



**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
TUESDAY, NOVEMBER 8, 2011, 6:00 PM**

Call to Order

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

In an effort to give everyone who would like to speak an opportunity to provide their testimony, we ask that you try to limit your comments to 3-5 minutes. If someone else has already stated your comments, you may simply state that you agree with the previous statements made. Please do not repeat testimony that has already been provided. Inappropriate behavior, such as booing, cheering, personal attacks, applause, verbal outbursts or other inappropriate behavior, will not be permitted.

Copies of the agenda and staff reports are available on the table located at the back of the Auditorium.

Announcements, Presentations and/or Prescheduled Visitors

Consent Agenda

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

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

1. Minutes of Previous Meetings

Not available at this time.

2. **Banner Enclave Annexation – Annexation**

[Attach 2](#)

Request a recommendation of approval to City Council to zone 1.674 acres from County I-2 (General Industrial) to a City I-1 (Light Industrial) zone district.

FILE #: ANX-2011-1124
PETITIONER: City of Grand Junction
LOCATION: 2979 Gunnison Avenue
STAFF: Brian Rusche

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

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

Public Hearing Items

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

3. **None**

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

**Attach 2
Banner Enclave Annexation**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: November 8, 2011
PRESENTER: Brian Rusche, Senior Planner

AGENDA TOPIC: Banner Enclave Zone of Annexation – ANX-2011-1124

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

<i>STAFF REPORT / BACKGROUND INFORMATION</i>				
Location:		2977 and 2979 Gunnison Avenue		
Applicant:		City of Grand Junction		
Existing Land Use:		Undeveloped		
Proposed Land Use:		Industrial		
Surrounding Land Uses:	North	Industrial		
	South	Undeveloped		
	East	Industrial		
	West	Undeveloped		
Existing Zoning:		County I-2 (General Industrial)		
Proposed Zoning:		I-1 (Light Industrial)		
Surrounding Zoning:	North	I-1 (Light Industrial)		
	South	R-8 (Residential 8 du/ac)		
	East	I-1 (Light Industrial)		
	West	I-1 (Light Industrial)		
Future Land Use Designation:		Commercial / Industrial		
Zoning within density range?		X	Yes	No

PROJECT DESCRIPTION: A request for a recommendation from the Planning Commission on zoning the 1.674 acre Banner Enclave Annexation, less 128 square feet (0.003 acres) of public right-of-way, to an I-1 (Light Industrial) zone district. The Banner Enclave is located at 2977 and 2979 Gunnison Avenue and consists of two (2) parcels.

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

ANALYSIS:

1. Background:

The 1.674 acre Banner Enclave Annexation consists of two (2) parcels, located at 2977 and 2979 Gunnison Avenue. The Banner Enclave was created by the Cal Frac Annexation on January 21, 2007. The property is fenced and appears to be used for storage of construction trailers, solid waste containers, and miscellaneous construction equipment and materials. It is zoned County I-2 (General Industrial). Refer to the County Zoning Map included in this report.

The enclave is designated as Commercial/Industrial by the Comprehensive Plan - Future Land Use Map and allows "Heavy Commercial, offices and light industrial uses with outdoor storage, with some outdoor operations (e.g., office/warehouse uses, auto sales, auto repair shops, lumber yards, light manufacturing, oil and gas businesses)" (Comprehensive Plan Page 35).

Under the 1998 Persigo Agreement with Mesa County, the City has agreed to zone newly annexed areas using either the current County zoning or a zoning which conforms to the Comprehensive Plan. The proposed zoning of I-1 (Light Industrial) conforms to the Comprehensive Plan – Future Land Use Map designation of Commercial/Industrial.

2. Section 21.02.160 and 21.02.140 of the Grand Junction Municipal Code (GJMC):

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

The requested zone of annexation to an I-1 (Light Industrial) zone district is consistent with the Comprehensive Plan – Future Land Use Map designation of Commercial/Industrial.

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

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

Response: The subject area has been enclaved by the City of Grand Junction for five (5) years and is in the process of annexation.

The City and County adopted a joint Comprehensive Plan in 2010 for land within the Urban Development Area. The plan anticipates Commercial/Industrial as future land uses for the subject properties. This classification was originally established with the 1996 Growth Plan and affirmed with the Pear Park Plan, as amended in 2005. However, the existing County zoning of I-2 (General Industrial) conflicts with this designation. All recently annexed properties within

this subdivision along with the adjacent Cal Frac property have been zoned I-1 (Light Industrial).

Therefore, the proposed zoning of I-1 is in furtherance of Goal #1 of the Comprehensive Plan: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

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

Response: The property is part of the Banner Industrial Park, platted in 1978. Lots on the western end of the subdivision were developed after the 1998 Persigo Agreement and were, therefore, annexed into the City of Grand Junction pursuant to that agreement. The undeveloped land to the west of the subject property was annexed in 2007 in anticipation of future development by Cal Frac, which has not yet occurred. That annexation, however, created an enclave of two lots (Lots 5 and 6).

The property is currently being used for outdoor storage; however, no permits were found with Mesa County indicating their approval of this use. Therefore, upon annexation, it is anticipated that any use of the property must meet the standards of the City of Grand Junction and the present outdoor storage will not be "grandfathered."

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

Response: The Banner Industrial Park is already served by public utilities, including sanitary sewer, domestic water, irrigation water, electric, gas, telecommunications, streets, etc. Extensions of these services to future development would be concurrent with that development. The City already provides services, such as police and fire protection, to the lots surrounding the enclaved area.

Gunnison Avenue is designated as a Minor Collector, which intersects with 30 Road, which is designated as a Minor Arterial, which intersects with the I-70 Business Loop approximately 0.5 miles from the enclaved property. Access to transportation routes is important to potential commercial/industrial land uses.

- 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

Response: The I-1 zone district is the predominant zoning designation of the adjacent properties. With the exception of the Cal Frac property that has not yet developed, there are no other similarly designated lands available for development east of 29 Road.

Therefore, the proposed zoning is in furtherance of Policy A of Goal #12 of the Comprehensive Plan: The City and County will provide appropriate commercial and industrial development opportunities.

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

Response: The annexation of enclaved areas is critical to providing efficient urban services. The proposed zoning designation will ensure a consistent set of development standards in anticipation of future development.

After reviewing the criteria for a zoning amendment, I find that the above criteria have been met. Therefore, I recommend approval of the I-1 Zone District.

Alternatives: The following zone districts would also be consistent with the Comprehensive Plan – Future Land Use Map designation of Commercial/Industrial:

1. C-2 (General Commercial)
2. MU (Mixed Use)
3. BP (Business Park Mixed Use)
4. I-O (Industrial/Office Park)

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

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Banner Enclave Annexation, ANX-2011-1124, for a Zone of Annexation, I recommend that the Planning Commission make the following Findings of Fact and Conclusions:

1. The I-1 (Light Industrial) zone district 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 I-1 (Light Industrial) zone district for the Banner Enclave Annexation, ANX-2011-1124, to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on the Banner Enclave Zone of Annexation, ANX-2011-1124, I move that the Planning Commission forward to the City Council a recommendation of approval of

the I-1 (Light Industrial) zone district with the findings and conclusions listed in the staff report.

Attachments:

Annexation Map

Aerial Photo

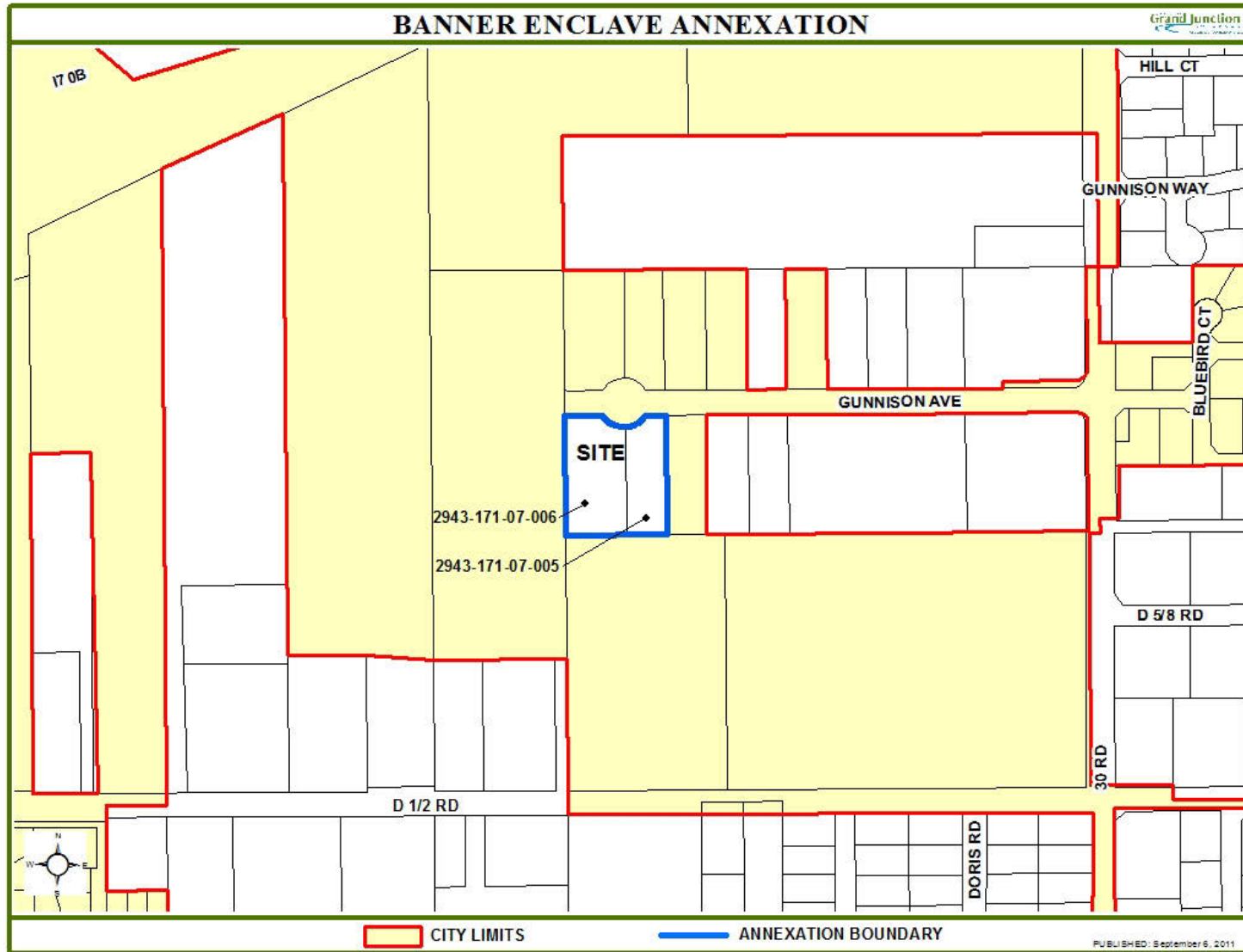
Future Land Use Map

Existing City Zoning Map

Existing County Zoning Map

Zoning Ordinance

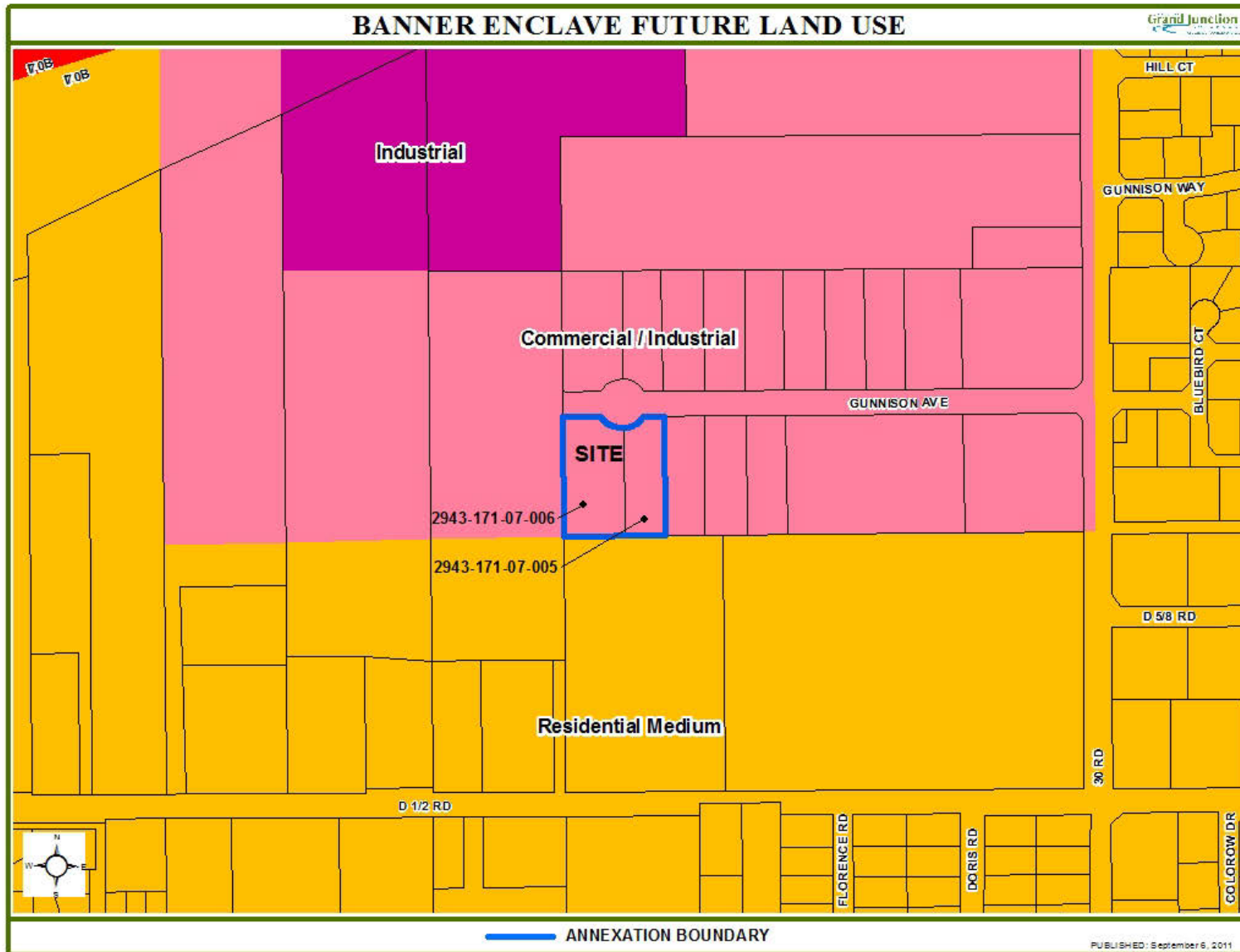
ANNEXATION MAP



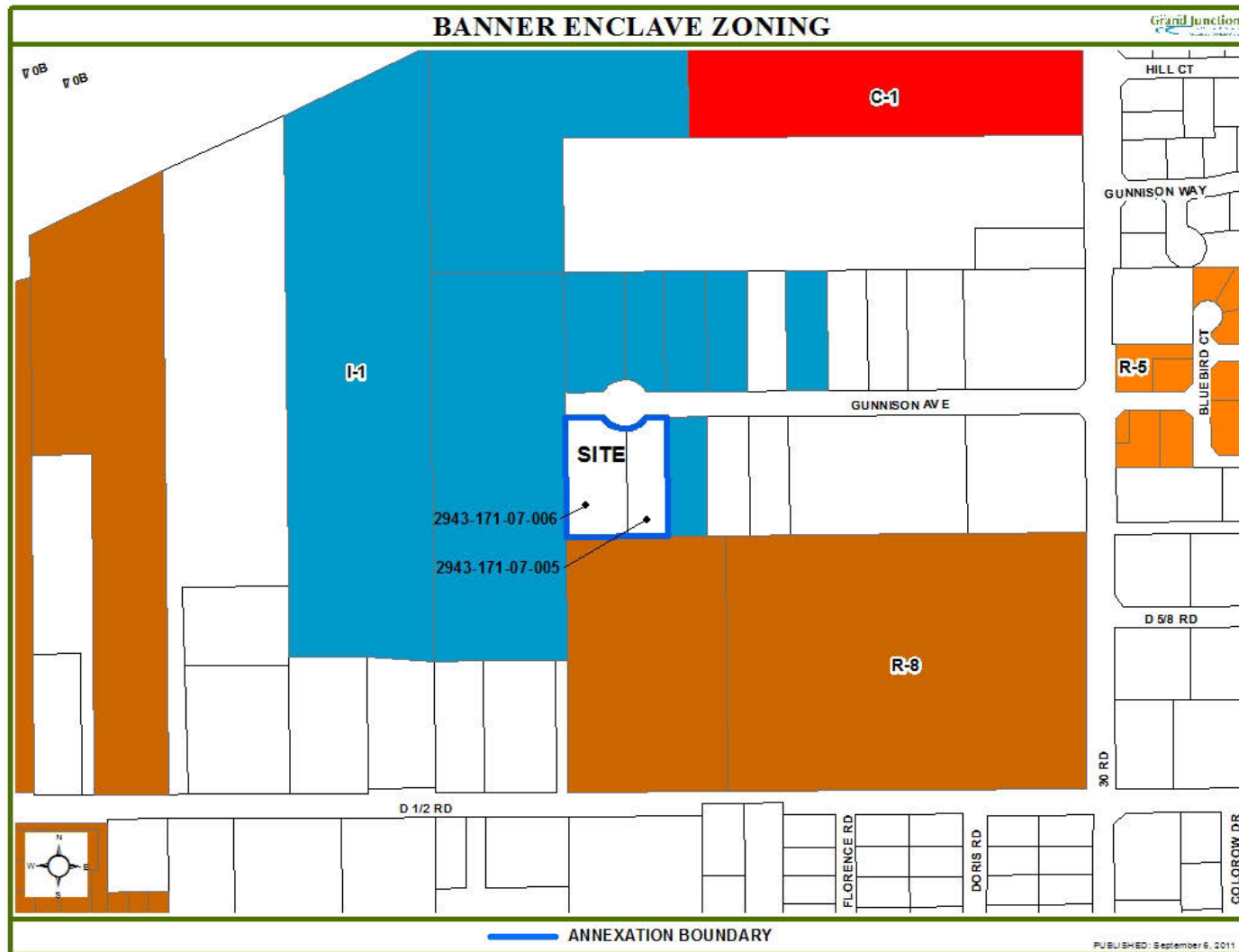
AERIAL PHOTO



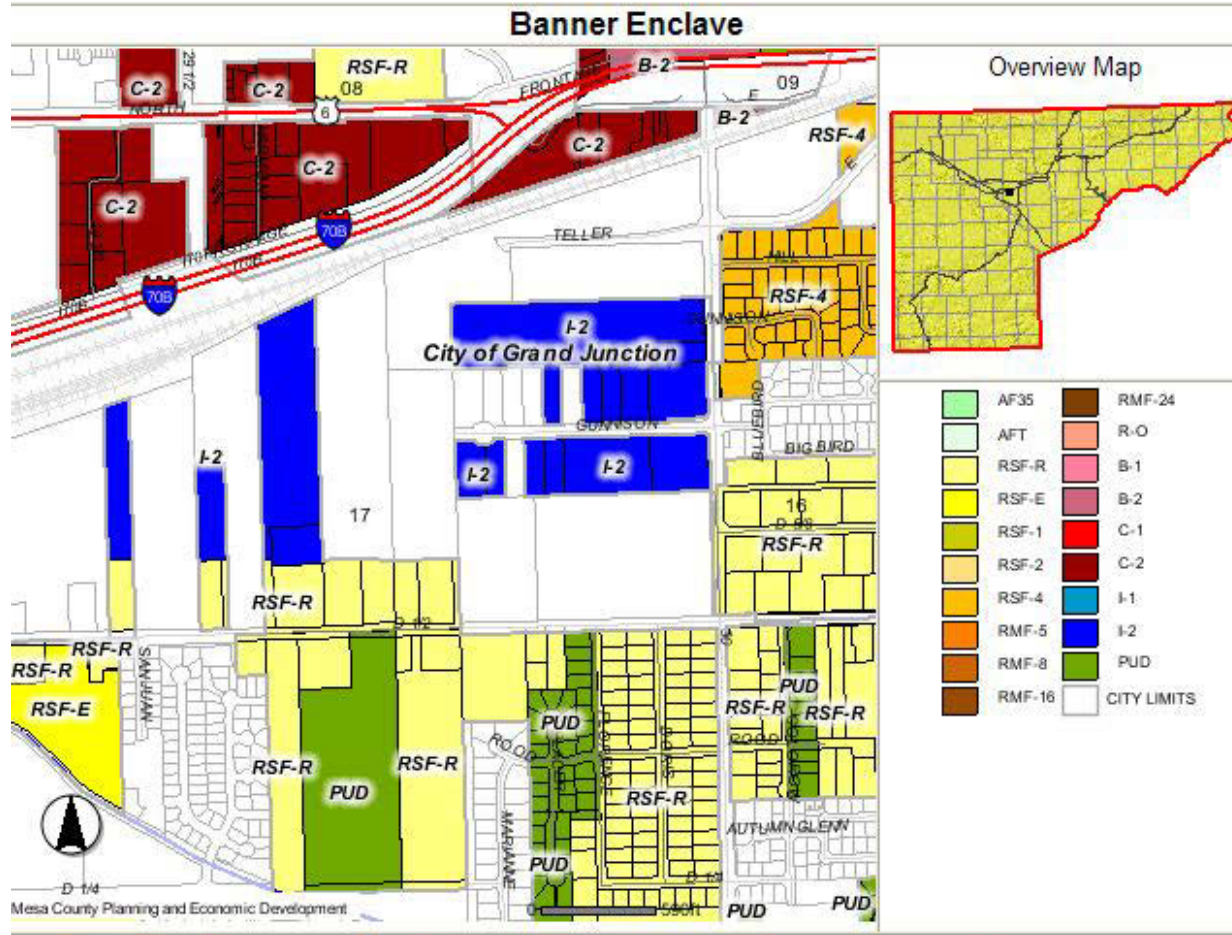
FUTURE LAND USE MAP



EXISTING CITY ZONING MAP



EXISTING COUNTY ZONING MAP



Mesa County Planning and Economic Development

750 Main Street
 Grand Junction, Colorado 81502-5022
 970-244-1636

Map Updated: February 11, 2009

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE ZONING THE

BANNER ENCLAVE ANNEXATION

TO I-1 (LIGHT INDUSTRIAL)

LOCATED AT 2977 AND 2979 GUNNISON AVENUE

Recitals

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning the Banner Enclave Annexation to the I-1 (Light Industrial) zone district, finding conformance with the recommended land use category as shown on the Future Land Use map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code.

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

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

The following property be zoned I-1 (Light Industrial):

BANNER ENCLAVE ANNEXATION

A certain parcel of land lying in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Lots 5 and 6, Plat of Banner Industrial Park, as same is recorded in Plat Book 11, Page 362, Public Records of Mesa County, Colorado and that certain portion of right of way for Gunnison Avenue, as same is recorded in Book 4477, Pages 928 through 930, inclusive, Public Records of Mesa County, Colorado, all being bounded on the West by the Calfrac Annexation, City of Grand Junction Ordinance No. 4010, as same is recorded in Book 4323, Page 369; bounded on the South by Isre Annexation #2, City of Grand Junction Ordinance No. 3464, as same is recorded in Book 3202, Page 628; bounded on the East by Gunn Annexations No.'s 1 and 2, City of Grand Junction Ordinance No.'s 3404 and 3405, as same are recorded in Book 3061, Pages 516 and 517; bounded on the North by the Hubbartt Annexation, City of Grand Junction Ordinance No. 3515, as same is recorded in Book 3337, Page 167 and by Miller

Annexation No. 3, City of Grand Junction Ordinance No. 3245, as same is recorded in Book 2710, Page 553, all in the Public Records of Mesa County, Colorado.

CONTAINING 72,902 Square Feet or 1.674 Acres, more or less, as described.

LESS 128 square feet (0.003 acres) of public right-of-way

INTRODUCED on first reading the ____ day of _____, 2011 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the ____ day of _____, 2011 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk