inadequate supply of suitably designated land available.

Therefore, 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 zoning of PD (Planned Development) will allow the property to be developed with an effective infrastructure design and in-fill project that is compatible with adjacent residential densities that still provides a compact design for better utilization and sharing of common access lanes and infrastructure. Proposed development will also reduce traffic demands in the area from what could be developed under the current zoning district's minimum density requirements and by provide a needed housing type with an innovative architectural design that will be continued from the design established with the Phase I development (stucco and stone, earth tone colors, metal or concrete tile roofs). In addition, extensive landscaping and private open space is also provided on-site that will benefit the neighboring area.

Therefore, this criterion has been met.

c) The planned development requirements of Section 21.05.040 (f) of the Zoning and Development Code;

The proposed ODP is in conformance with the Planned Development requirements of Section 21.05 of the Zoning and Development Code through the use of setback standards that are consist with the default zone of the R-O zone district, open space, building heights, off-street parking and landscaping requirements of the Zoning and Development Code.

d) The applicable corridor guidelines and other overlay districts in Chapter 21.07.

The property is located outside of the floodplain, ridgeline and hillside development standards as identified in Section 21.07 of the Zoning and

Development Code. The property is located within the Redlands Area Plan corridor guidelines and meets with all applicable requirements associated with residential development.

- e) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development.

Adequate public facilities and services (water, sewer, utilities, etc.) are currently available or will be made available concurrent with the development and can address the impacts of development consistent with the PD zone district with an underlying default zoning of R-O. The proposed Vistas at Tiara Rado, Phase 2 subdivision is located near the Monument Village Shopping Center which contains a grocery store, restaurant and retail stores. The property is also adjacent to Tiara Rado Golf Course for additional recreational opportunities for the residents.

- f) Adequate circulation and access shall be provided to serve all development pods/areas to be developed.

Adequate circulation and access will be provided to serve all properties. The proposed residential development will take access from the existing access point on S. Broadway which was improved with the development for Vistas at Tiara Rado, Phase 1 to accommodate both phases. Proposed Tract A will serve as a private drive within the development that will serve all properties. Off-street parking will not be allowed on either side of this private drive and will be signed as "No Parking." Both City Engineering and the City Fire Department have reviewed and approved the proposed private drive. Each proposed dwelling unit/lot will provide a minimum of 2 off-street parking spaces which is in compliance with the Zoning and Development Code along with a parking pad for use by visitors.

- g) Appropriate screening and buffering of adjacent property and uses shall be provided;

The adjacent land uses to the east and west are single-family residential units either detached or attached which does not require screening and buffering between zoning districts. However, the applicant is proposing a landscaping and open space buffer adjacent to the east property line that exceeds a minimum of 40' in some areas to help separate the development from the Fairway Villas subdivision (see ODP drawing).

- h) An appropriate range of density for the entire property or for each development pod/area to be developed;

The proposed density for Vistas at Tiara Rado, Phase 2 will be 4.43 dwelling units/acre, which is within the Future Land Use Map residential density requirements of the Commercial designation.

- i) An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed.

The applicant is proposing an R-O default zone district with deviations as identified within this staff report.

- j) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

The applicant has submitted a plan proposing the subdivision to be developed in three (3) phases over a total of six (6) years. However, while a construction timeline is market driven, the applicant anticipates to complete the entire development over the next three to four years.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Vistas at Tiara Rado, Phase 2 application, PLD-2015-53, request for approval of an Outline Development Plan (ODP) as a Planned Development, I make the following findings of fact/conclusions and conditions of approval:

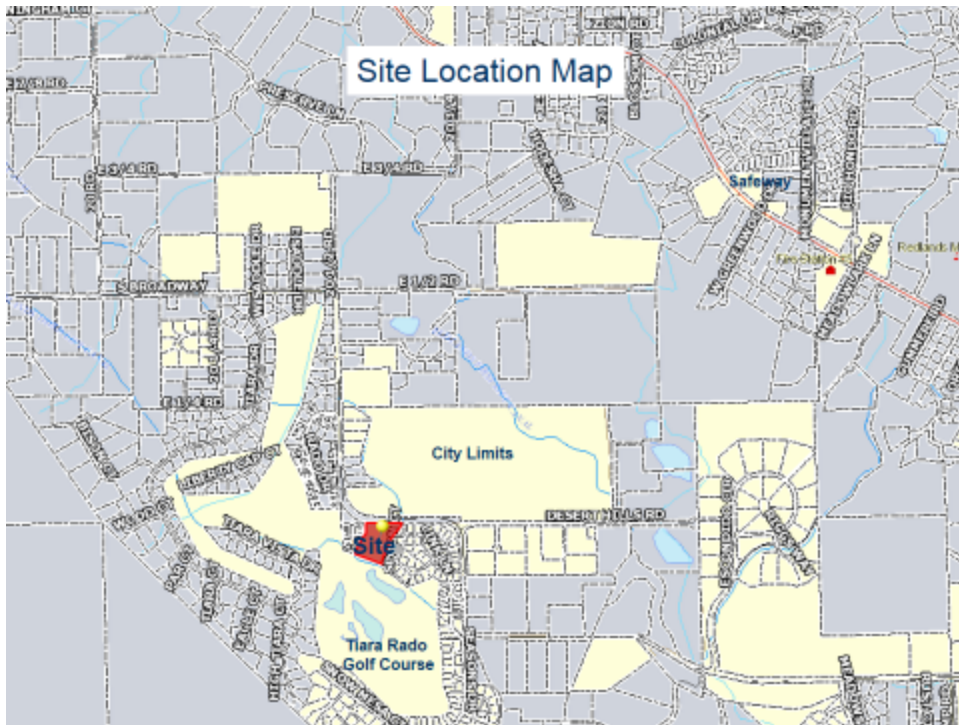
- 4. The requested Planned Development, Outline Development Plan is consistent with the goals and polices of the Comprehensive Plan, specifically, Goals 3 and 5.
- 5. The review criteria in Section 21.02.150 of the Grand Junction Zoning and Development Code have all been met or addressed.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of conditional approval of the requested Outline Development Plan as a Planned Development, PLD-2015-53 to the City Council with findings of fact and conclusions as stated in the staff report.

RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on item PLD-2015-53, I move that the Planning Commission forward a recommendation of conditional approval to the City Council on the requested Outline Development Plan as a Planned Development for Vistas at Tiara Rado, Phase 2 subdivision with the findings of fact and conclusions identified within the staff report.





From: <gjoffice@newenergytech.net>
To: <scottp@gjcity.org>
Date: 2/16/2015 8:53 AM
Subject: Phase 2 Vistas at Tiara Rado

Hi Scott,

We received the notice of application for Phase 2 at Tiara Rado. Our comment from 493 Spoon Court is that it would not be very expensive to do some landscaping at the bottom below the new houses near the canal to put in some sort of permanent landscape fabric and rocks and plantings. The kochia weeds were 5-7 feet tall last summer and those will need to be sprayed or mowed several times during the season. The site looked awful and spread weed seeds all over our subdivision. Some native shrubs or trees would be very aesthetically pleasing on the hillside. There is a fair amount of native vegetation left on the hill and hopefully it won't be more disturbed during the building process. AS for the bottom area, it really wouldn't be that expensive and would be a permanent, aesthetic fix. I am hoping to talk with you about this.

Thank you,

Lisa Kautsky

970.424.2498

From: "Bressler, Dean A." <Dean.Bressler@hdrinc.com>
To: Scott Peterson <scottp@gjcity.org>
Date: 2/20/2015 3:40 PM
Subject: Vistas at Tiara Rado, Phase 2, 2063 S Broadway

Hello Scott,

I'm writing jointly as a resident of 486 Spoon Ct and as a board member of the Fairway Villas HOA (and in this capacity I'm not representing HDR or the GVMPO). I received the Notice of Application post card for the subject development. Please consider the following comments as the City proceeds with its development review process:

*ensure that drainage is handled on-site and is then conveyed into the City's stormwater system;

*ensure that the developer continues the pedestrian path that runs the length of Fairway Villas at the margin of the South Broadway ROW, across the entire length of frontage at the Vistas;

*ensure that building massing and materials are appropriate for this residential area, and are consistent with the adjacent developments. This could include an evaluation of compliance with the City's ridgeline development policy, as appropriate.

Thanks for your consideration,

Dean Bressler

Sent from my iPhone. Please forgive brevity and typos. Thx! Dean

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE APPROVING THE OUTLINE DEVELOPMENT PLAN AS A
PLANNED DEVELOPMENT WITH A DEFAULT R-O (RESIDENTIAL OFFICE) ZONE
DISTRICT FOR THE DEVELOPMENT OF 14 DWELLING UNITS TO BE KNOWN AS
VISTAS AT TIARA RADO, PHASE 2**

LOCATED AT 2063 SOUTH BROADWAY

Recitals:

The applicant, Hatch Investments LLC, wishes to develop a mixture of single-family detached/attached dwelling units for a proposed residential subdivision to be located at 2063 South Broadway on a total of 3.16 +/- acres. The total number of dwelling units proposed for the Vistas at Tiara Rado, Phase 2 is 14 and constructed in up to three (3) phases.

The request for an Outline Development Plan as a Planned Development with a default R-O, (Residential Office) zoning district, including deviations have been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning (R-O), deviations and conditions of approval for the Outline Development Plan for Vistas at Tiara Rado (Lot 2, Hatch Subdivision).

In public hearings, the Planning Commission and City Council reviewed the request for the proposed Outline Development Plan and determined that the Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed Plan has achieved "long-term community benefits" by reducing traffic demands in the area from what could be developed under the current zoning. Over half (1.86 acres) of the total 3.16 acres is proposed as private open space dedicated and maintained by the Home Owners Association, therefore a greater quality and quantity of private open space is being provided. The proposed development will create a housing type that requires less exterior maintenance for the residents and would be considered as a "lock and leave" property in a desirable area of the Redlands, adjacent to Tiara Rado Golf Course. The proposed development also provides a transition of residential density between the adjacent residential developments (attached Exhibit A).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE OUTLINE DEVELOPMENT PLAN AS A PLANNED DEVELOPMENT FOR THE VISTAS AT TIARA RADO, PHASE 2 IS APPROVED WITH THE FOLLOWING STANDARDS, DEFAULT ZONE AND DEVIATIONS:

A. This Ordinance applies to the following described property: Lot 2, Hatch Subdivision.

(Property) Said parcel contains 3.16 +/- acres more or less.

B. This Property is zoned PD (Planned Development) with the following standards, deviations and requirements:

If the Planned Development approval expires or becomes invalid for any reason, the properties shall be fully subject to the default standards of the R-O (Residential Office) Zoning District.

Density: The proposed density for Phase 2 of Vistas at Tiara Rado will be approximately 4.43 dwelling units per acre. The Comprehensive Plan Future Land Use Map designates this property as Commercial. The applicant is requesting a default zone of R-O which allows a minimum density of 4 dwelling units/acre. The R-O zone district also allows the development of single-family detached homes as a permitted land use. The current zoning district for the property is B-1 (Neighborhood Business) which requires a minimum of 8 dwelling units to the acre and the issuance of a Conditional Use Permit for single-family detached homes.

Access/Parking: The proposed residential development will utilize the existing access on S. Broadway which was improved with the development for Vistas at Tiara Rado, Phase 1 to accommodate both phases. A proposed tract (Tract A) will serve as a private drive within the development that will serve all properties. Off-street parking will not be allowed on either side of this private drive and will be signed as "No Parking." Both City Engineering and the City Fire Department have reviewed and approved the proposed private drive. Each proposed dwelling unit/lot will provide a minimum of 2 off-street parking spaces which is in compliance with the Zoning and Development Code along with a parking pad for use by visitors with up to 5 additional spaces.

Open Space: Over half of the property, 1.86 +/- acres out of the total property area of 3.16 +/- acres will be dedicated as open space area to the Homeowner's Association. This open space will include extensive landscaping through-out the development along with on-site stormwater detention. An 8' wide concrete trail will be constructed adjacent to S. Broadway that will connect into the existing 8' wide concrete trail abutting the Fairway Villas Subdivision. This trail would not at this time connect into the Tiara Rado Golf Course property since this property owner does not own the separate tract of land located in front of Phase 1.

Lot Layout: Phase 2 of Vistas at Tiara Rado will contain 11 single-family detached homes and 3 single-family attached dwelling units. The applicant is proposing that all building footprints, patios, etc., will be located within the proposed individual lot lines. All entrances to garages shall be setback a minimum of 20' from the private drive (Tract A) with the exception

of Lots 4 through 6. The subdivision is proposing no minimum lot size, width and frontage requirements.

Phasing: The proposed Vistas at Tiara Rado, Phase 2 is to be developed in three phases. The proposed phasing schedule is as follows (see attached Outline Development Plan):

- Phase 1: To be reviewed and approved by December 31, 2017
- Phase 2: To be reviewed and approved by December 31, 2019
- Phase 3: To be reviewed and approved by December 31, 2021

However, while a construction timeline is market driven, the applicant anticipates to complete the entire development over the next three to four years.

Default Zone: The dimensional standard for the R-O (Residential Office) zone as indicated in Section 21.03.070 (a) of the Zoning and Development Code, are as follows:

- Density: No maximum residential density. Minimum 4 units/acre.
- Minimum lot area/width: 5,000 sq. ft./50. (See deviation).
- Front yard setback (Principal/Accessory): 20'/25'.
- Side yard setback (Principal/Accessory): 5'/3'.
- Rear yard setback (Principal/Accessory): 10'/5'
- Maximum building height: 40'.

Deviations: Applicant is proposing no minimum lot size or widths since the building footprint would be roughly the lot line. Applicant is proposing that all building footprints, patios, etc., will be located within the proposed individual lot lines. Building setbacks as identified on ODP drawing are proposed to all exterior subdivision boundaries of Lot 2, Hatch Subdivision, not individual lot lines. However, all entrances to garages shall be setback a minimum of 20' from the private access lane (Tract A), with the exception of proposed Units 4 through 6.

Introduced for first reading on this _____ day of _____, 2015 and ordered published in pamphlet form.

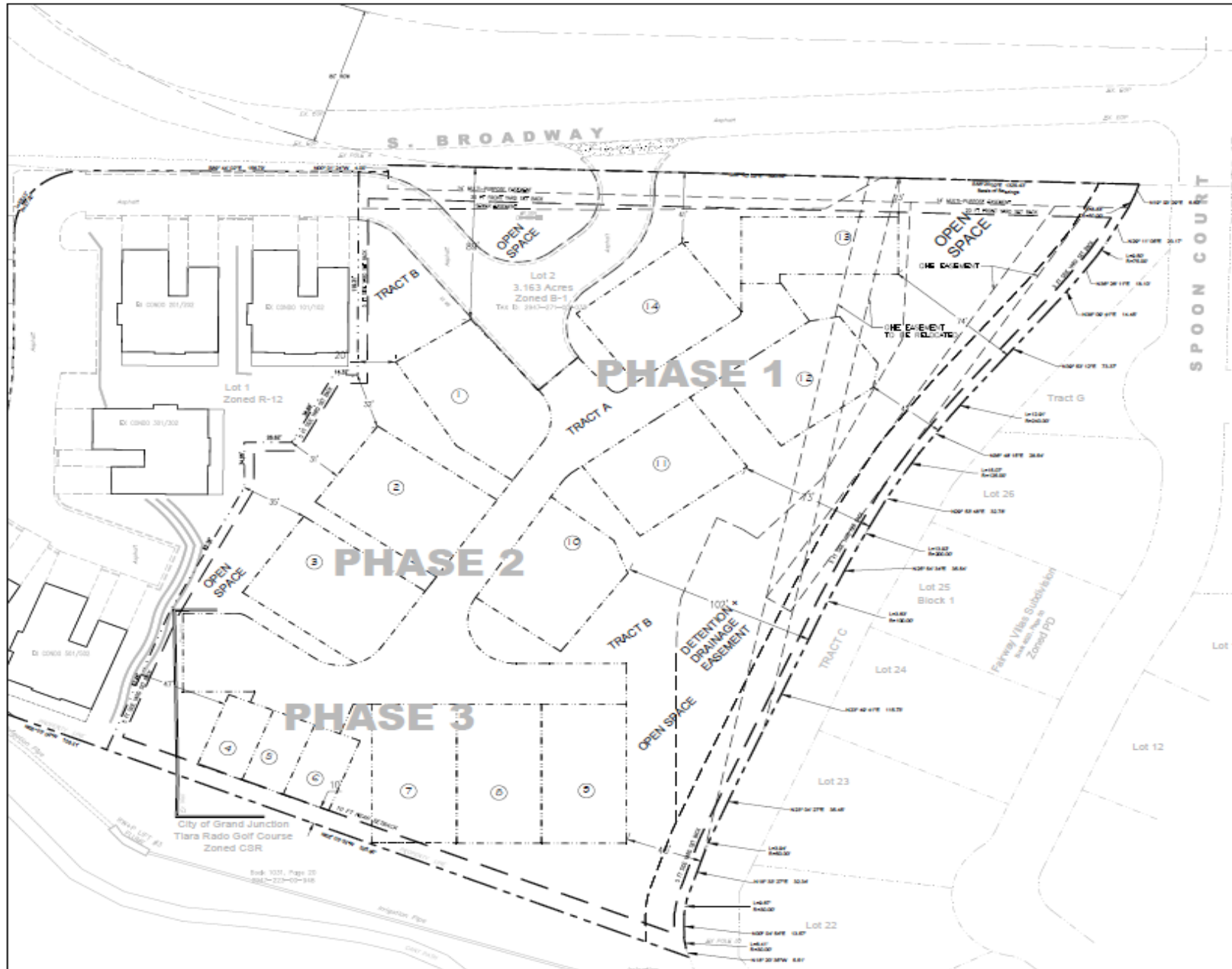
PASSED and ADOPTED this _____ day of _____, 2015 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk

OUTLINE DEVELOPMENT PLAN FOR LOT 2 OF THE HATCH SUBDIVISION



LEGAL DESCRIPTION

A PART OF THE NW 1/4 NE 1/4 OF SECTION 27, T11S, R10W, OF THE 6TH P.M. CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO.

SPECIFICALLY: LOT 2 OF THE HATCH SUBDIVISION, ACCORDING TO THE PLAT RECORDED FEBRUARY 26, 2012 UNDER RECEPTION NO 262013, COUNTY OF MESA, STATE OF COLORADO.

PHASING

PHASE 1 - LOTS 14, 13, 12 AND ALL THE PAVING AND UTILITIES.
PHASE 2 - LOTS 11, 10, 1, 2 & 3.
PHASE 3 - LOTS 4, 5, 6, 7, 8 & 9.

HATCH SUBDIVISION		
OWNER & APPLICANT:	HATCH INVESTMENTS LLC 2025 COUNTRY MEADOWS CT GRAND JUNCTION, CO 81507	
LOT 2 AREA:	137,775 SF (3.163 ACRES)	
LAND USE:	EXISTING: BUSINESS	PROPOSED: RESIDENTIAL-PORCH
ZONING:	B-1 (RESIDENTIAL-OFFICE)	
BUILDING SETBACKS (PRINCIPAL / ACCESSORY)		
FRONT	20'±	20'±
REAR	15'±	10'±
SIDE	0'±	5'±
SIDE (ABUTTING RESIDENTIAL)	10'±	N/A
MAX BUILDING HEIGHT	40'	40'
DENSITY: (MAX) (MIN)	16 DU/AC 8 DU/AC	no max 4 DU/AC
LOT SUMMARY:		
TRACT A (SHARED ACCESS + UTILITY)	0.191 AC	
TOWN HOME LOTS 1-14	1.381 AC	
ACCESSORY GARAGES 4a, 5a + 6a	0.061 AC	
OPEN SPACE	1.864 AC	
TOTAL	3.163 AC	

UTILITY	PROVIDER	PHONE
GAZ	GRAND VALLEY	262-232-2840
ELECTRIC	XCEL ENERGY	800-595-4369
CABLE	TIME WARNER	800-395-2998
IRIGATION	NEBRASKA WATER & POWER	262-232-2173
PHONE	SPRINT	800-333-8000
CANTRARY SEWER	CITY OF GRAND JUNCTION	262-232-7857
WATER	THE WATER COOPERATIVE DISTRICT	262-232-7451

THIS OUTLINE DEVELOPMENT PLAN ALLOWS THE USE OF ZERO-SETBACK TOWNHOME STYLE LOTS AND CHANGES THE BASE ZONING TO B-0 (RESIDENTIAL OFFICE).

THE INTERNAL TOWNHOME LOTS ARE REPRESENTATIVE ONLY. EACH STRUCTURE WILL HAVE A TOWNHOME LOT RECORDED TO MATCH THE FOOTPRINT OF THE STRUCTURE WHEN COMPLETED.

THERE IS NO FEMA IDENTIFIED 100-YEAR FLOODPLAIN WITHIN LOT 2 OF THE HATCH SUBDIVISION.

THERE ARE NO JURISDICTIONAL WETLANDS WITHIN LOT 2 OF THE HATCH SUBDIVISION.

ACCEPTED:	
CITY OF GRAND JUNCTION (COURT REPORTER):	DATE:
CITY OF GRAND JUNCTION (PLANNER):	DATE:

Les Crawford PE
SITE DEVELOPMENT SOLUTIONS
COLORADO • KANSAS • MONTANA • NEBRASKA
NORTH DAKOTA • OKLAHOMA • UTAH • WYOMING
LesCrawford09@gmail.com (970) 773-0810

1. 1/15/2015 ODP + SPR SUBMITTAL
2. 2/10/2015 SITE COMMENTS
3. 3/10/2015 TOP RESUBMITTAL

VISTAS AT TIARA RADO

PHASE 2

2088 SOUTH BROADWAY
GRAND JUNCTION,
COLORADO



SHEET TITLE

OUTLINE DEVELOPMENT PLAN

ODP-1.0