

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4662

AN ORDINANCE AMENDING THE CORNER SQUARE OUTLINE DEVELOPMENT PLAN TO CHANGE THE DEFAULT ZONE OF POD G FROM R-12 (RESIDENTIAL 12 DU/AC) TO B-1 (NEIGHBORHOOD BUSINESS) AND MODIFY THE PHASING SCHEDULE

LOCATED AT NORTH 1ST STREET AND PATTERSON ROAD

Recitals:

The applicant, F & P Development LLC, wish to amend the Planned Development (PD) adopted in 2006 by Ordinance #3981 by changing the default zone of Pod G from R-12 (Residential 12 du/ac) to B-1 (Neighborhood Business) restricting the uses to residential, office, personal services and commercial parking with no sales-oriented uses.

This Planned Development zoning ordinance will establish the standards, default zoning (B-1) and deviations of approval for the amended Plan for the Corner Square Outline Development Plan.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amended 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 through the creation of a neighborhood center that is in walking distance of many single and multi-family residential units; providing extensive landscaping for a greater quality and quantity of private open space; providing needed multi-family housing; and creating an opportunity for innovative design.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE OUTLINE DEVELOPMENT PLAN FOR THE CORNER SQUARE PLANNED DEVELOPMENT IS AMENDED WITH THE FOLLOWING STANDARDS, DEFAULT ZONE AND DEVIATIONS:

- A. This Ordinance applies to Pod G which is described as follows: Lots 5, Block 4; Corner Square.

Said parcel contains 3.44 +/- acres more or less.

- B. Except as expressly amended hereby, Ordinance No. 3981 dated November 1, 2006 for the Corner Square Outline Development Plan will remain in effect and is still valid.

- C. The approved outline development plan may be amended only by the same process by which it was approved, except for minor amendments. Unless the adopted PD rezoning ordinance provides otherwise, the approved outline development plan may be amended as outlined in the Zoning and Development Code.
- D. Pod G is zoned PD (Planned Development) with the following standards, deviations and requirements:

1. Default Zone:

The default zone for Pod G is B-1 (Neighborhood Business). All future and anticipated development must adhere to the uses allowed in the B-1 zone district and the dimensional, bulk and performance standards required by the B-1 zone district with the following restrictions and deviations:

a. Prohibited uses:

- 1) Small group living facility
- 2) Large group living facility
- 3) Unlimited group living facility
- 4) Cemetery
- 5) Outdoor kennels and/or boarding of animals
- 6) Outdoor storage
- 7) Community correction facilities
- 8) Hospital/mental hospital
- 9) Physical and mental rehabilitation (Resident)
- 10) Detention facilities
- 11) Office with drive-through
- 12) Movie theater, skating rink, arcade
- 13) Bar/nightclub
- 14) Food service, restaurant (including alcohol sales)
- 15) Fuel sales, automotive/appliance
- 16) General retail sales, indoor operations, display and storage
- 17) Produce stands
- 18) All other retail sales and services
- 19) Mini-warehouse

b. Deviations:

- 1) Office buildings - 25,000 sf - not including underground parking
- 2) Mixed used buildings - 30,000 sf - not including underground parking

Introduced for first reading on this 6th day of May, 2015 and ordered published in pamphlet form.

PASSED and ADOPTED this 20th day of May, 2015 and ordered published in pamphlet form.

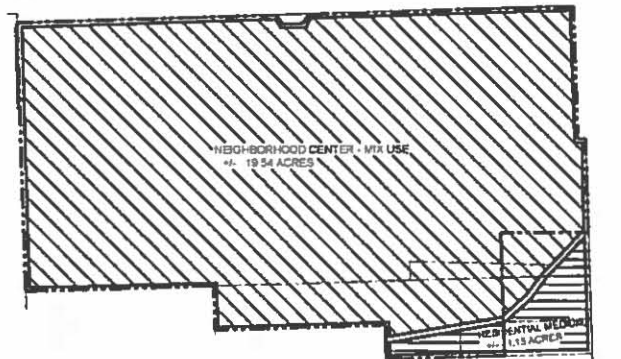
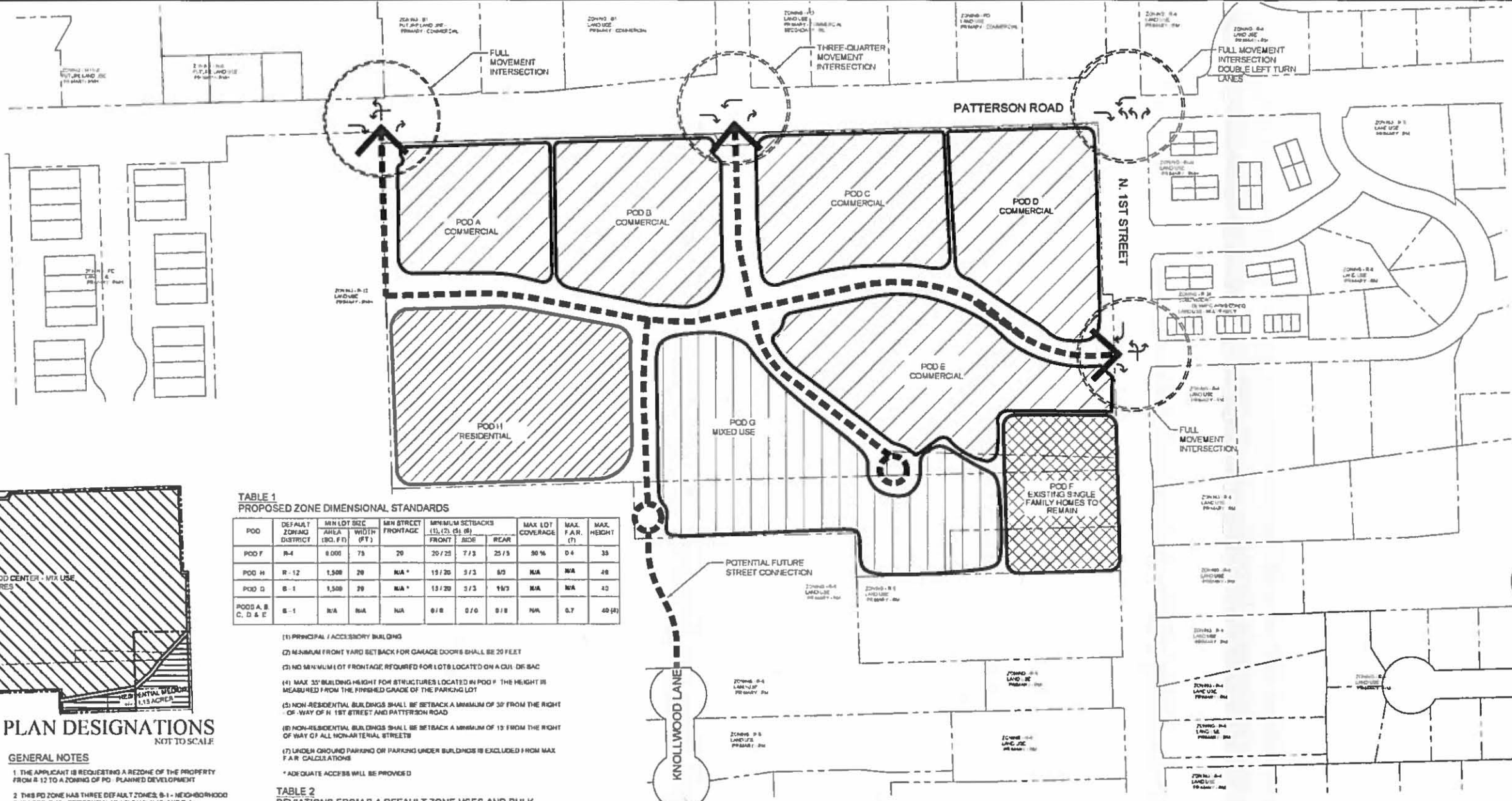
ATTEST:



Stephanie Yuin
City Clerk

Quentin Norris
President of City Council

FIRST AND PATTERSON PLANNED DEVELOPMENT AMENDMENT



**TABLE 1
PROPOSED ZONE DIMENSIONAL STANDARDS**

POD	DEFAULT ZONING DISTRICT	MIN LDT SIZE (SQ. FT.)	MIN STREET FRONTAGE (FT.)	MINIMUM SETBACKS (FT.)	MAX LDT COVERAGE	MAX F.A.R. (F)	MAX. HEIGHT (FT.)			
POD F	R-4	8,000	75	20	20/25	7/3	25/15	90%	0.4	35
POD H	R-12	1,500	20	N/A*	15/20	5/3	5/5	N/A	N/A	45
POD D	B-1	1,500	20	N/A*	15/20	5/3	5/3	N/A	N/A	42
PODS A, B, C, D & E	B-1	N/A	N/A	N/A	8/8	0/0	0/8	N/A	0.7	40 (8)

- (1) PRINCIPAL / ACCESSORY BUILDING
 (2) MINIMUM FRONT YARD SETBACK FOR GARAGE DOORS SHALL BE 20 FEET
 (3) NO MINIMUM LOT FRONTAGE REQUIRED FOR LOTS LOCATED ON A CUL-DE-SAC
 (4) MAX. 35' BUILDING HEIGHT FOR STRUCTURES LOCATED IN POD F. THE HEIGHT IS MEASURED FROM THE FINISHED GRADE OF THE PARKING LOT
 (5) NON-RESIDENTIAL BUILDINGS SHALL BE SETBACK A MINIMUM OF 30' FROM THE RIGHT-OF-WAY OF N 1ST STREET AND PATTERSON ROAD
 (6) NON-RESIDENTIAL BUILDINGS SHALL BE SETBACK A MINIMUM OF 15' FROM THE RIGHT OF WAY OF ALL NON-TERMINAL STREETS
 (7) UNDERGROUND PARKING OR PARKING UNDER BUILDINGS IS EXCLUDED FROM MAX. F.A.R. CALCULATIONS
 *ADEQUATE ACCESS WILL BE PROVIDED

**TABLE 2
DEVIATIONS FROM B-1 DEFAULT ZONE USES AND BULK STANDARDS (FOR PODS A, B, C, D, & E)**

- (1) ALLOWED USES (BEYOND B-1 DEFAULT STANDARDS):
 * DRIVE THRU PHARMACY
 * DRIVE THRU / DRIVE UP DRY CLEANERS
 * VETERINARY CLINICS WITH INDOOR KENNELS AND/OR BOARDING
 * TEMPORARY OUTDOOR DISPLAY WITH A TEMPORARY USE PERMIT
 (2) USES NOT ALLOWED:
 * OUTDOOR KENNELS AND/OR BOARDING OF ANIMALS
 * OUTDOOR STORAGE
 * COMMUNITY CORRECTION FACILITIES
 * MENTAL HEALTH FACILITIES
 * ALCOHOL AND/OR DRUG REHABILITATION USES
 * HALFWAY HOUSES
 * LAW ENFORCEMENT REHABILITATION CENTERS
 * ALL DRIVE UP / DRIVE THRU USES NOT MENTIONED ABOVE
 (3) BULK STANDARD DEVIATIONS - BUILDING SIZE:
 * OFFICE BUILDINGS - 40,000 SF - NOT INCLUDING UNDERGROUND PARKING
 * RETAIL BUILDINGS - 20,000 SF - NOT INCLUDING UNDERGROUND PARKING
 * MIXED USE BUILDINGS - 45,000 SF - NOT INCLUDING UNDERGROUND PARKING
 (4) BULK STANDARD DEVIATIONS - F.A.R.
 * THE MAXIMUM F.A.R. FOR PODS A, B, C, D, & E SHALL BE 0.7
 * THIS CALCULATION IS BASED ON THE TOTAL AREA OF THE POD AS APPROVED ON THIS ODP
 * THE MAXIMUM F.A.R. IN PODS A, B, C, D, & E CALCULATION SHALL EXCLUDE UNDERGROUND AND/OR UNDER-BUILDING PARKING

**TABLE 3
DEVIATIONS FROM B-1 DEFAULT ZONE USES AND BULK STANDARDS (FOR POD G)**

- (1) ALL OWED USES (BEYOND B-1 DEFAULT STANDARDS):
 * VETERINARY CLINICS WITH INDOOR KENNELS AND/OR BOARDING
 * SUBCOMMERCE STORES
 (2) USES NOT ALLOWED:
 * SMALL GROUP LIVING FACILITY
 * LARGE GROUP LIVING FACILITY
 * UNLIMITEED GROUP LIVING FACILITY
 * CHARTERED
 * OUTDOOR KENNELS AND/OR BOARDING OF ANIMALS
 * OUTDOOR STORAGE
 * COMMUNITY CORRECTION FACILITIES
 * HOSPITAL / MENTAL HOSPITAL
 * PHYSICAL AND MENTAL REHABILITATION (RESIDENT)
 * DETENTION FACILITIES
 * OFFICE WITH DRIVE-THROUGH
 * MOVIE THEATER, SKATING RINK, ARCADE
 * BAR / NIGHTCLUB
 * FOOD SERVICE, RESTAURANT (INCLUDING ALCOHOL SALES)
 * FUEL SALES, ALTERNATIVE APPLIANCES
 * GENERAL RETAIL SALES, INDOOR OPERATIONS, DISPLAY AND STORAGE
 * PRODUCE STANDS
 * ALL OTHER RETAIL SALES AND SERVICES
 * MSA WAREHOUSE

**TABLE 3 CONTINUED
DEVIATIONS FROM B-1 DEFAULT ZONE USES AND BULK STANDARDS (FOR POD G)**

- (3) BULK STANDARD DEVIATIONS - BUILDING SIZE:
 * OFFICE BUILDINGS - 25,000 SF - NOT INCLUDING UNDERGROUND PARKING
 * MIXED USE BUILDINGS - 30,000 SF - NOT INCLUDING UNDERGROUND PARKING
 (4) BULK STANDARD DEVIATIONS - F.A.R.
 * THIS CALCULATION IS BASED ON THE TOTAL AREA OF THE POD AS APPROVED ON THIS ODP
 * THE MAXIMUM F.A.R. IN PODS G CALCULATION SHALL EXCLUDE UNDERGROUND AND/OR UNDER-BUILDING PARKING

**TABLE 4
SITE DESIGN STANDARDS**

- (1) THE DESIGN REVIEW COMMITTEE MUST APPROVE ALL ARCHITECTURE PRIOR TO SUBMITTAL OF TO THE CITY OF GRAND JUNCTION
 (2) ALL ROOF TOP AND GROUND MOUNTED MECHANICAL AND HVAC EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJACENT PARKING LOTS AND ADJACENT PUBLIC STREETS WITH PODS A, B, C, D, E, G & H
 (3) ALL UTILITY METERS AND AIRSIDE GROUND MECHANICAL EQUIPMENT SHALL BE PAINTED THE SAME COLOR AS THE BUILDING OR SCREENED FROM VIEW IN PODS A, B, C, D, E, G, & H
 (4) ALL HVAC EQUIPMENT LOCATED ON THE GROUND SHALL BE SCREENED FROM VIEW IN POD H, LATTICE OR PLANT MATERIAL IS A SUFFICIENT SCREEN
 (5) ALL LOADING AREAS AND/OR LOADING DOCKS SHALL BE SCREENED FROM VIEW WITH WALLS TO MATCH THE COLOR AND MATERIAL OF THE BUILDING THEY SERVE

POD DENSITY / INTENSITY RANGES

POD	MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 SF	MINIMUM DENSITY OF 2 DU/AC
POD A	MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 SF	MINIMUM DENSITY OF 2 DU/AC
POD B	MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 SF	MINIMUM DENSITY OF 2 DU/AC
POD C	MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 SF	MINIMUM DENSITY OF 2 DU/AC
POD D	MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 SF	MINIMUM DENSITY OF 2 DU/AC
POD E	MAXIMUM BUILDING SQUARE FOOTAGE OF 10,000 SF	MINIMUM DENSITY OF 2 DU/AC
POD F	MAXIMUM DENSITY OF 4 DU/AC AND MINIMUM DENSITY OF 2 DU/AC	MINIMUM DENSITY OF 2 DU/AC
POD G	MAXIMUM BUILDING SQUARE FOOTAGE OF 25,000 SF	MINIMUM DENSITY OF 2 DU/AC
POD H	MAXIMUM DENSITY OF 12 DU/AC AND MINIMUM DENSITY OF 6 DU/AC	MINIMUM DENSITY OF 6 DU/AC

**ROAD STANDARDS AND SECTIONS
ROADS INTERNAL TO THE DEVELOPMENT**

- (1) ALL ROAD SECTIONS ARE WITHIN A 44' WIDE RIGHT OF WAY
 (2) SMALL ROAD SECTIONS MAY BE REQUESTED THROUGH THE ALTERNATIVE ROAD STANDARDS PROCESS

LAND USE	AREA	% OF SITE
TOTAL AREA	± 20.7 ACRES GROSS	100 %
COMMERCIAL		
POD A	± 1.8 ACRES	
POD B	± 2.4 ACRES	
POD C	± 2.4 ACRES	
POD D	± 2.2 ACRES	
POD E	± 2.3 ACRES	
TOTAL COMMERCIAL AREA	± 11.8 ACRES	57%
MIXED USE		
POD G	± 1.1 ACRES	
TOTAL MIXED USE AREA	± 1.1 ACRES	5%
RESIDENTIAL		
POD F	± 1.3 ACRES	
POD H	± 3.3 ACRES	
TOTAL RESIDENTIAL AREA	± 4.6 ACRES	23%
RIGHT OF WAYS	INCLUDED WITH PODS	INCLUDED WITH PODS

ODP LEGEND

- PROPOSED CIRCULATION
- ▨ PROPOSED COMMERCIAL
- ▧ PROPOSED MULTI-FAMILY RESIDENTIAL
- ▩ PROPOSED MIXED USE
- ▤ PROPOSED SINGLE FAMILY RESIDENTIAL
- PROJECT PROPERTY LINE

LEGAL DESCRIPTION

Commencing at a SLM aluminum cap for the NW corner of the NE1/4 NE1/4 of Section 10, Township One South, Range 1 West of the 14th Meridian, from whence a Mesa County brass cap for the NE corner of said Section 10 bears S 89°57'24" E, 121.99 feet.
 Thence S 02°11'18" E on the west line of said NE1/4 NE1/4 Section 10 90.00 feet to the south right-of-way line of Patterson Road and the Point of Beginning.
 Thence S 89°57'24" E 681.25 feet.
 Thence S 24°27'30" E 24.27 feet.
 Thence S 89°57'24" E 48.50 feet.
 Thence S 02°11'18" W 20.00 feet.
 Thence S 89°57'24" E 6.00 feet.
 Thence N 00°02'38" E 25.09 feet.
 Thence S 89°57'24" E 19.09 feet.
 Thence S 89°57'24" E 524.85 feet.
 Thence S 18°51'47" E on the west right-of-way line of North First Street 14.23 feet.
 Thence S 02°02'42" E 296.50 feet.
 Thence S 89°54'42" E 13.00 feet.
 Thence S 02°02'42" E 487.63 feet.
 Thence bearing and over right-of-way line N 89°58'07" W 470.50 feet to a 5/8 inch rebar in concrete.
 Thence N 02°02'33" W 77.45 feet to a 5/8 inch rebar in concrete.
 Thence N 89°56'20" W 387.20 feet to the east line of the Southright Street.
 Thence on the east line of said Southright Street N 02°11'18" W 100.15 feet to the south line of the N1/2 NE1/4 NE1/4 of said Section 10.
 Thence N 89°57'41" W 430.00 feet to the west line of the NE1/4 NE1/4 of said Section 10.
 Thence S 02°11'18" W 810.20 feet to the beginning.

Containing 20.74 acres, more or less.

GENERAL NOTES

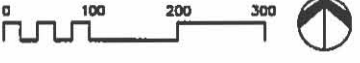
- THE APPLICANT IS REQUESTING A REZONE OF THE PROPERTY FROM R-12 TO A ZONING OF PD - PLANNED DEVELOPMENT
- THIS PD ZONE HAS THREE DEFAULT ZONES: B-1 - NEIGHBORHOOD BUSINESS, B-12 - RESIDENTIAL MULTI-FAMILY 12, AND R-4 - RESIDENTIAL SINGLE FAMILY 4
- REFERENCE TABLE 1 ON THIS DRAWING FOR PROPOSED ZONED DIMENSIONAL STANDARDS
- PODS A, B, C, D, E, AND G HAVE A DEFAULT ZONE OF B-1 NEIGHBORHOOD BUSINESS
- POD F HAS A DEFAULT ZONE OF R-4
- POD H HAS A DEFAULT ZONE OF R-12
- COMMERCIAL USES PROPOSED IN PODS A, B, C, D, AND E ARE CONSISTENT WITH WHAT IS ALLOWED IN THE B-1 - NEIGHBORHOOD BUSINESS ZONE. ADDITIONAL USE RESTRICTIONS AND ALLOWANCES ARE PROPOSED. PLEASE REFERENCE TABLE 2 ON THIS ODP FOR USES.
- SPECIFIC FOR POD G. REFERENCE TABLE 3 ON THIS ODP FOR USES.
- ALL DEVELOPMENT PLANS WILL REQUIRE APPROVAL BY THE CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT. ALL DEVELOPMENT PLANS WILL NEED TO CONFORM TO THE PROPOSED ZONE DIMENSIONAL STANDARDS, AND THE STANDARDS AND DEVELOPMENT GUIDELINES PROPOSED WITHIN THIS OUTLINE DEVELOPMENT PLAN.
- MIXED USE DWELLINGS OR SECOND STORY RESIDENTIAL, MAY OCCUR IN THE COMMERCIAL AND MIXED USE AREA
- BASED ON CURRENT ZONING: 80 TO 91 DWELLING UNITS ARE ALLOWED IN R-12 AND MIXED USE
- THE ORIGINAL N 1ST STREET AND PATTERSON ROAD PROPOSED A RANGE OF 78 TO 111 RESIDENTIAL DWELLING UNITS IN PODS G AND H. THIS AMOUNTED TO 80 FOR POD G AND 80 FOR POD H. THIS QUANTITY.
- SINGLE FAMILY RESIDENTIAL PROPOSED ALONG N 1ST STREET IN POD F WILL PRESERVE THE CURRENT RESIDENTIAL CHARACTER OF THE N 1ST STREET NEIGHBORHOOD. SEE TABLE 1 AND TABLE 2 FOR RESTRICTIONS.
- THE DEFAULT ZONE FOR POD H WILL BE R-12. DEVIATIONS FROM THE ZONE STANDARDS ARE PROPOSED. SEE TABLE 1 AND TABLE 2 FOR ALLOWANCES AND RESTRICTIONS.
- THE 100 YEAR FLOOD PLAN IS NOT SHOWN. FLOOD PLAN WAS REQUESTED AS PART OF RANCHMARTS DITCH IMPROVEMENT PROJECT.
- SITE DESIGN STANDARDS ARE PER CITY OF GRAND JUNCTION CODE UNLESS SPECIFICALLY ADDRESSED HEREIN. SEE TABLE 4 FOR SITE DESIGN STANDARDS.

PHASING SCHEDULE

THE FIRST PHASE OF THE PROJECT WILL BE APPROVED WITHIN ONE YEAR OF THE COMPLETE INSTALLATION OF THE RANCHMARTS DITCH PIPE PROJECT. THIS PHASE IS ANTICIPATED TO BE COMPLETED ALONG THE FRONTAGE IN THE YEAR OF 2009.

PHASE #	DATE OF COMPLETION
PHASE 1	DECEMBER 2008
PHASE 2	DECEMBER 2009
PHASE 3	DECEMBER 2010
PHASE 4	DECEMBER 2011
PHASE 5	DECEMBER 2012
PHASE 6	SUMMER 2014
PHASE 7	DECEMBER 2017

OUTLINE DEVELOPMENT PLAN
CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT



APPROVED BY _____ TITLE _____ DATE _____

DRAWN BY MR
 CHECKED TC
 JOB NO. 1438
 DATE 03/18/2015
 REVISIONS
 04/21/2015 - UPDATE
 EXCLUDED USES

DRAWING NO.
 1438-02_11_15-ODP.DWG

SHEET NO. 1 OF 1


STATUS
 ODP
 PRELIMINARY
 BID
 CONSTRUCTION
 AS BUILT

CIAVONNE, ROBERTS & ASSOC., INC.
 LANDSCAPE AND PLANNING ARCHITECTS
 844 GRAND AVE.
 GRAND JCT., CO 81501
 PH: 970-241-0745
 FAX: 970-241-0785
 EMAIL: info@ciavonne.com

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4662 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 6th day of May, 2015 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 20th day of May, 2015, at which Ordinance No. 4662 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 22nd day of May, 2015.



Stephanie Tuin, MMC
City Clerk

Published: May 8, 2015
Published: May 22, 2015
Effective: June 21, 2015

