



**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
TUESDAY, DECEMBER 13, 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

[Attach 1](#)

Approve the minutes of the October 25 and November 8, 2011 Regular Meetings.

2. Redlands Mesa Amended ODP – Planned Development [Attach 2](#)

Request a recommendation of approval to City Council to amend the Outline Development Plan for Redlands Mesa PD (Planned Development) zone district, and bring the remainder of the undeveloped parcels under the current 2010 Grand Junction Municipal Code. Included in the recommendation is a request for a ten year extension of the phasing schedule.

FILE #: PLD-2011-1183
PETITIONER: Bill Keogh – BrightStar Redlands Mesa Development LLC
LOCATION: 2299 West Ridges Blvd
STAFF: Lori Bowers

***** 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. School District 51 Rezones – Rezone [Attach 3](#)

Request a recommendation of approval to City Council to rezone 22 School District 51 parcels from a City CSR (Community Service and Recreation) to comparable City zone districts to be in conformance with the Comprehensive Plan.

FILE #: RZN-2011-1190
PETITIONER: City of Grand Junction
LOCATION: Various
STAFF: Lori Bowers

General Discussion/Other Business

4. Election of Officers

Nonscheduled Citizens and/or Visitors

Adjournment

**Attach 1
Minutes of Previous Meetings**

**GRAND JUNCTION PLANNING COMMISSION
OCTOBER 25, 2011 MINUTES
6:00 p.m. to 6:03 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 6:00 p.m. by Chairman Wall. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Reggie Wall (Chair), Lynn Pavelka (Vice Chair), Pat Carlow, Ebe Eslami, Lyn Benoit, Greg Williams, and Keith Leonard (Alternate). Commissioner Mark Abbott was absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Lisa Cox (Planning Manager) and Senta Costello (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 2 interested citizens present during the course of the hearing.

Announcements, Presentations, and/or Prescheduled Visitors

None.

Consent Agenda

1. Minutes of Previous Meetings

Approve the minutes of the July 26 and September 13, 2011 Regular Meetings.

2. Carville's Auto Mart North Ave Expansion – Conditional Use Permit

Request approval of a Conditional Use Permit to allow outdoor storage and display in the front half of a lot for use as an automotive sales lot on 0.441 acres in a C-1 zone district.

FILE #: CUP-2011-982
PETITIONER: Royce Carville – Carville's Auto Mart Inc.
LOCATION: 2050 North Avenue
STAFF: Senta Costello

Chairman Wall briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak if they wanted any item pulled for additional

discussion. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on any of the Consent Agenda items.

MOTION:(Commissioner Pavelka) “I move we approve the Consent Agenda as read.”

Commissioner Benoit seconded the motion. A vote was called and the motion passed unanimously by a vote of 7 - 0.

Public Hearing Items

None.

General Discussion/Other Business

Lisa Cox, Planning Manager, announced that there were no items scheduled for the second meeting in November. The next workshop was scheduled for November 3rd and the only regular meeting to be held in November would be on November 8, 2011.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:03 p.m.

**GRAND JUNCTION PLANNING COMMISSION
NOVEMBER 8, 2011 MINUTES
6:00 p.m. to 6:03 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 6:00 p.m. by Chairman Wall. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Reggie Wall (Chair), Lynn Pavelka (Vice Chair), Ebe Eslami, Greg Williams, and Keith Leonard (Alternate). Commissioners Pat Carlow, Lyn Benoit and Mark Abbott were absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Greg Moberg (Planning Services Supervisor) and Brian Rusche (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were no interested citizens present during the course of the hearing.

Announcements, Presentations, and/or Prescheduled Visitors

None.

Consent Agenda

1. Minutes of Previous Meetings

There were no minutes available at this time.

2. Banner Enclave Annexation – Annexation

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

Chairman Wall briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak if they wanted any item pulled for additional discussion. After discussion, there were no objections or revisions received from the Planning Commissioners on the Consent Agenda.

MOTION:(Commissioner Pavelka) “I move we approve the Consent Agenda as read.”

Commissioner Leonard seconded the motion. A vote was called and the motion passed unanimously by a vote of 5 - 0.

Public Hearing Items

None.

General Discussion/Other Business

None.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:03 p.m.

**Attach 2
Redlands Mesa**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: December 13, 2011
PRESENTER: Lori V. Bowers

AGENDA TOPIC: Redlands Mesa Amended ODP – PLD-2011-1183

ACTION REQUESTED: A recommendation of approval to City Council to amend the Redlands Mesa Planned Development, Outline Development Plan.

BACKGROUND INFORMATION					
Location:		South and West of W. Ridges Blvd.			
Applicants:		BrightStar Redlands Mesa Investment LLC, owner and developer; River City Consultants, representative.			
Existing Land Use:		Planned Golf and Residential Development			
Proposed Land Use:		No change proposed			
Surrounding Land Use:	North	Ridges residential subdivision			
	South	Vacant subdivision, Red Rocks Valley and others			
	East	Ridges residential subdivision			
	West	Vacant subdivision, Red Rocks Valley and others			
Existing Zoning:		PD			
Proposed Zoning:		PD			
Surrounding Zoning:	North	PD (Planned Development)			
	South	PD (Planned Development)			
	East	PD (Planned Development)			
	West	PD (Planned Development)			
Future Land Use Designation:		Residential Medium Low (2 – 4 DU/AC)			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: The proposed amendment to the almost 14 year old Outline Development Plan (ODP) includes a new phasing schedule, changes in housing type for certain phases of the development and revised bulk standards for future filings, with no change in overall density. All future filings will be subject to the 2010 Zoning and Development Code.

RECOMMENDATION: Recommendation of approval to City Council to amend the Redlands Mesa ODP.

ANALYSIS

I. Background:

The Outline Development Plan for Redlands Mesa Development, located in the Ridges, was approved by the City Council on December 16, 1999. The zoning of the property is PD, Planned Development with an underlying default zone district of R-4. It was designed for 526 residential units, an 18 hole golf course and a commercial parcel including a clubhouse, offices and maintenance facility. The golf course, clubhouse and offices, and maintenance facility have been constructed. The temporary sales office will move to a permanent site near the clubhouse. About 70 residential units have been constructed. The total acreage for the project is 494.08 acres; of those, 145.25 acres are designated open space and deeded to the Redlands Mesa Master Association for care and maintenance. There is a public easement over the open space (but not over the golf course) which is further defined in the "Agreement for Restrictions on the Use of Open Space in Redlands Mesa Planned Development," Recorded at Book 2730, Page 54. There are approximately 60.281 acres remaining to be developed, designated as Parcels 1, 3, 4, 13A, 14, 15A, and 15B.

The original ODP allowed a maximum density of 526 residential units with the density of each phase to be established at the time of Preliminary Plan Approval. Under the 2010 Zoning and Development Code ("new Code"), Preliminary Plans are no longer required, as the ODP must include more detail than required under the previous Zoning Code. The proposed amended ODP indicates the maximum density of each development area or "Pod." The new Code also allows for density/intensity to be transferred among pods/areas to be developed unless explicitly prohibited by the ODP approval. The Applicants intend to utilize this section of the Code, so the amended ODP does not prohibit transfer of densities. This means that density of a pod can vary from one dwelling unit per acre to eight dwelling units per acre, while preserving the overall maximum density of 526 units. Likewise, the ODP amendments allow construction of single-family homes, townhomes, patio homes or cluster type developments throughout the undeveloped areas, without restricting certain housing types to certain pods. The default zone remains R-4.

Final development plans will be submitted for review and Director approval according to the new Code. The City Attorney will review covenants and restrictions prior to the final development plan approval.

Uses and Development Character

The proposed amendment to the existing ODP does not change the original use and development character. Single family detached, multifamily residential and commercial were the uses proposed under the original ODP and still allowed under the proposed amendment.

The densities for each Pod (identified as a parcel and number on the plan) are defined on the Plan. The Applicant reserves the right to transfer densities between the Pods not to exceed the maximum density allowed.

Density

Eight Filings have already been platted. The overall proposed residential density of the development is 526 dwelling units. A total of 100.18 acres, containing 259 residential lots have been platted. About 70 units have been constructed. Each Pod describes the allowed uses and minimum/maximum density allowed.

Access

Access into and through the development was established with the preceding ODP and final plats and will not change.

Open Space / Park

The open space throughout this development was established with the preceding ODP and final plats and will not change.

Community Benefit

The purpose of the Planned Development (PD) zone is to provide design flexibility. Planned development should be used when long-term community benefits will be derived, and the vision, goals and policies of the Comprehensive Plan can be achieved. Long-term community benefits include:

1. More efficient infrastructure;
2. Reduced traffic demands;
3. More usable public and/or private open space;
4. Recreational amenities; and/or
5. Needed housing choices.

The proposed amendment allows single family detached and multifamily residential dwelling units creating needed housing choices. Furthermore internal traffic and pedestrian circulation and clustered development create more efficient use of infrastructure and more usable open space.

Therefore the proposed development meets the following community benefits as outlined in Chapter 5:

1. More efficient infrastructure.
2. More usable public and/or private open space.
3. Recreational amenities.
4. Needed housing choices.

Phasing Schedule

Pursuant to the Code, the PDP will be submitted within 2 years after approval of the ODP, unless a phasing schedule is otherwise approved with the preliminary plan. The Applicant requests the maximum of 10 years to be allowed to complete the platting of the remaining undeveloped parcels.

Default Zoning

The Applicant is proposing a default zone of R-4, which is consistent with the Comprehensive Plan Blended Map designation of Residential Low. The bulk standards for the R-4 zone, as indicated under Section 21.03.040(e) in the Zoning Code, are as follows:

Density: 2 to 4 dwelling units per acre
Maximum lot coverage: 50%
Minimum lot area: 7,000
Minimum lot width: 70 feet
Front yard setback: 20 feet for principal structures/25 feet for accessory structures
Side yard setback: 7 feet for principal structures/3 feet for accessory structures
Rear yard setback: 25 feet for principal structures/5 feet for accessory structures
Maximum building height: 40 feet

The Applicant is proposing the following deviations from the R-4 bulk standards:

Rear Yard Setback

20' From property line (common rear yard lot lines)
20' From property line (adjacent to golf or open space)

Side Yard Setback

5' Internal side setback
15' Minimum between buildings
15' Perimeter side setback

Lot Width

20' Minimum Street Frontage

The Planning Commission may recommend that the City Council deviate from the default district standards subject to the provision of any of the community amenities listed below. In order for the Planning Commission to recommend and the City Council to approve deviation, the listed amenities to be provided shall be in excess of what would otherwise be required by the code. These amenities include:

- (1) Transportation amenities including, but not limited to, trails other than required by the multimodal plan, bike or pedestrian amenities or transit oriented improvements, including school and transit bus shelters;
- (2) Open space, agricultural land reservation or land dedication of 20 percent or greater;
- (3) Community facilities for provision of public services beyond those required for development within the PD;
- (4) The provision of affordable housing for moderate, low and very low income households pursuant to HUD definitions for no less than 20 years; and
- (5) Other amenities, in excess of minimum standards required by this code, that the Council specifically finds provide sufficient community benefit to offset the proposed deviation.

It is felt that this development and the proposed ODP amendment meets Amenities (1) and (2) and therefore the deviations should be approved.

II. Consistency with the Comprehensive Plan:

The original ODP was consistent with the Growth Plan that was in place at the time the PD Ordinance was adopted. The proposed ODP amendment is consistent with the Comprehensive Plan as follows: Goal 3: "The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community."

Goal 8: "Create attractive public spaces and enhance the visual appeal of the community through quality development." The Redlands Mesa project has provided and will continue to provide a quality development for the community with attractive open spaces and unique amenities (golf course) and will continue to add balanced growth in the City. The proposed changes will allow flexibility for construction of housing types that the market demands at the time, while respecting an overall density that is consistent with the Comprehensive Plan.

III. Review criteria of Chapter 21.02.150 of the Grand Junction Municipal Code:

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

The Outline Development Plan review criteria in Section 21.02.150(b):

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

The project previously complied with the Growth Plan and continues to comply with the Comprehensive Plan, the Grand Valley Circulation Plan and the adopted codes and zoning requirements for this property, as determined with the approved ODP.

b) The rezoning criteria provided in Section 21.02.140 of the Grand Junction Municipal Code (GJMC).

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

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

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

(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

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

Criteria 1, 3 and 5 are found with this application. 1) The adoption of the new Zoning Code in 2010 has updated planning standards and practices and this amended ODP will bring this project in line with those. Criterion 3) Facilities have been installed (infrastructure) which will continue to serve the project. Criterion 5) The new phasing schedule will be a benefit to the community by allowing more time to complete a quality subdivision in slower economic times and by allowing flexibility for future development to respond to market demands for certain housing types.

c) The planned development requirements of Section 21.05.040(f) GJMC;

1. Setback Standards – The following setbacks shall apply:

Minimum Front Yard Setback

20' West Ridges Blvd. – from r-o-w (path side)

30' West Ridges Blvd. – from r-o-w (non-path side)

Note: path side is that side 40' from control line shown inside r-o-w.

20' From r-o-w (all others unless otherwise depicted on plat)

Minimum Rear Yard Setback

20' From property line (common rear yard lot lines)

20' From property line (adjacent to golf or open space)

5' Internal side setback

15'	Minimum between buildings
15'	Perimeter side setback
20'	Minimum Street Frontage
40'	Building Height
65%	Maximum Lot coverage

2. Open Space – No changes are proposed; the ODP will continue to require the same 145.25 acres of open space.
3. Fencing/Screening – no change proposed.
4. Landscaping – No changes are proposed. The landscaping requirements from the original ODP meet or exceed the requirement of the present Zoning and Development Code.
5. Parking – Off street parking is and will continue to be provided in accordance with the Zoning Code.
6. Street Development Standards – Existing streets, alleys and easements have been and will continue to be designed and constructed in accordance with TEDS and applicable portions of the GJMC.

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

The applicable corridor guidelines found in Section 21.00.07.020 – Environmental/sensitive land regulations has been addressed by the applicant as:

“The project consists of varied topography, rocky outcrops, and broken terrain providing a variety of site conditions, which naturally allows for the separation of the proposed uses and neighborhoods. These same constraints also limited and/or controlled site access and buildable terrain. The challenge of the site design was to respect the topographic constraints and unique character of the site while providing constructible road alignments, building sites, and a golf course. The neighborhoods through the approved ODP were placed to take advantage of the natural aspects of the site itself such as the rock outcrops and native vegetation, with special attention paid to the spectacular views in all directions. Land unsuitable for development because of geologic constraints was preserved in its natural state. This included drainage ways, steep terrain (slopes in excess of 30%) and rock outcroppings. Areas of “no disturbance” were identified around all proposed building sites in the approved ODP”.

Also applicable to the site is Sub Section (g) Ridgeline Development, which will continue to be effect for this project. There are no changes proposed by the applicant to this section of the Code.

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

Adequate public services and facilities currently exist in this subdivision or are able to be extended to serve the future development.

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

Adequate circulation and access was demonstrated with the previously approved ODP and will continue to be provided by the amended ODP. The development has provided numerous offsite capital improvements including a second access to The Ridges via Mariposa Drive to Monument Road. The completion of this connection is a significant benefit to the surrounding developments. Internal access for the undeveloped parcels will be given consideration on an individual basis as each pod is submitted for review and approval.

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

This was demonstrated with the previous approved ODP and is not changed by this amendment. Screening and buffering will continue to be evaluated during the review of each pod.

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

The amended ODP continues to allow one dwelling unit per acre and/or up to eight dwelling units per acre on sites with fewer geologic constraints.

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

The default zone on the property remains of R-4 (Residential – 4 du/ac). The applicant has proposed the bulk standards as presented above as the new standard for the remainder of the property. These bulk standards also include building height, 40-feet which is the same as the R-4 zone district; and maximum lot coverage at 65% which is greater than the 50% allowed in R-4. The new setbacks allow for greater density if a townhouse/patio home or cluster development application is received. Ridgeline setbacks will still apply for those parcels impacted by the Ridgeline Development Map of Section 21.07 of the GJMC.

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

Due to existing economic conditions that are likely to affect the real estate market for many years to come, the applicant is requesting the maximum 10 years be

allowed to complete the platting of the remaining undeveloped parcels. Other than completing the entire development by 2021, the applicant does not propose any more specific phasing deadlines.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Redlands Mesa ODP application, file number PLN-2011-1183 for an amendment to the Outline Development Plan, I make the following findings of fact and conclusions:

1. The requested amendment to the Outline Development Plan is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.05.150 of the Grand Junction Municipal Code have all been met.
3. The review criteria in Section 21.02.140 of the Grand Junction Municipal Code (rezoning) have been met.
4. The request for a 10 year phasing schedule is in compliance with Section 21.02.080(N)(22)(i) of the GJMC.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested amendment to the Redlands Mesa Outline Development Plan, file number PLN-2011-1183 with the findings and conclusions listed above.

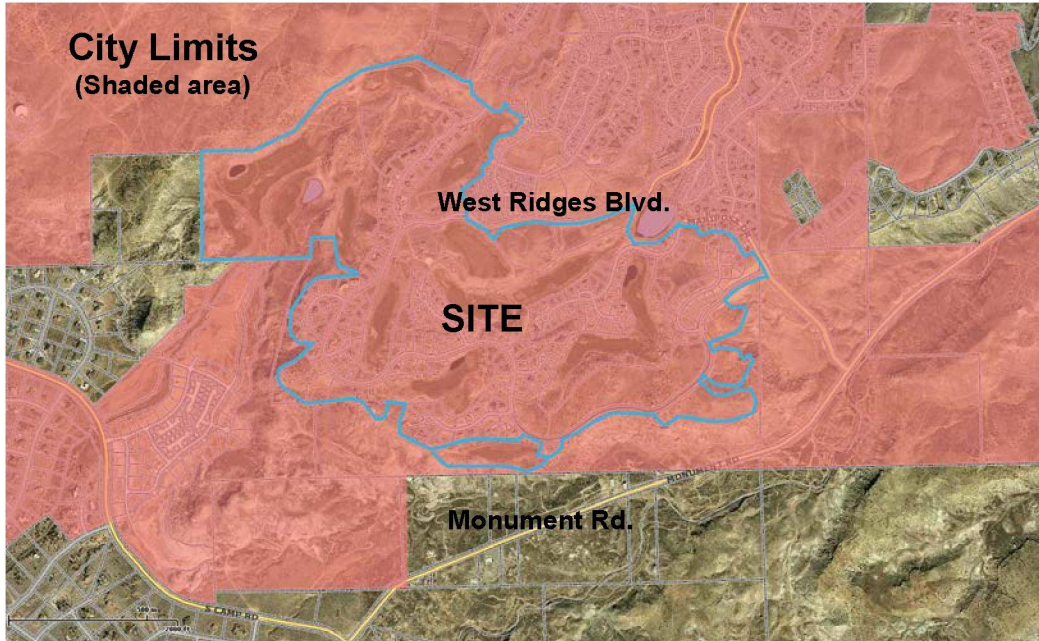
RECOMMENDED PLANNING COMMISSION MOTION:

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Existing Zoning Map
Blended Residential Map
Amended Outline Development Plan (ODP) Map
Parcel Detail Maps
Planned Development Rezone Ordinance

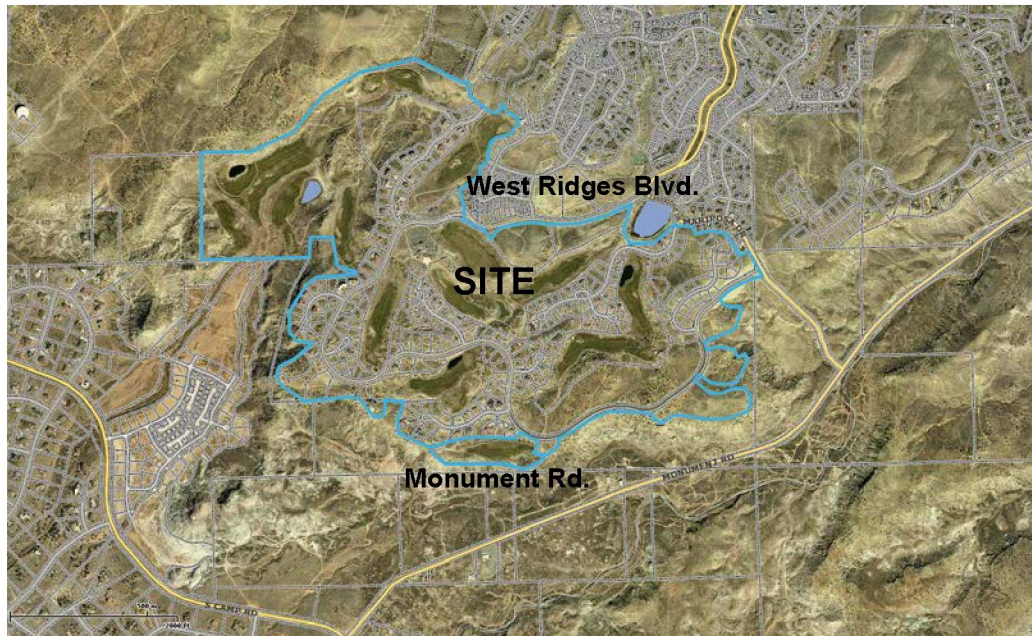
Site Location Map

Amending Redlands Mesa ODP



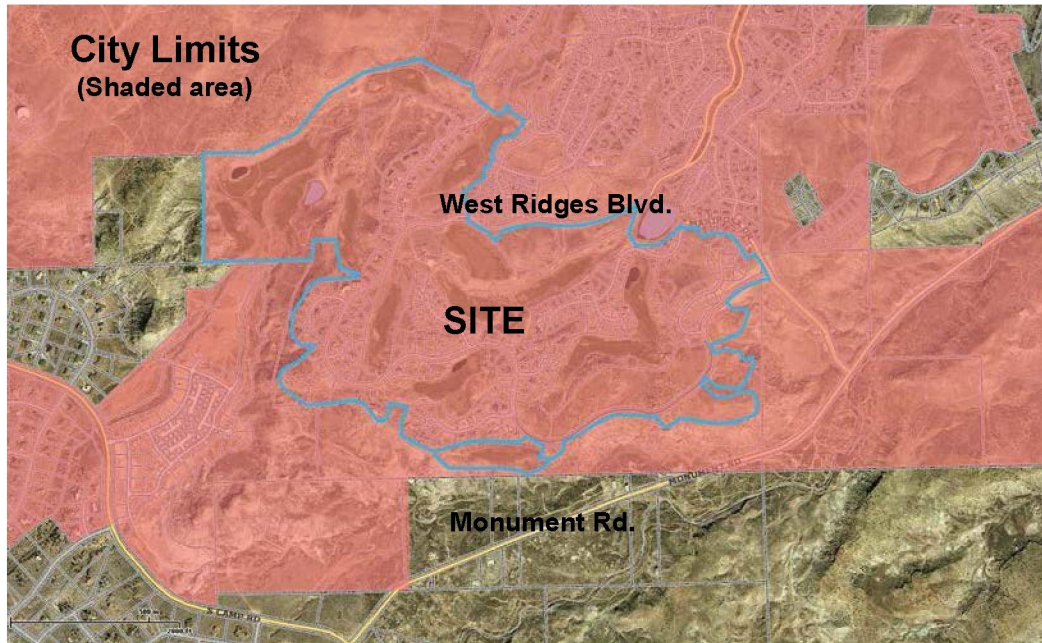
Aerial Photo Map

Amending Redlands Mesa ODP



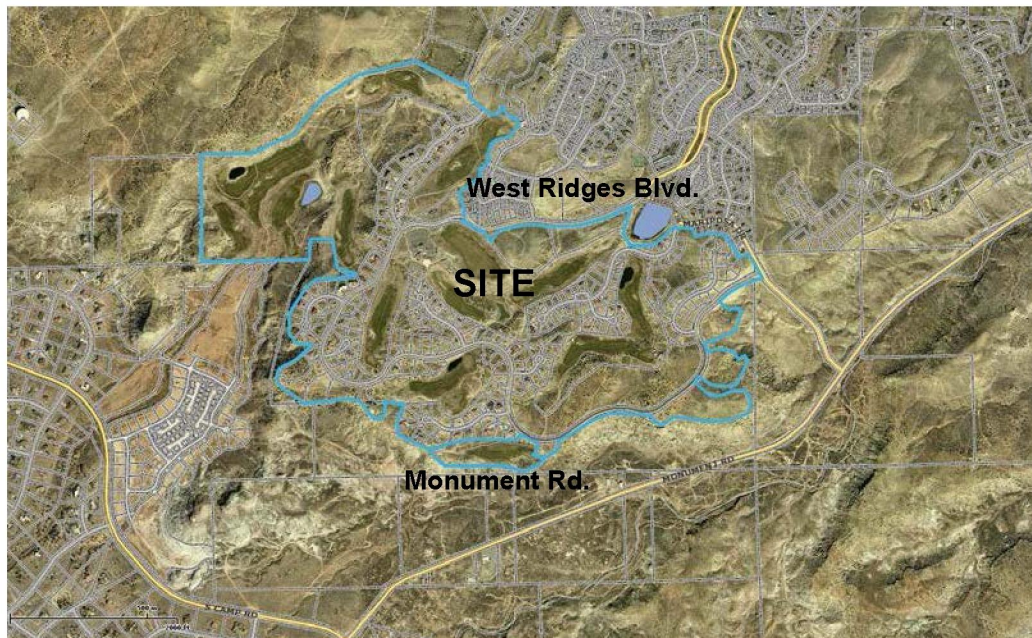
Site Location Map

Amending Redlands Mesa ODP



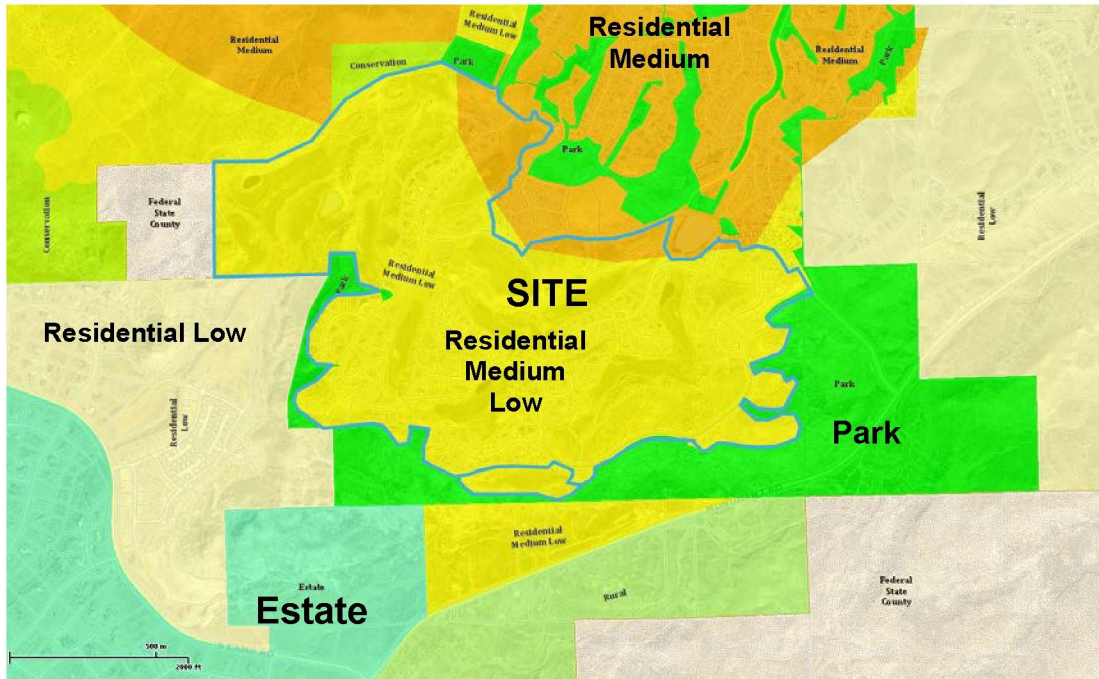
Aerial Photo Map

Amending Redlands Mesa ODP



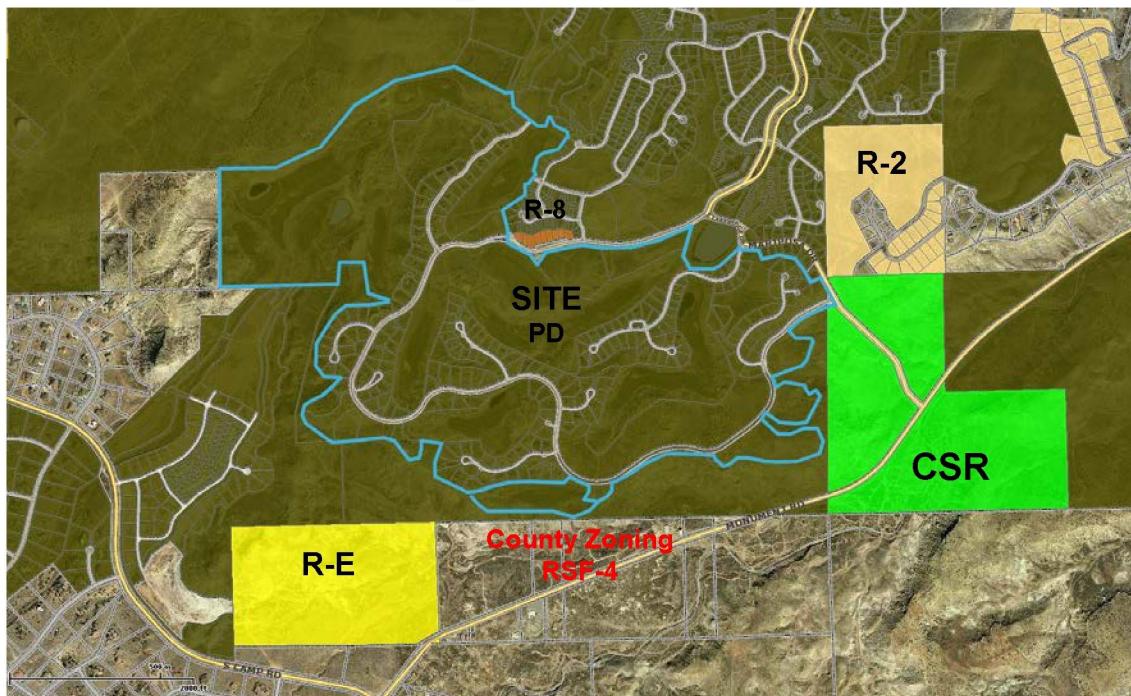
Comprehensive Plan Map

Amending Redlands Mesa ODP



Existing City and County Zoning Map

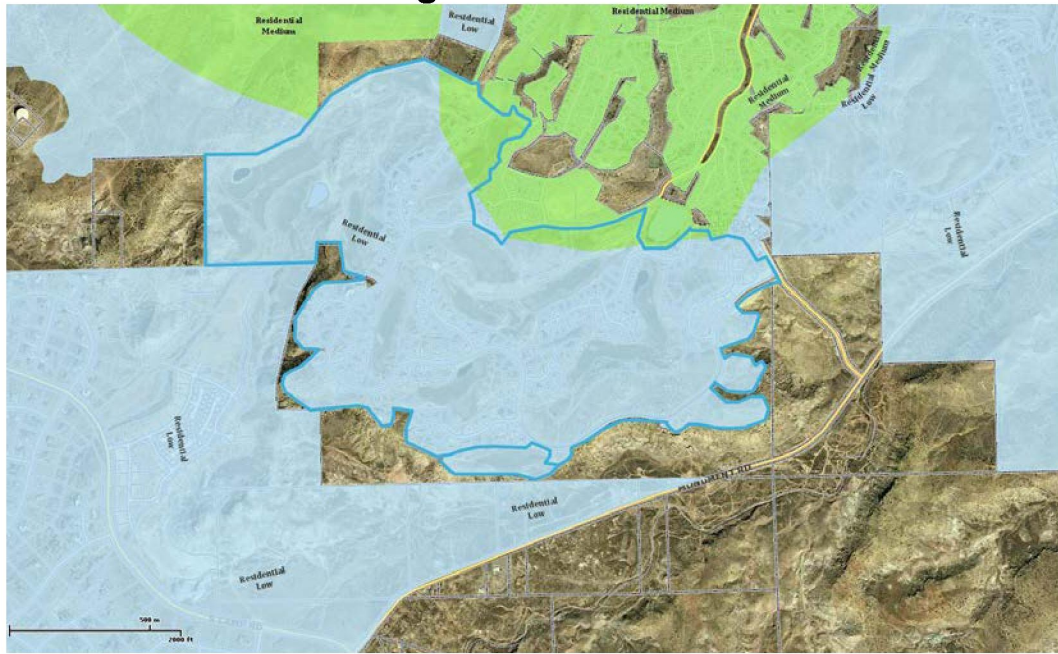
Amending Redlands Mesa ODP



NOTE: Please contact Mesa County directly to determine parcels and the zoning thereof.

Blended Residential Map

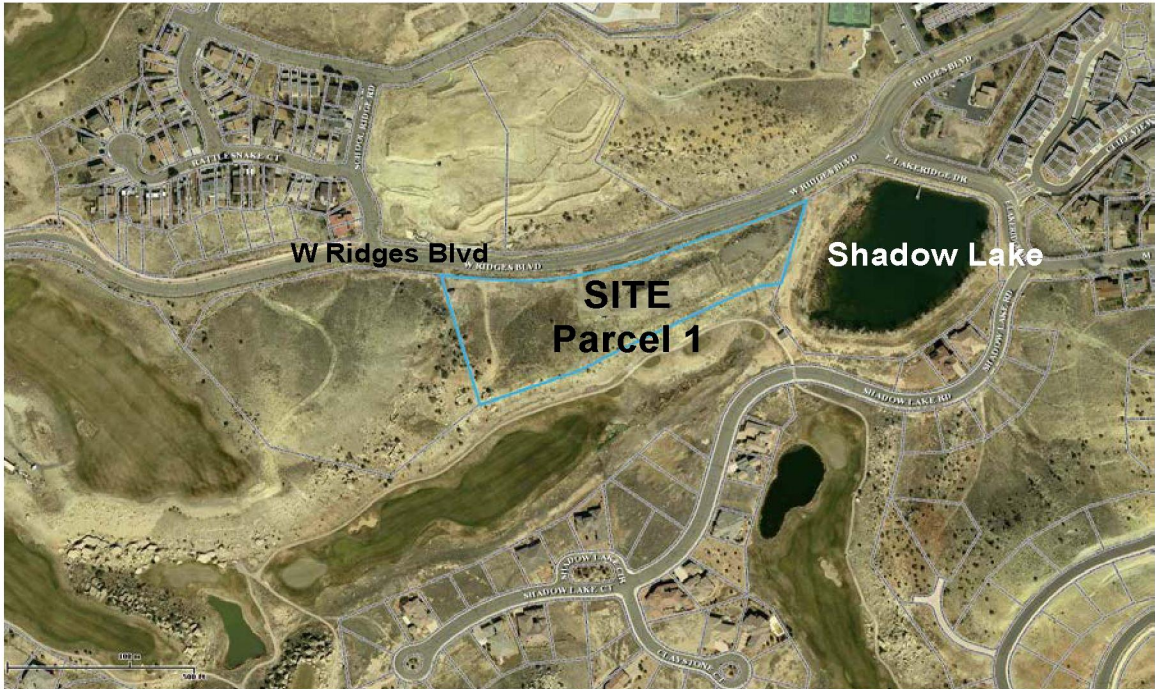
Amending Redlands Mesa ODP



Parcel 1 Map

5.178 acres

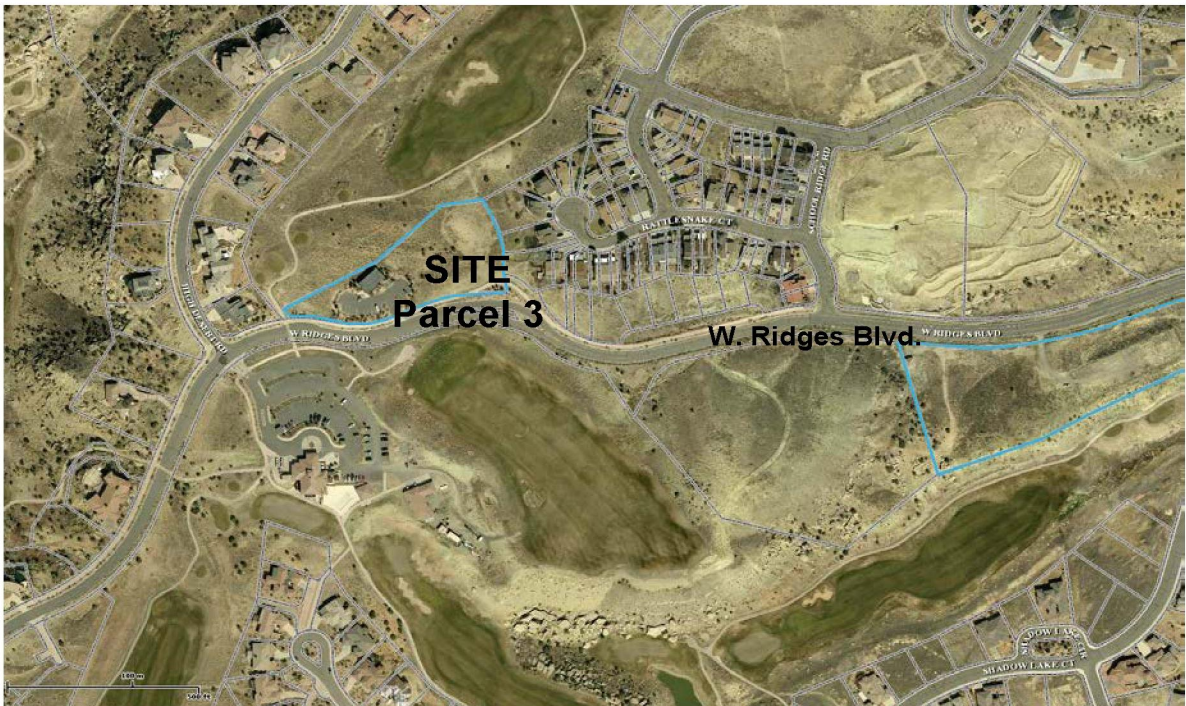
Redlands Mesa ODP



Parcel 3 Map

2.294 acres

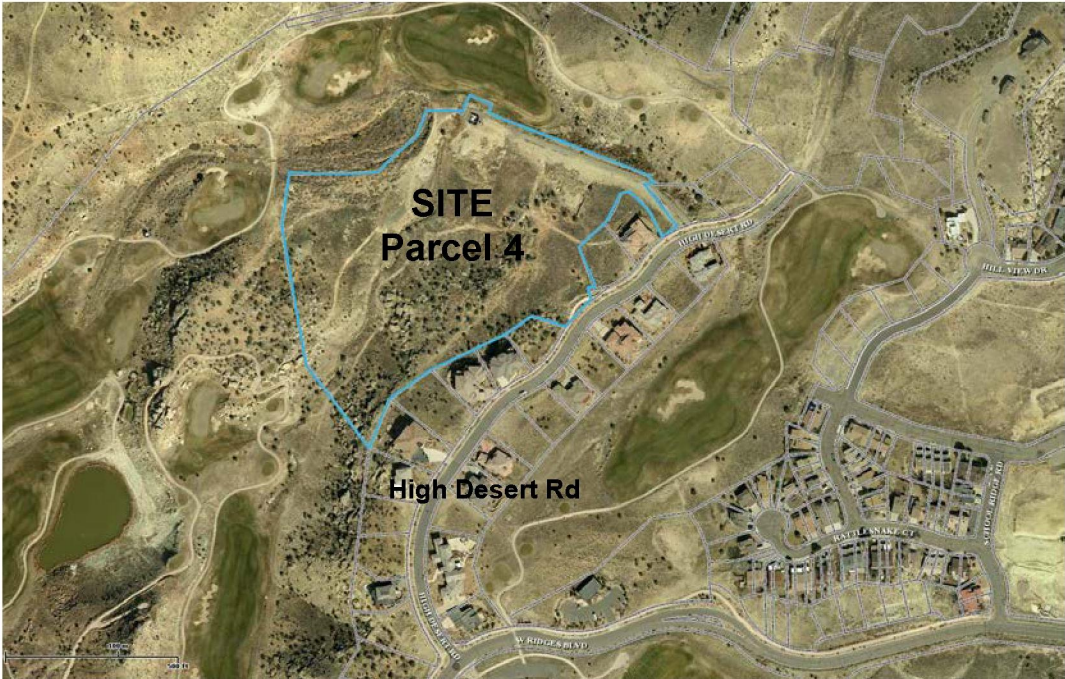
Redlands Mesa ODP



Parcel 4 Map

13.525 acres

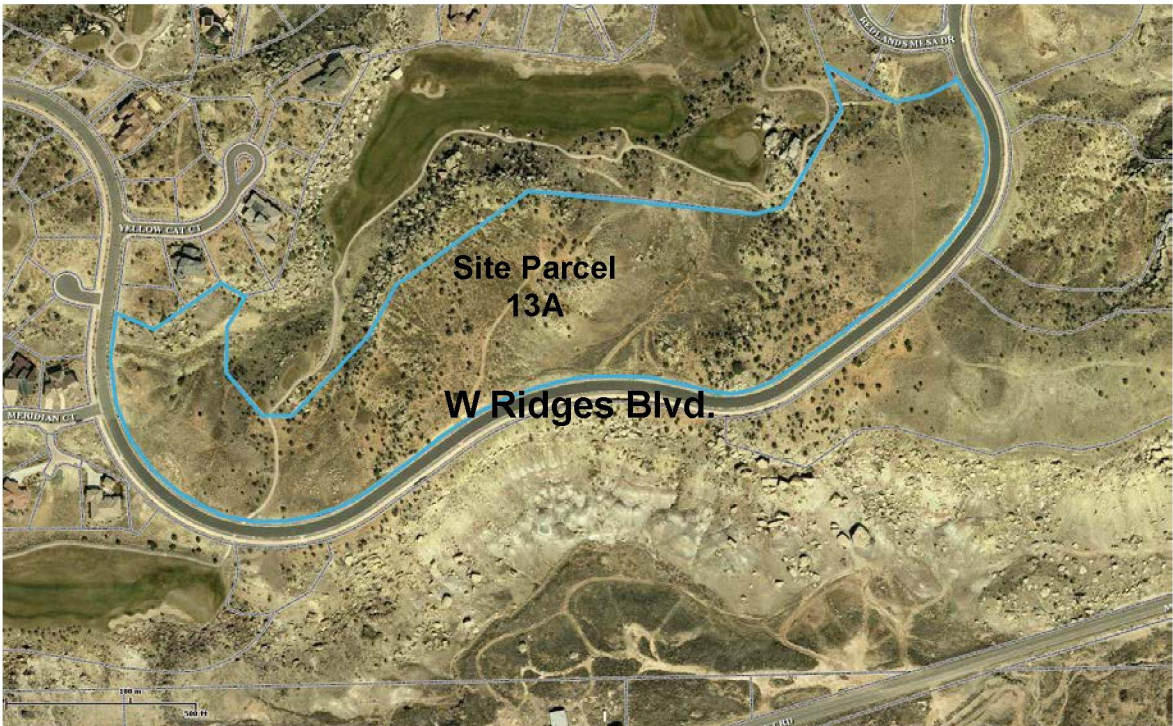
Redlands Mesa ODP



Parcel 13A Map

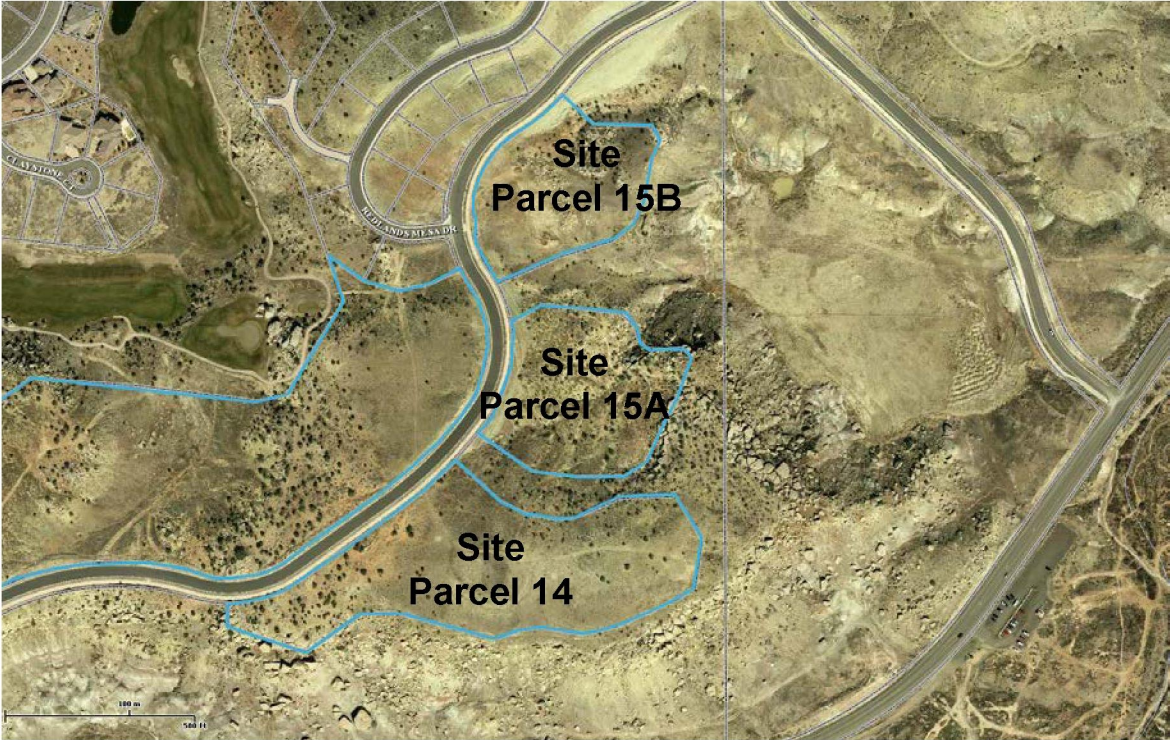
23.871 acres

Redlands Mesa ODP



Parcels 14, 15A and 15B Map

15.413 acres



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE AMENDING THE
OUTLINE DEVELOPMENT PLAN FOR REDLANDS MESA**

Recitals

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of the amendments to the Outline Development Plan for Redlands Mesa, finding that the ODP as amended conforms to the Future Land Use map, the Blended Map and the goals and policies of the City's Comprehensive Plan. The ODP as amended meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code and the requirements of Section 21.02.150, regarding Planned Developments. The default zoning is R-4, Residential – 4 units per acre.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Redlands Mesa Amended Outline Development Plan is in conformance with the criteria of Section 21.02.150 of the Grand Junction Municipal Code.

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

The Redlands Mesa Subdivision is zoned PD (Planned Development), and development pods shall not exceed the maximum of 8 dwelling units per acre; or the minimum of 1 dwelling unit per acre. Overall maximum density for the entire development does not change; it remains at 526 units

This Ordinance is further conditioned:

- 1) If the planned development approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards. The default standards of the R-4 zoning designation will apply.
- 2) All remaining parcels shall be platted by December 2021.
- 3) The bulk standards for the remaining undeveloped parcels, to wit parcels 1, 3, 4, 13A, 14, 15A and 15B, containing 60.281 acres, more or less, if not encumbered by Ridgeline Development Standards found in Section 21.00.07.020, shall be:

Minimum Front Yard Setback

- 20' West Ridges Blvd. – from r-o-w (path side)
- 30' West Ridges Blvd. – from r-o-w (non-path side)
Note: path side is that side 40' from control line shown inside r-o-w.
- 20' From r-o-w (all others unless otherwise depicted on plat)

Minimum Rear Yard Setback

- 20' From property line (common rear yard lot lines)
- 20' From property line (adjacent to golf or open space)
- 5' Internal side setback
- 15' Minimum between buildings
- 15' Perimeter side setback
- 20' Minimum Street Frontage
- 40' Building Height
- 65% Maximum Lot coverage

4) Filings One through Seven setbacks are recorded on the respective plats. Filing 8, Lot 1, Block 1, setbacks are the same as those applied to Filing 7.

5) Due to topography constraints, transfer of density/intensity between the development pods/areas to be developed is allowed.

6) Dwelling units may be in the form of single-family attached, single-family detached, patio homes, townhomes or cluster development. Any given development pod may contain any one or more of these housing types.

INTRODUCED on first reading the day of , 2012 and ordered published.

ADOPTED on second reading the day of , 2012.

ATTEST:

City Clerk

President of the Council

**Attach 3
School Rezones**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: December 13, 2011
PRESENTER: Lori V. Bowers

AGENDA TOPIC: School District 51 Rezones – File number RZN-2011-1190

ACTION REQUESTED: Recommendation to City Council to rezone various School District 51 properties located across the community, from CSR (Community Service and Recreation) to R-2 (Residential – 2 units per acre), R-4 (Residential – 4 units per acre), R-5 (Residential – 5 units per acre), R-8 (Residential – 8 units per acre), B-2 (Neighborhood Business) and C-1 (Light Commercial).

BACKGROUND INFORMATION			
Location:		Please see list contained within the body of the text	
Applicant:		City of Grand Junction	
Existing Land Use:		Schools and School District owned properties	
Proposed Land Use:		No change	
Surrounding Land Use:	North	Please see individual charts and maps	
	South	Please see individual charts and maps	
	East	Please see individual charts and maps	
	West	Please see individual charts and maps	
Existing Zoning:		CSR (Community Service and Recreation)	
Proposed Zoning:		Varies from site to site. Please see attached maps	
Surrounding Zoning:	North	Please see individual charts and maps	
	South	Please see individual charts and maps	
	East	Please see individual charts and maps	
	West	Please see individual charts and maps	
Future Land Use Designation:		Please see individual charts and maps	
Zoning within density range?		X	Yes
			No

PROJECT DESCRIPTION: A request to rezone 169.62 acres, owned by School District 51, located throughout the City, from CSR (Community Service and Recreation) to zones of R-2, R-4, R-5, R-8, B-2 and C-1 zone districts.

RECOMMENDATION: Recommend approval to City Council.

ANALYSIS:

1. Background

The Comprehensive Plan adopted in February, 2010 was adopted knowing there would be some areas of the City where a zoning conflict or a lack of consistency in some areas, between the current Zoning Map and the Future Land Use Map, of the Plan would occur. To help reconcile these areas, City Staff initiated a rezone to bring the existing zoning of the School District 51 parcels that are currently zoned CSR (Community Service and Recreation) into conformance with the Comprehensive Plan. These changes would zone School District owned parcels the same as the surrounding neighborhood. Within the City limits there are 39 properties owned by the School District. The proposed rezone affects approximately 22 School District owned sites. City Planners met with Melissa DeVita, the Executive Director of Support Services for District 51, to discuss the conflict between the current zoning and the Comprehensive Plan and the City's proposal for rezoning School District lands. Since school districts are not subject to local zoning laws, the proposed rezone will not negatively impact District 51 properties. The benefit the District may see would be if the District were to sell a school site, the property would already be zoned appropriately for redevelopment.

The Comprehensive Plan only allows CSR zoning in Rural, Conservation/Mineral Extraction and Business Park Mixed Use land use designations. The majority of the school sites are located in the Residential Medium designation, allowing 4 to 8 dwelling units per acre. The majority of the rezones are proposed to be R-8 (Residential – 8 dwelling units per acre) however there are also sites proposed for R-2 (Residential – 2 units per acre), R-4 (Residential – 4 units per acre), R-5 (Residential 5 - units per acre), B-2 (Downtown Business) and C-1 (Light Commercial).

An Open House was held on Wednesday, November 9th. Over 37 people attended the Open House. Notice cards (2,581 cards) were mailed to property owners within 500 feet of the subject parcels. Over 100 phone calls and emails were fielded by the Planning Division with questions and comments about the proposed rezones. A "Frequently Asked Questions" form was distributed at the Open House and to interested citizens via email. A copy is attached to this report.

Each parcel to be rezoned is detailed below in the Staff report. Each map shows the School District parcel outlined in blue and the existing zoning surrounding the school site.

During the Open House many people expressed their displeasure with the proposed rezones, because they thought the proposed zones do not accurately reflect the character of their neighborhood. Some citizens, once the entire process and theory was explained, did not have a problem with the rezones. The same could be said about the numerous phone calls that were returned or answered during this time. The Planning Division continued to receive phone calls about the proposed rezones even after the Open House. The emails received and comment sheets from the Open House are

attached for your review. After the Open House an article in the Daily Sentinel newspaper appeared reassuring residents that the School District was not bulldozing the existing schools because the bond issue did not pass. The residents of Mesa County voted down a tax hike that would have infused millions of dollars into School District 51. The ballot question asked voters to increase property taxes in order to pay for new schools, repairs and land. The timing of the City initiated rezones and the election was purely coincidental.

2. Consistency with the Comprehensive Plan:

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

Goal 6: Land use decisions will encourage preservation and appropriate reuse.

Goal 1 is met with the adoption of the Comprehensive Plan certain land use designations no longer allow CSR zoning, which has prompted the City initiated rezones to ensure that the zoning and land use designation of the Comprehensive Plan are consistent.

Goal 6 is met by encouraging appropriate reuse, should the School District decide to sell a school site, the property would already be zoned appropriately for redevelopment.

Background Information and Maps

BACKGROUND INFORMATION					
Location:		543 28 ¾ Road			
Applicant:		City of Grand Junction			
Existing Land Use:		Nisley Elementary			
Proposed Land Use:		No change			
Surrounding Land Use:	North	Church and Single-Family Residences			
	South	Single-Family Residences			
	East	Church and Single Family Residences			
	West	Manufactured Home Park			
Existing Zoning:		CSR (Community Service and Recreation)			
Proposed Zoning:		R-8 (Residential – 8 units per acre)			
Surrounding Zoning:	North	R-8 (Residential – 8 units per acre)			
	South	R-8 (Residential – 8 units per acre)			
	East	R-8 (Residential – 8 units per acre)			
	West	PD (Planned Development)			
Future Land Use Designation:		Residential Medium (4-8 DU/AC)			
Zoning within density range?		X	Yes		No



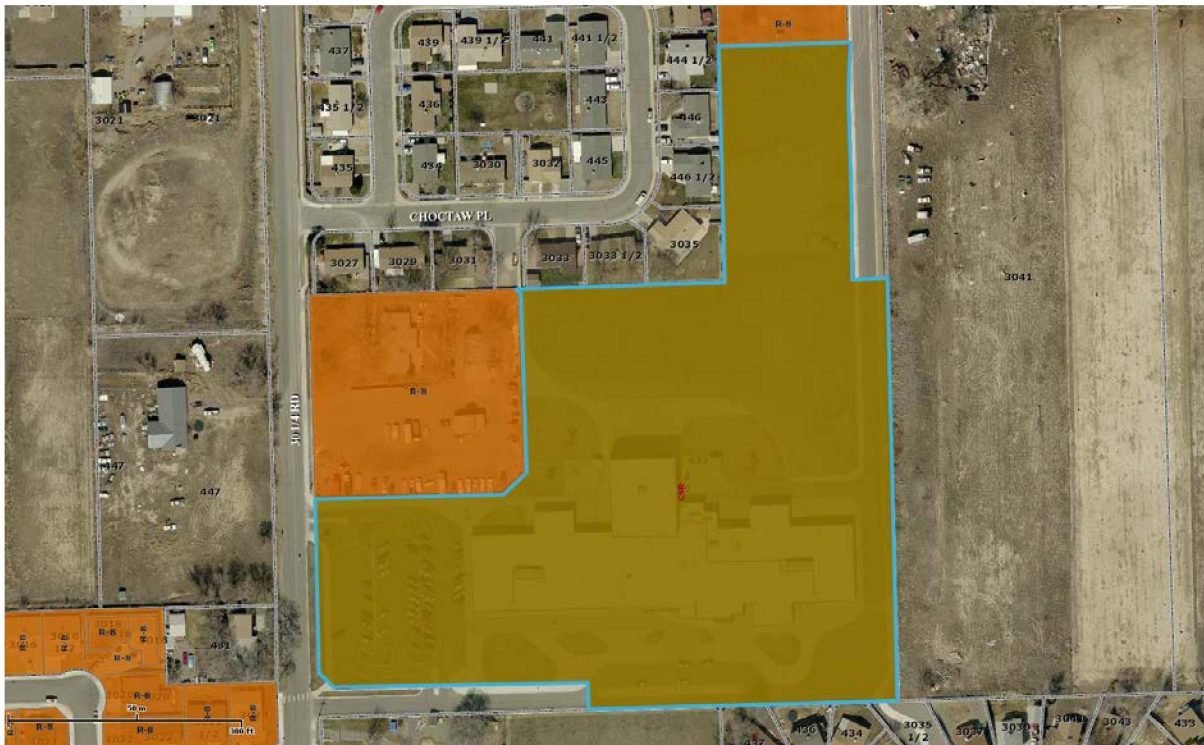
Nisley Elementary School Map

BACKGROUND INFORMATION				
Location:		540 29 ¼ Road		
Applicant:		City of Grand Junction		
Existing Land Use:		Bookcliff Middle School		
Proposed Land Use:		No change		
Surrounding Land Use:	North	Single-Family and Multi-Family Residential		
	South	Single-Family Attached Residential		
	East	Church and Single-Family Attached Residential		
	West	Single-Family and Multi-Family Residential		
Existing Zoning:		CSR (Community Service and Recreation)		
Proposed Zoning:		R-8 (Residential – 8 units per acre)		
Surrounding Zoning:	North	County RMF-8 (Residential Multi-family -8du/ac)		
	South	County RMF-8 (Residential Multi-family -8du/ac)		
	East	County RMF-8 (Residential Multi-family -8du/ac)		
	West	County RMF-8 (Residential Multi-family -8du/ac)		
Future Land Use Designation:		Residential Medium (4-8 DU/AC)		
Zoning within density range?		X	Yes	No



Bookcliff Middle School Map

BACKGROUND INFORMATION			
Location:		432 30 ¼ Road	
Applicant:		City of Grand Junction	
Existing Land Use:		Pear Park Elementary	
Proposed Land Use:		No change	
Surrounding Land Use:	North	Single-Family Residential	
	South	Single-Family Residential	
	East	Large Lot Residential	
	West	Single-Family Residential	
Existing Zoning:		CSR (Community Service and Recreation)	
Proposed Zoning:		R-8 (Residential – 8 units per acre)	
Surrounding Zoning:	North	County PUD (Planned Unit Development)	
	South	County PUD (Planned Unit Development)	
	East	County PUD (Planned Unit Development)	
	West	County PUD and City R-8 (Residential-8 DU/AC)	
Future Land Use Designation:		Residential Medium (4-8 DU/AC)	
Zoning within density range?		X	Yes
			No



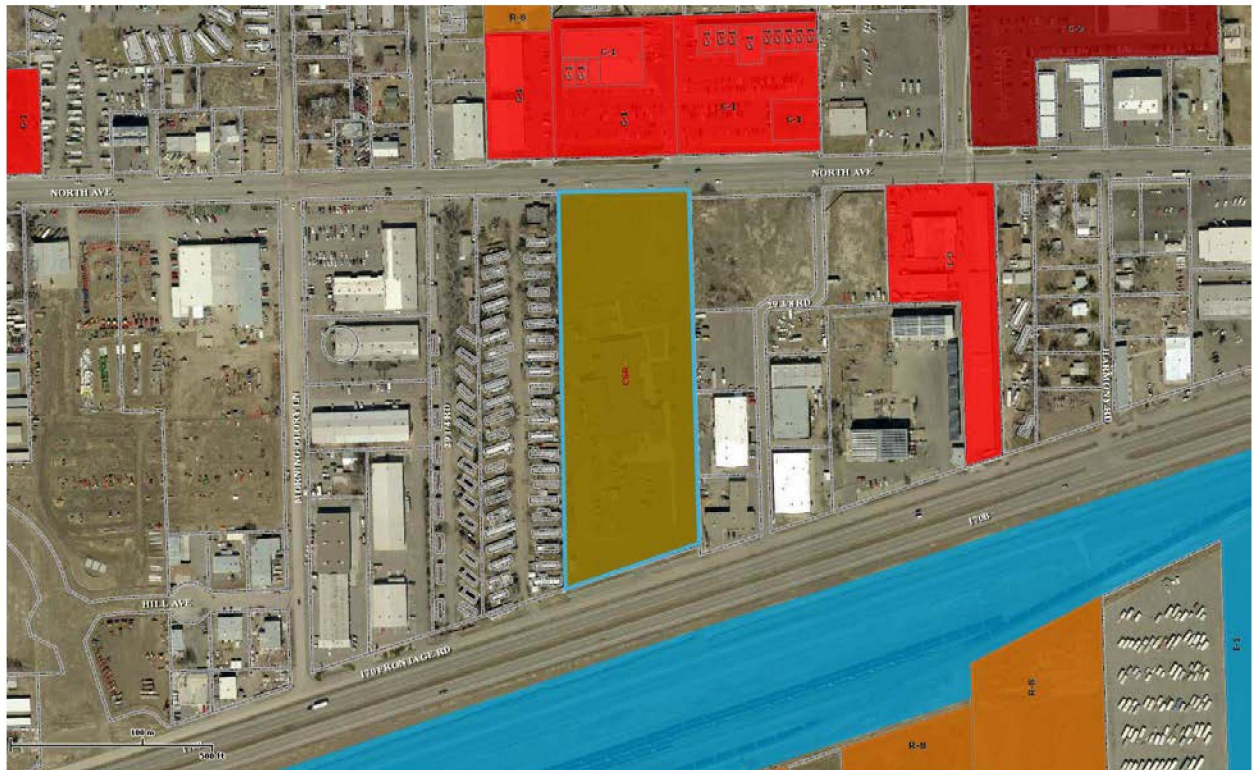
Pear Park Elementary School Map

BACKGROUND INFORMATION			
Location:		2927 D ½ Road and D ¼ and 29 ¼ Roads	
Applicant:		City of Grand Junction	
Existing Land Use:		2 Vacant Land Parcels in Pear Park Area	
Proposed Land Use:		No change	
Surrounding Land Use:	North	Single-Family Residences	
	South	Undeveloped Park and Open Land - Trails	
	East	Large Lot Single Family	
	West	Large Lot Single Family	
Existing Zoning:		CSR (Community Service and Recreation)	
Proposed Zoning:		R-8 (Residential – 8 units per acre)	
Surrounding Zoning:	North	R-4 and R-8 (Residential – 4 and 8 units per acre)	
	South	CSR (Community Service and Recreation)	
	East	County RSF-R (Residential Single-Family Rural)	
	West	County RSF-R (Residential Single-Family Rural)	
Future Land Use Designation:		Residential Medium (4-8 DU/AC)	
Zoning within density range?		X	Yes
			No



Pear Park Vacant Parcels Map

BACKGROUND INFORMATION			
Location:		2935 North Avenue	
Applicant:		City of Grand Junction	
Existing Land Use:		Vocational Center	
Proposed Land Use:		No change	
Surrounding Land Use:	North	Retail	
	South	I-70B and Rail Road	
	East	Vacant Land and Contractor Shops	
	West	Mobile Home Park	
Existing Zoning:		CSR (Community Service and Recreation)	
Proposed Zoning:		C-1 (Light Commercial)	
Surrounding Zoning:	North	C-1 (Light Commercial)	
	South	I-1 (Light Industrial)	
	East	County C-2 (Heavy Commercial)	
	West	County C-2 (Heavy Commercial)	
Future Land Use Designation:		Village Center-Mixed Use	
Zoning within density range?		X	Yes
			No



Vocational Center Map

BACKGROUND INFORMATION			
Location:		123 W Orchard Avenue	
Applicant:		City of Grand Junction	
Existing Land Use:		West Middle School	
Proposed Land Use:		No change	
Surrounding Land Use:	North	Grocery Store, Convenience Store, Skateboard Park	
	South	Single-Family Residential	
	East	Single-Family Residential	
	West	Single-Family Residential	
Existing Zoning:		CSR (Community Service and Recreation)	
Proposed Zoning:		R-8 (Residential – 8 units per acre)	
Surrounding Zoning:	North	B-1 (Neighborhood Business) and CSR	
	South	R-8 (Residential – 8 units per acre)	
	East	R-8, R-5 (Residential- 8 & 5 DU/AC) and RO (Residential Office)	
	West	R-5 (Residential-5 DU/AC)	
Future Land Use Designation:		Residential Medium (4-8 DU/AC)	
Zoning within density range?		X	Yes
			No



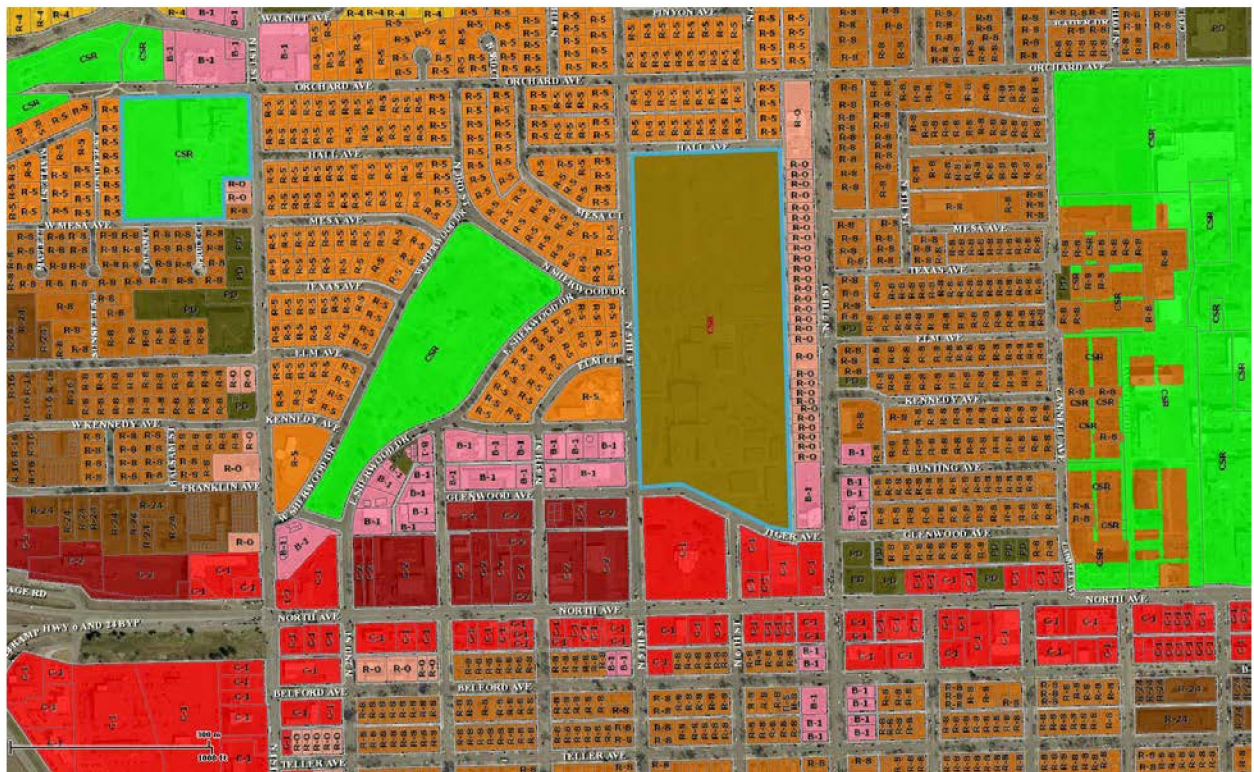
West Middle School Map

BACKGROUND INFORMATION			
Location:		2220 N 7 th Street	
Applicant:		City of Grand Junction	
Existing Land Use:		Tope Elementary	
Proposed Land Use:		No change	
Surrounding Land Use:	North	Offices and Vacant Land	
	South	Single-Family Residences	
	East	Single-Family Residence and Assisted Living	
	West	Offices	
Existing Zoning:		CSR (Community Service and Recreation)	
Proposed Zoning:		R-8 (Residential – 8 units per acre)	
Surrounding Zoning:	North	R-16 (Residential-16 DU/AC) and B-1 (Neighborhood Business)	
	South	R-8 (residential-8 DU/AC)	
	East	R-8 (residential-8 DU/AC) and R-16 (Residential-16 DU/AC)	
	West	B-1 (Neighborhood Business)	
Future Land Use Designation:		Residential Medium High (8-16 DU/AC)	
Zoning within density range?		X	Yes
			No



Tope Elementary School Map

BACKGROUND INFORMATION				
Location:		1400 N 5 th Street		
Applicant:		City of Grand Junction		
Existing Land Use:		Grand Junction High School		
Proposed Land Use:		No change		
Surrounding Land Use:	North	Single-Family Residential		
	South	Offices, Retail, Professional Services		
	East	Single-Family Residential and Professional Services		
	West	Church, Single-Family Residences		
Existing Zoning:		CSR (Community Service and Recreation)		
Proposed Zoning:		R-5 (Residential – 5 units per acre)		
Surrounding Zoning:	North	R-5 (Residential – 5 units per acre)		
	South	C-1 (Light Commercial)		
	East	R-O (Residential-Office)		
	West	R-5 (Residential – 5 units per acre)		
Future Land Use Designation:		Residential Medium High (8 – 16 DU/AC)		
Zoning within density range?		X	Yes	No



Grand Junction High School Map

BACKGROUND INFORMATION				
Location:		1800 Orchard Avenue		
Applicant:		City of Grand Junction		
Existing Land Use:		Orchard Avenue Elementary		
Proposed Land Use:		No change		
Surrounding Land Use:	North	Multi-Family Residential		
	South	Single-Family Residential		
	East	Single-Family Residential		
	West	Single-Family Residential		
Existing Zoning:		CSR (Community Service and Recreation)		
Proposed Zoning:		R-8 (Residential – 8 units per acre)		
Surrounding Zoning:	North	R-24 (Residential – 24 DU/AC)		
	South	R-8 (Residential - 8 DU/AC)		
	East	R-8 (Residential - 8 DU/AC)		
	West	R-8 (Residential - 8 DU/AC)		
Future Land Use Designation:		Residential Medium High (8-16 DU/AC)		
Zoning within density range?		X	Yes	No



Orchard Avenue Elementary School Map

BACKGROUND INFORMATION			
Location:		600 N 14 th Street	
Applicant:		City of Grand Junction	
Existing Land Use:		Lincoln Park Elementary	
Proposed Land Use:		No change	
Surrounding Land Use:	North	Lincoln Park	
	South	Single-Family Residential	
	East	Single-Family Residential	
	West	Single-Family Residential	
Existing Zoning:		CSR (Community Service and Recreation)	
Proposed Zoning:		R-8 (Residential – 8 units per acre)	
Surrounding Zoning:	North	CSR (Community Service and Recreation)	
	South	R-8 (Residential – 8 units per acre)	
	East	R-8 (Residential – 8 units per acre)	
	West	R-5 (Residential – 5 DU/AC)	
Future Land Use Designation:		Residential Medium (4-8 DU/AC)	
Zoning within density range?		X	Yes
			No



Lincoln Park Elementary School Map

BACKGROUND INFORMATION			
Location:		830 Gunnison Avenue / 950 Chipeta Avenue	
Applicant:		City of Grand Junction	
Existing Land Use:		East Middle School & Chipeta Elementary	
Proposed Land Use:		No change	
Surrounding Land Use:	North	Single-Family Residential	
	South	Single-Family Residential	
	East	CSR (Community Service and Recreation)	
	West	Single-Family Residential	
Existing Zoning:		CSR (Community Service and Recreation)	
Proposed Zoning:		R-8 (Residential – 8 units per acre)	
Surrounding Zoning:	North	R-8 (Residential – 8 units per acre)	
	South	R-8 (Residential – 8 units per acre)	
	East	CSR (Community Service and Recreation)	
	West	R-8 (Residential – 8 units per acre)	
Future Land Use Designation:		Residential Medium (4-8 DU/AC)	
Zoning within density range?		X	Yes
			No



East Middle School Map

and

Chipeta Elementary School Map

BACKGROUND INFORMATION					
Location:		410 Hill Avenue			
Applicant:		City of Grand Junction			
Existing Land Use:		Administration Annex Building			
Proposed Land Use:		No change			
Surrounding Land Use:	North	Single-Family Residential			
	South	Hawthorne Park			
	East	Single-Family Residential			
	West	Single-Family Residential			
Existing Zoning:		CSR (Community Service and Recreation)			
Proposed Zoning:		R-8 (Residential – 8 units per acre)			
Surrounding Zoning:	North	R-8 (Residential – 8 units per acre)			
	South	CSR (Community Service and Recreation)			
	East	R-8 (Residential – 8 units per acre)			
	West	R-8 (Residential – 8 units per acre)			
Future Land Use Designation:		Residential Medium (4 – 8 DU/AC)			
Zoning within density range?		X	Yes		No



BACKGROUND INFORMATION					
Location:		310 N 7 th Street			
Applicant:		City of Grand Junction			
Existing Land Use:		R-5 High School (7th Street Historic District)			
Proposed Land Use:		No change			
Surrounding Land Use:	North	Church and Multi-Family Residential			
	South	Professional Services and Single-Family Residences			
	East	Professional Services and Multi-Family			
	West	Retail and Professional Services			
Existing Zoning:		CSR (Community Service and Recreation)			
Proposed Zoning:		B-2 (Downtown Business)			
Surrounding Zoning:	North	R-O (Residential Office) and PD (planned Development)			
	South	B-2 (Downtown Business)			
	East	R-O (Residential Office)			
	West	B-2 (Downtown Business)			
Future Land Use Designation:		Downtown Mixed Use			
Zoning within density range?		X	Yes		No



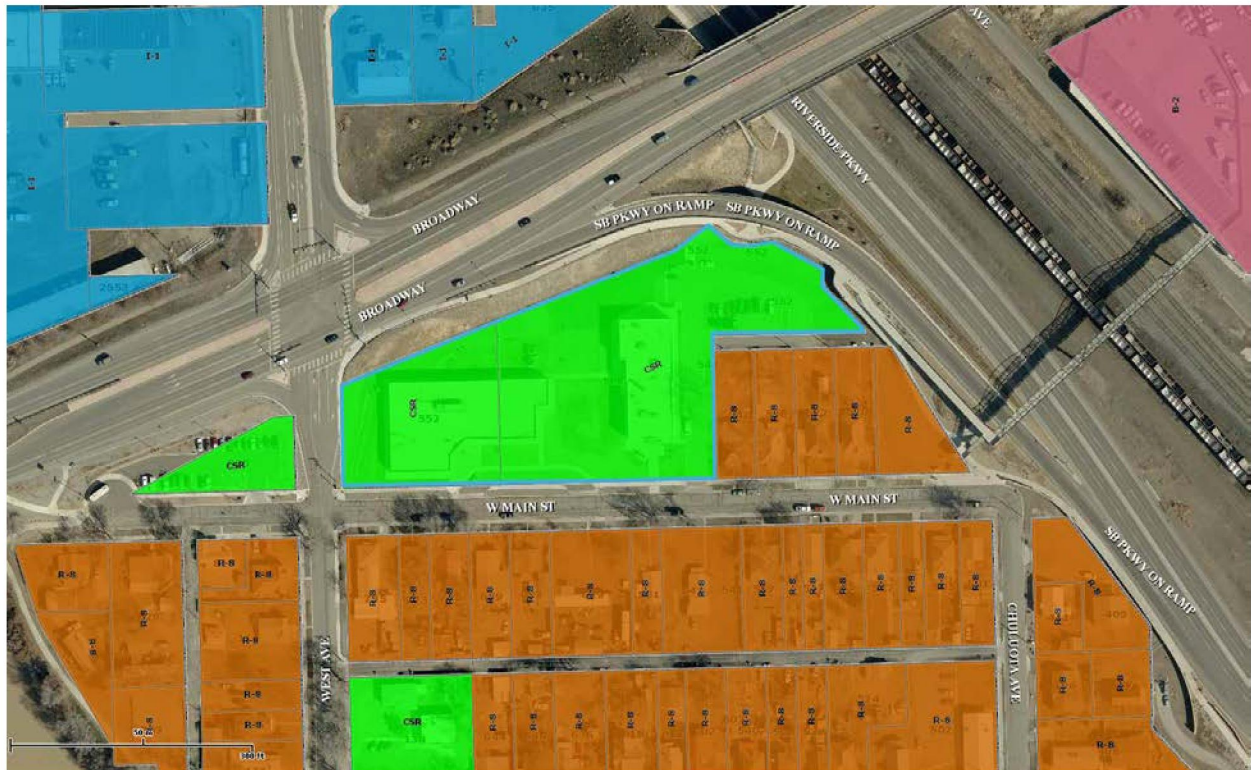
R-5 High School Map

BACKGROUND INFORMATION				
Location:		930 Ute Avenue		
Applicant:		City of Grand Junction		
Existing Land Use:		Emerson School		
Proposed Land Use:		No change		
Surrounding Land Use:	North	Single-Family Attached and Detached		
	South	Emerson Park		
	East	Single-Family Residence		
	West	Retail		
Existing Zoning:		CSR (Community Service and Recreation)		
Proposed Zoning:		C-1 (Light Commercial)		
Surrounding Zoning:	North	R-O (Residential Office)		
	South	CSR (Community Service and Recreation)		
	East	C-1 (Light Commercial)		
	West	C-1 (Light Commercial)		
Future Land Use Designation:		Downtown Mixed Use		
Zoning within density range?		X	Yes	No



Emerson School Map

BACKGROUND INFORMATION			
Location:		552 W Main Street (2 parcels)	
Applicant:		City of Grand Junction	
Existing Land Use:		Riverside Elementary	
Proposed Land Use:		No change	
Surrounding Land Use:	North	Broadway (Highway 340)	
	South	Single-Family Residential	
	East	Single-Family Residential	
	West	Parking Lot	
Existing Zoning:		CSR (Community Service and Recreation)	
Proposed Zoning:		R-8 (Residential – 8 units per acre)	
Surrounding Zoning:	North	I-1 (Light Commercial)	
	South	R-8 (Residential – 8 units per acre)	
	East	R-8 (Residential – 8 units per acre)	
	West	CSR (Community Service and Recreation)	
Future Land Use Designation:		Residential Medium (4-8 DU/AC)	
Zoning within density range?		X	Yes
			No



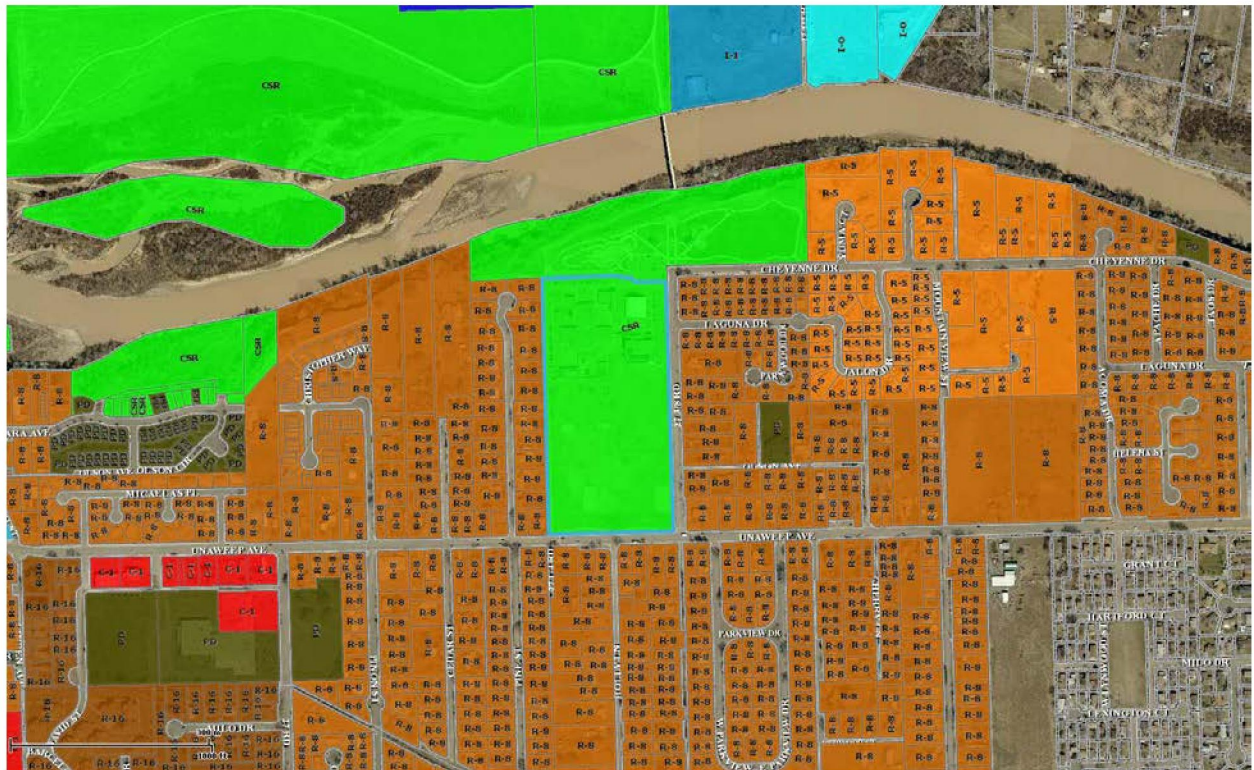
Riverside Elementary School

BACKGROUND INFORMATION			
Location:		2660 UnawEEP Avenue	
Applicant:		City of Grand Junction	
Existing Land Use:		Columbus Elementary	
Proposed Land Use:		No change	
Surrounding Land Use:	North	Single-Family and Multi-Family Residential	
	South	Single-Family Residential	
	East	Single-Family Residential	
	West	Single-Family Residential	
Existing Zoning:		CSR (Community Service and Recreation)	
Proposed Zoning:		R-8 (Residential – 8 units per acre)	
Surrounding Zoning:	North	R-8 (Residential – 8 units per acre)	
	South	R-8 (Residential – 8 units per acre)	
	East	R-8 (Residential – 8 units per acre)	
	West	R-8 (Residential – 8 units per acre)	
Future Land Use Designation:		Residential Medium (4-8 DU/AC)	
Zoning within density range?		X	Yes
			No



Columbus Elementary School Map

BACKGROUND INFORMATION					
Location:		2736 Unawep Avenue			
Applicant:		City of Grand Junction			
Existing Land Use:		Orchard Mesa Middle School			
Proposed Land Use:		No change			
Surrounding Land Use:	North	Eagle Rim Park			
	South	Single-Family Residential			
	East	Single-Family Residential			
	West	Single-Family Residential			
Existing Zoning:		CSR (Community Service and Recreation)			
Proposed Zoning:		R-8 (Residential – 8 units per acre)			
Surrounding Zoning:	North	CSR (Community Service and Recreation)			
	South	R-8 (Residential – 8 units per acre)			
	East	R-8 (Residential – 8 units per acre)			
	West	R-8 (Residential – 8 units per acre)			
Future Land Use Designation:		Residential Medium (4 – 8 DU/AC)			
Zoning within density range?		X	Yes		No



Orchard Mesa Middle School Map

BACKGROUND INFORMATION			
Location:		351 S Camp Road	
Applicant:		City of Grand Junction	
Existing Land Use:		Wingate Elementary School	
Proposed Land Use:		No change	
Surrounding Land Use:	North	Single-Family Residential	
	South	Large Lot Residential	
	East	Single-Family Residential	
	West	Park	
Existing Zoning:		CSR (Community Service and Recreation)	
Proposed Zoning:		R-2 (Residential – 2 units per acre)	
Surrounding Zoning:	North	PD (planned Development)	
	South	County RSF-4 (Residential Single-Family 4 du/ac)	
	East	R-2 (Residential – 2 units per acre)	
	West	CSR (Community Service and Recreation)	
Future Land Use Designation:		Residential Low (.5 – 2 DU/AC)	
Zoning within density range?		X	Yes
			No



Wingate Elementary School Map

BACKGROUND INFORMATION			
Location:		2967 B Road	
Applicant:		City of Grand Junction	
Existing Land Use:		Mesa View Elementary School	
Proposed Land Use:		No change	
Surrounding Land Use:	North	Single-Family Residential	
	South	Vacant Land	
	East	Large Lot Residential	
	West	Large Lot Residential	
Existing Zoning:		CSR (Community Service and Recreation)	
Proposed Zoning:		R-4 (Residential – 4 units per acre)	
Surrounding Zoning:	North	R-4 (Residential – 4 units per acre)	
	South	R-4 (Residential – 4 units per acre)	
	East	R-4 (Residential – 4 units per acre)	
	West	County RSF-R (Residential Single-Family – Rural)	
Future Land Use Designation:		Residential Medium (4 – 8 DU/AC)	
Zoning within density range?		X	Yes
			No



Mesa View Elementary School Map

3. Section 21.02.140 of the Grand Junction Municipal Code

Zone requests must meet all of the following criteria for approval:

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

Response: With the adoption of the Comprehensive Plan certain land use designations no longer allow CSR zoning, which has prompted the City initiated rezones to ensure that the zoning and land use designation of the Comprehensive Plan are consistent.

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

Response: The proposed rezones are to bring consistency between the Zoning map and the Comprehensive Plan. Neither the character nor the condition of the area has changed or is anticipated to change since we expect the schools to remain schools for quite some time.

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

Response: Adequate facilities currently exist since the majority of the parcels are currently developed.

- (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: N/A

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

Response: The benefit to the community is consistency between the Zoning Map and the Comprehensive Plan.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the School District 51 rezones, file number RZN-2011-1190, a request to rezone the properties listed below from CSR (Community Service and Recreation) to R-8 (Residential – 8 units per acre): Nisley Elementary, Bookcliff Middle School, Pear Park Elementary, two parcels of vacant land in Pear Park, West Middle School, Tope Elementary, Orchard Avenue Elementary, Lincoln Park Elementary, East Middle School, Chipeta Elementary, the Administration Annex building, Riverside Elementary,

Columbus Elementary, and Orchard Mesa Middle School to R-8 (Residential – 8 units per acre); and Grand Junction High School to R-5 (Residential – 5 units per acre); Wingate Elementary to R-2 (Residential – 2 units per acre); Mesa View Elementary School to R-4 (Residential – 4 units per acre); the Vocational Center and Emerson School to C-1 (Light Commercial); and R-5 High School to B-2 (Downtown Business); the following findings of fact and conclusions have been determined:

1. The requested zones are 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 rezones, file number RZN-2011-1190, to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on Rezone, RZN-2011-1190, I move that the Planning Commission forward a recommendation of the approval for the School District rezones from CSR to the aforementioned applicable zones with the findings of fact, conclusions, and conditions listed in the staff report.

Attachments:

Overall Site Location Map
FAQ sheet
Correspondence from the Public
Ordinance

School District Rezones

There are approximately 24 properties, within the City limits, owned by the School District that are currently zoned CSR (Community Service and Recreation). The City is attempting to rezone all school properties, within the City limits, currently zoned CSR, to a zoning designation that matches or is similar to the zoning of the surrounding neighborhood. This will bring the school properties into conformance with the Comprehensive Plan that was adopted last year. Schools are allowed in any zone district, so this has no affect on the schools for their use or operation.

Frequently Asked Questions

Who initiated the rezone?

The City of Grand Junction initiated the rezones (not the School District) in order to bring the existing zoning into conformance with the City's Comprehensive Plan that was adopted last year.

Is the School District going to build houses on the school sites?

No, no application has been made by the School District to build or change anything on the school owned properties.

Is the School District going to sell my neighborhood school?

There has been no discussion with the City regarding the sale of existing schools.

What does du/ac mean? Does that mean duplex?

"du" stands for dwelling unit; "ac" stands for acres. R-8 means, Residential- 8 dwelling units per acre. R-5 means Residential – 5 dwelling units per acre, etc.

Why change from CSR?

The Comprehensive Plan only recognizes CSR zoning for Parks and Open Space, in Rural, Conservation/Mineral Extraction and Business Park Mixed Use areas.



OPEN HOUSE
November 9, 2011
4-6:00 p.m.
Grand Junction City Hall

Zoning Change Open House Blue polygons, Zones 3, 7, 10, 14 and School Districts Comment Sheet

Are your comments in relation to a certain property? If so, what is the address or general area? _____

Orchard Mesa

May we hear any comments or any concerns you have about proposed zoning changes?

① The R8 level of density is way to dense
(makes roads too narrow) & ~~not~~ ^{is} ~~small~~ ^{small}

② I don't like having school zones ^{taken} ~~created~~
from community properties & re-zone
for residential - this seems to be a
zoning request that is totally NOT
necessary & school properties are
community.

Name Alfred
Address 331 Arroyo Ct
GJ CO 81503
Phone 243-2777
Email _____

Please turn your comments in tonight or mail them to:
Greg Moberg, Planning Service Supervisor
Public Works & Planning
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81506



OPEN HOUSE
November 9, 2011
4-6:00 p.m.
Grand Junction City Hall

Zoning Change Open House Blue polygons, Zones 3, 7, 10, 14 and School Districts Comment Sheet

Are your comments in relation to a certain property? If so, what is the address or general area? _____

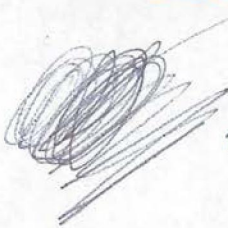
In part - (Topo school area)

May we hear any comments or any concerns you have about proposed zoning changes?

Concerned that we are changing any of the school properties from Community, provided to residential designation. It would seem that schools should be classified the same as public parks. These spaces belong to the public, for public use and ownership. (Schools are not residential) and should not be classified as such for convenience or appearance on a map.

Name *Mrs Margaret Beckner*
Address *113 1/2 Rd.
G. Jct.*
Phone *242-2541*
Email _____

Please turn your comments in tonight or mail them to:
Greg Moberg, Planning Service Supervisor
Public Works & Planning
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81506



Zoning Change Open House
Blue polygons, Zones 3, 7, 10, 14 and School Districts
Comment Sheet

Are your comments in relation to a certain property? If so, what is the address or general area? _____

Orchard mesa Middle School.

May we hear any comments or any concerns you have about proposed zoning changes?

Zoning change to R-8 is inappropriate. That is too high ^{development,} density. The higher the denser, often the less quality ^{lower-} income sort of ~~development~~ residence population happens. -
let's face it. This is not beneficial to promote next to a middle school.

As Orchard mesa develops, if it is not for the school to expand, offices would be a better use.

Open space is best. It is used for football, Basketball, Softball etc.

Name Janet Magoon
Address 2752 Cheyenne Dr
GJ
Phone 243-6213
Email _____

Please turn your comments in tonight or mail them to:

Greg Moberg, Planning Service Supervisor
Public Works & Planning
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81506



OPEN HOUSE
November 9, 2011
4-6:00 p.m.
Grand Junction City Hall

Zoning Change Open House

Blue polygons, Zones 3, 7, 10, 14 and School Districts

Comment Sheet

Are your comments in relation to a certain property? If so, what is the address or general area? _____

My comments are regarding East middle school. 830 Gunnison.

May we hear any comments or any concerns you have about proposed zoning changes?

My biggest concern is that recently Washington Park was, I believe ^{it was} leased to the school district. I am worried that Washington Park would then get changed to R-8 along w/ the school. The school use of Washington Park seems to be a "grey" area as far as ownership. I understand the Comp. Plan I just want to make sure the Park stays a park. If you could please figure out the owenship of the park that would be great.

Name Jeff Warner

Address 830 HILL AVE

G.J. CO 81501

Phone 970-485-0631

Email jeffjwarner@gmail.com

Please turn your comments in tonight or mail them to:

Greg Moberg, Planning Service Supervisor
Public Works & Planning
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81506

Email Comments Received

From: Carrie Hinds <carriehinds@hotmail.com>

To: <lorib@gjcity.org>

Date: 11/6/2011 1:31 PM

Subject: East Middle School Rezone Comment

After researching and learning about the specifics of the RZN-2011-1171-East Middle School Rezone, I would like to take this opportunity to say I am 100% AGAINST this development proposal. Passing this proposal would potentially mean changing the dynamics of neighborhoods, in my opinion, in a disastrously negative way. Thanks for the chance to express my opinion on this matter. Carrie Hinds 926 Hill Avenue, Grand Junction, CO 81501, 970.256.0359.

From: <RWells2000@aol.com>

To: <lorib@gjcity.org>

Date: 11/8/2011 11:04 AM

Subject: RZN-2011-1168-Orchard Ave. Elementary Rezone-1800 Orchard Ave

We are the owners of property at 2135 N. 20th St. and received a notice concerning the above-referenced proposal to change the zoning for the subject property from City CSR (Community Services and Recreation) to City R-8 (Residential-8 du/ac). In a telephone conversation with Rex Wells on November 7, you indicated this proposal was initiated by the City of Grand Junction (City) to "clean up the maps" relative to the City's comprehensive plan and that there was no development or change to the subject property currently being proposed. You also indicated the intent of the City CSR zoning designation is primarily (but not always) for City-owned properties.

We strongly oppose the proposed zoning change and believe the zoning designation for the subject property should remain as is. In fact, if the City's comprehensive plan includes provisions that the zoning of such properties should be changed to the same designation as surrounding properties, we believe the comprehensive plan should be changed.

The closest City park to this neighborhood is Rocket Park which is some distance away. Publicly-owned properties such as the Orchard Avenue Elementary School are important as open space for local neighborhoods and the zoning of such properties should reflect that importance, as the current zoning designation for the property does. Under the current zoning designation, if the school district should ever decide to sell the

property to a private individual or a developer, a change of zoning request would be required to change the use of the property and would likely be a condition of the sale. Such a request would require notice to nearby residents of the potential change of ownership and use of the property and provide an opportunity for comment by those residents. Changing the zoning at this time would eliminate such notice and opportunity for comment, and the first time that nearby residents might be informed of changes to the property might be when a new owner submitted a subdivision plat. However, any subdivision plat that would conform to the City R-8 zoning would likely be approved.

We do not believe the rationale for "cleaning up the maps" is a compelling reason for this action. Whenever a comprehensive plan is adopted, there are generally properties that are anomalous to the plan because of previous zoning designations and/or have "grandfathered" property rights that must be accounted for in future actions. Thus, the current zoning designation does not appear to place an undue burden on the City, and as stated above, actually serves to highlight the public ownership and importance of the property.

We received the notice for this proposed action on November 3, 2011, and the notice states that comments should be received by November 8, 2011. We believe this is an unreasonably short time for research into the proposal and the submission of comments. In addition, the mailed notice had very little information on the proposal and a search of the City's website on November 7 indicated that no information on the proposal (even its existence) had been posted to the website. If the City wishes to receive meaningful comment on such proposals, information should be readily available and sufficient time should be provided for residents to research and comment. Even though you indicated there would be future opportunities for public involvement in this matter, the public should be provided ample time at all comment opportunities. However, we do appreciate you returning a telephone call and for the information you provided over the telephone.

Sincerely,
Rex Wells
Judy Wells
Kathleen Carlson

John Thomas
321 Quail Drive
Grand Junction, Co 81507
970.245.1195
juano@bresnan.net

Ladies and Gentlemen of the Planning Commission and City Council In the matter of rezoning District 51 properties:

My general comment is that a blanket rezone of school properties from CSR to the zone of surrounding developed properties, such as an R2 zone, is inappropriate. The lands owned by the District are quite diverse and some of them include parks and other

valuable public recreation facilities. Instead of a blanket rezone I would suggest that the District propose a list of properties that they consider "surplus" and request the rezone of those properties. The remaining properties should remain under the CSR zone for its increased protection.

And now a comment on a specific property to emphasize its value and to support my comment above. The Wingate School parcel includes a five acre piece that has been developed into a neighborhood park. Wingate park is considered by the neighbors to be a real gem, beautifully landscaped and maintained by the City. It is very popular and its uses include active play for all of the after school sports activities of the kids, as a popular walking spot for a great many of the adult population, and the Pavilions are well used for family and neighborhood gatherings. I believe you will find strong support for this land to remain a park.

The park land was given to the District as a condition for development of neighboring Canyon View Subdivision expressly for use as a neighborhood park facility. This five acre piece is contiguous to the Canyon View development and as such has available to it the access and all utilities needed for redevelopment. At some time in the future this School Board or another being strapped for cash may be tempted to detach and develop this parcel, as the original school land could stand alone as a school ground. In this era of financially stressed school districts and municipalities, I don't think that suggesting this possibility is a stretch, but rather a prudent assessment of current and future conditions. Understanding that a review would have to take place for development to occur, I still maintain that a future request for a rezone from CSR to R2 poses a much higher hurdle for the District to overcome than if a development zone is in place. Lori Bowers commented to me that there are several other school parcels that include property acquired by gift. I don't think it places an unreasonable burden on the District to request a rezone for parcels such as Wingate. The covenant between giver and receiver is an abiding promise that requires special recognition and the utmost support and protection from the City in these matters.

Sincerely,

John Thomas

Developer, Canyon View Subdivision, Neighborhood resident

From: EP Heuscher <efh0205@tds.net>
To: <lorib@gjcity.org>
Date: 11/8/2011 3:21 PM
Subject: OMMS area should be zoned to reflect all of the nearby properties.

Dear Lori Bowen,

City of GJ Planning Dept.

Thank you so much for your reply it is much appreciated.

Regarding the zoning, I was the representative from the City portion of OM on the OM Master Plan. The nearby zoning for the Laguna area subdivision, immediately adjacent

to the school, the Cheyenne Drive homes directly across from the Eagle Rim Park are not built out to RSF8 but rather 4 or 5. I do not know what the zoning was when the homes were built but they have been there more than 30 years! The Eagle Subdivision adjacent to Laguna and Cheyenne were probably built 4U/acre but the zoning was officially for 5 because neighbors did not want RSF 8 and they successfully had it rezoned.

Also, there are many areas built out to 2U/ acre very close to the school and some very large properties with one house on several acres immediately adjacent to Eagle Rim Park. Therefore considering all of the areas very close to the school, the zoning should be 4 or perhaps 5 U/ an acre definitely not at the 8u/acre density. In other words it should reflect the whole area. Please adhere to this request and the request of others who own property in the area and feel that 4 or 5 U/ an acre most closely matches the area not only when the Master Plan was adopted but after the building of an entirely new subdivision next to Laguna and next to the 30 year old lower density homes of Cheyenne Drive.

Sincerely,

Penny Heuscher

Representative to the OM Master Plan

330 Mountain View Ct

From: "ALLEN B SMITH" <absjcs@msn.com>
To: "Lori Bowers" <lorib@ci.grandjct.co.us>
Date: 11/7/2011 4:30 PM
Subject: Re: Lincoln Park Elementary Rezone

Lori--

Thank you so much for the information. This certainly makes sense. Sounds like a good idea.

Janet Smith 622 N. 16th St. 245-2019

----- Original Message -----

From: Lori Bowers<mailto:lorib@ci.grandjct.co.us>
To: ALLEN B SMITH<mailto:absjcs@msn.com>
Sent: Monday, November 07, 2011 2:48 PM
Subject: Re: Lincoln Park Elementary Rezone

Janet,

The rezoning is a City initiated rezone (not a request by the School District). The City is attempting to rezone all school properties currently zoned CSR and bring them into

conformance with what the surrounding neighborhood zoning is. Schools are allowed in any zone district. By rezoning these properties it cleans up the City's zoning map and brings it into conformance with the City's Comprehensive Plan, which was adopted last year. R-8 means Residential, 8 dwelling units per acre. Nothing is happening with the school, nor are there any plans at this point in time. This affects 24 school owned properties in the City limits, as I mentioned above the only thing changing is the zoning map, nothing on the ground.

Lori V. Bowers, Senior Planner
Public Works, Planning Division
970-256-4033
lorib@gjcity.org<mailto:lorib@gjcity.org>

>>> On 11/6/2011 at 6:21 PM, in message
<BAY153-ds541D002CCB6B5C292597CCFD90@phx.gbl>, "ALLEN B SMITH"
<absjcs@msn.com> wrote:

Hi Lori--

Since my work schedule will not allow me to come to city hall to examine the above rezone documents and even coming to the hearing on Nov. 9 may be difficult, I have a couple of questions.

1. I believe this is where the school is located. What is whoever asking for the rezone planning on doing? Are they going to tear the school down and use the property for housing? If the school is going to stay, what is the point?

2. What does the residential code R-8 mean exactly. Does this mean single family homes or apartments or something else?

Answers to these two questions will determine if I have other comments.

Thank you for your time.
Janet Smith
622 N. 16th St. 245-2019

From: Nancy Kendrick <nakendrick@hotmail.com>
To: <lorib@gjcity.org>
Date: 11/7/2011 10:25 AM
Subject: Chipeta Elementary & East Middle Schools Rezone

Hello Lori.

Thank you for returning my call and providing additional information about the rezone. I apologize I missed it.

As the rezoning may help in cleaning up the maps to be consistent with the master plan, I do have concerns. If the properties are rezoned to City R-8 then there is potential for Two-Family and Multifamily dwellings. I do not feel this is consistent with the current zoning of the neighborhood and does not fit with the neighborhood. The current CSR zoning fits well with the existing neighborhood.

I would be against the rezone.

Thank you for allowing comment on this issue.

Nancy Kendrick
926 Hill Ave

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE REZONING 22 SCHOOL DISTRICT #51 OWNED PROPERTIES FROM CSR (COMMUNITY SERVICE AND RECREATION) LOCATED AT AND TO

- 543 28 ¾ Road – Nisley Elementary - R-8 (Residential – 8 units per acre)**
- 540 29 ¼ Road – Bookcliff Middle School - R-8 (Residential – 8 units per acre)**
- 432 30 ¼ Road – Pear Park Elementary - R-8 (Residential – 8 units per acre)**
- 2927 D ½ Road – Vacant Land in Pear Park - R-8 (Residential – 8 units per acre)**
- D ¼ and 29 ¼ Roads – Vacant Land Pear Park, tax parcel 2943-173-34-941 - R-8 (Residential – 8 units per acre)**
- 123 W Orchard Avenue – West Middle School - R-8 (Residential – 8 units per acre)**
- 2220 N 7th Street – Tope Elementary – R-8 (Residential – 8 units per acre)**
- 1800 Orchard Avenue – Orchard Avenue Elementary - R-8 (Residential – 8 units per acre)**
- 600 N 14th Street – Lincoln Park Elementary - R-8 (Residential – 8 units per acre)**
- 830 Gunnison Avenue – East Middle School - R-8 (Residential – 8 units per acre)**
- 950 Chipeta Avenue – Chipeta Elementary - R-8 (Residential – 8 units per acre)**
- 410 Hill Avenue – Administration Annex Building - R-8 (Residential – 8 units per acre)**
- 552 W Main Street – Riverside Elementary, 2 parcels - R-8 (Residential – 8 units per acre)**
- 2660 UnawEEP Avenue – Columbus Elementary - R-8 (Residential – 8 units per acre)**
- 2736 UnawEEP Avenue – Orchard Mesa Middle School - R-8 (Residential – 8 units per acre)**
- 1400 N 5th Street – Grand Junction High School - R-5 (Residential – 5 units per acre)**
- 2967 B Road – Mesa View Elementary - R-4 (Residential – 4 units per acre)**
- 351 S Camp Road – Wingate Elementary - R-2 (Residential – 2 units per acre)**
- 310 N 7th Street – R-5 High School - B-2 (Downtown Business)**
- 930 Ute Avenue – Emerson School - C-1 (Light Commercial)**
- 2935 North Avenue – Vocational Center - C-1 (Light Commercial)**

Recitals.

With the adoption of the Comprehensive Plan certain land use designations no longer allow CSR zoning, which has prompted the City initiated rezones to ensure that the zoning and land use designation of the Comprehensive Plan are consistent. To encourage appropriate reuse, should the School District decide to sell a school site, the property would already be zoned appropriately for redevelopment.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning the 22 properties from CSR (Community Service and Recreation) to the R-8 (Residential – 8 units per acre); R-5 (Residential – 5 units per acre); R-4 (Residential –

4 units per acre); - R-2 (Residential – 2 units per acre); B-2 (Downtown Business); and C-1 (Light Commercial) zone districts for the following reasons:

The zone districts meet the recommended land use categories as shown on the Future Land Use Map of the Comprehensive Plan, and the Comprehensive Plan's goals and policies and are generally compatible with appropriate 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 aforementioned zone districts be established.

The Planning Commission and City Council find that the zonings are 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 properties shall be rezoned:

543 28 ¼ Road – Nisley Elementary - R-8 (Residential – 8 units per acre)

540 29 ¼ Road – Bookcliff Middle School - R-8 (Residential – 8 units per acre)

432 30 ¼ Road – Pear Park Elementary - R-8 (Residential – 8 units per acre)

2927 D ½ Road – Vacant Land in Pear Park - R-8 (Residential – 8 units per acre)

D ¼ and 29 ¼ Roads – Vacant Land Pear Park, tax parcel 2943-173-34-941 - R-8 (Residential – 8 units per acre)

123 W Orchard Avenue – West Middle School - R-8 (Residential – 8 units per acre)

2220 N 7th Street – Tope Elementary – R-8 (Residential – 8 units per acre)

1800 Orchard Avenue – Orchard Avenue Elementary - R-8 (Residential – 8 units per acre)

600 N 14th Street – Lincoln Park Elementary - R-8 (Residential – 8 units per acre)

830 Gunnison Avenue – East Middle School - R-8 (Residential – 8 units per acre)

950 Chipeta Avenue – Chipeta Elementary - R-8 (Residential – 8 units per acre)

410 Hill Avenue – Administration Annex Building - R-8 (Residential – 8 units per acre)

552 W Main Street – Riverside Elementary, 2 parcels - R-8 (Residential – 8 units per acre)

2660 UnawEEP Avenue – Columbus Elementary - R-8 (Residential – 8 units per acre)

2736 UnawEEP Avenue – Orchard Mesa Middle School - R-8 (Residential – 8 units per acre)

1400 N 5th Street – Grand Junction High School - R-5 (Residential – 5 units per acre)

2967 B Road – Mesa View Elementary - R-4 (Residential – 4 units per acre)

351 S Camp Road – Wingate Elementary - R-2 (Residential – 2 units per acre)

310 N 7th Street – R-5 High School - B-2 (Downtown Business)

930 Ute Avenue – Emerson School - C-1 (Light Commercial)

2935 North Avenue – Vocational Center - C-1 (Light Commercial)

Introduced on first reading this , day of , 2012 and ordered published.

Adopted on second reading this _____ day of _____, 2012.

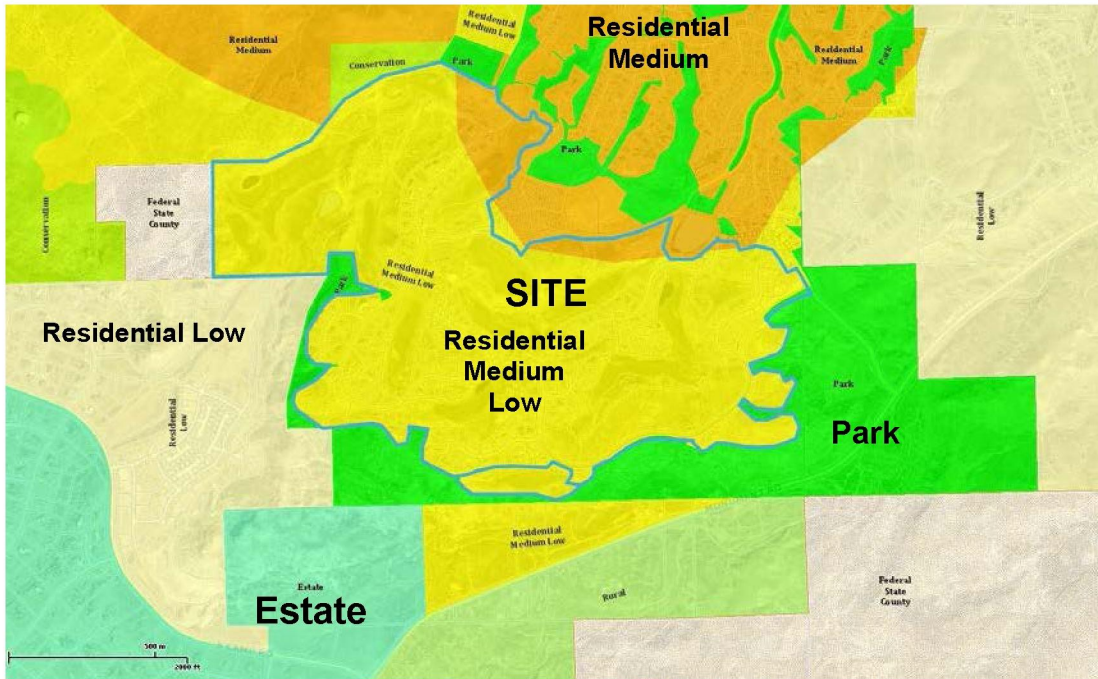
ATTEST:

City Clerk

Mayor

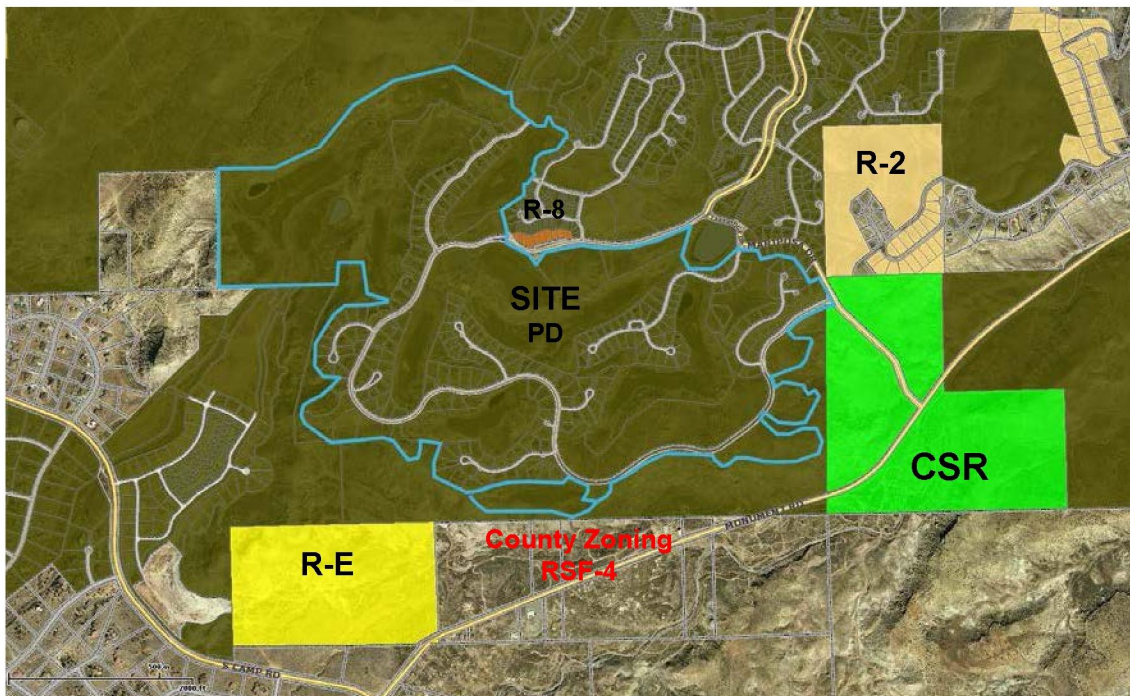
Comprehensive Plan Map

Amending Redlands Mesa ODP



Existing City and County Zoning Map

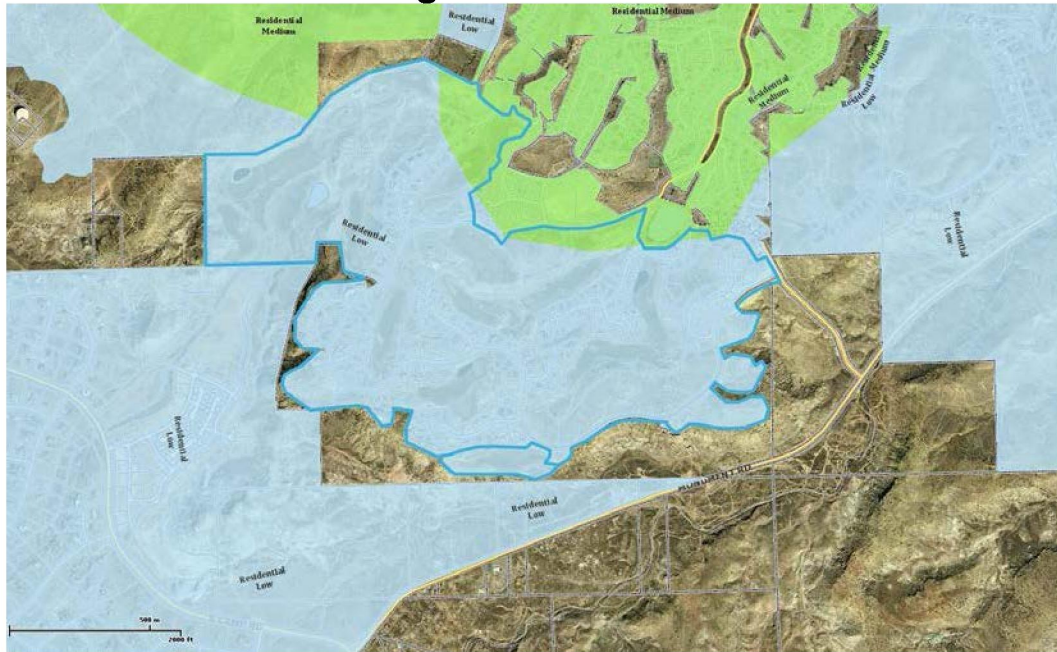
Amending Redlands Mesa ODP



NOTE: Please contact Mesa County directly to determine parcels and the zoning thereof.

Blended Residential Map

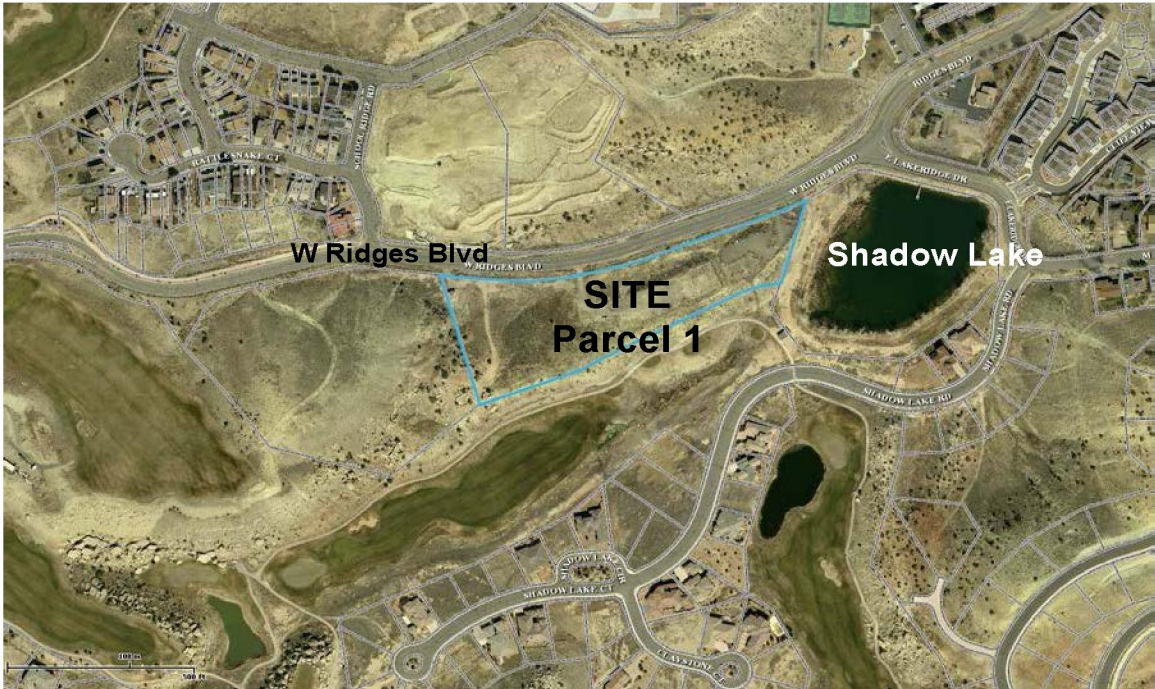
Amending Redlands Mesa ODP



Parcel 1 Map

5.178 acres

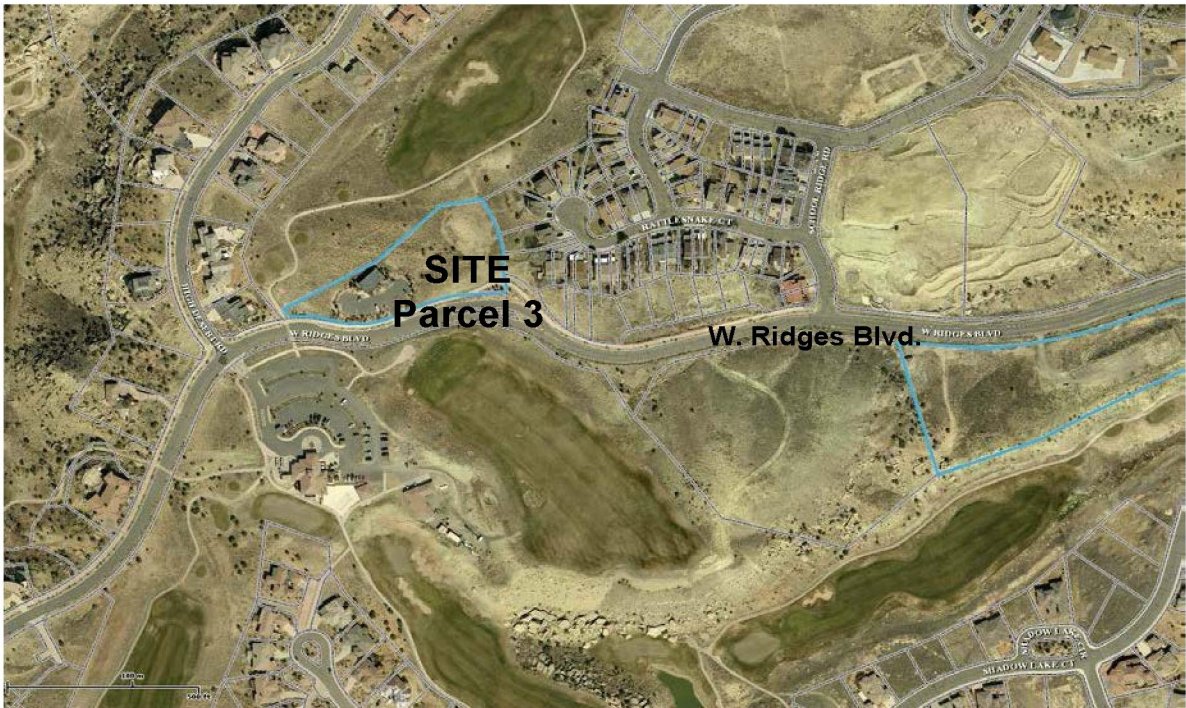
Redlands Mesa ODP



Parcel 3 Map

2.294 acres

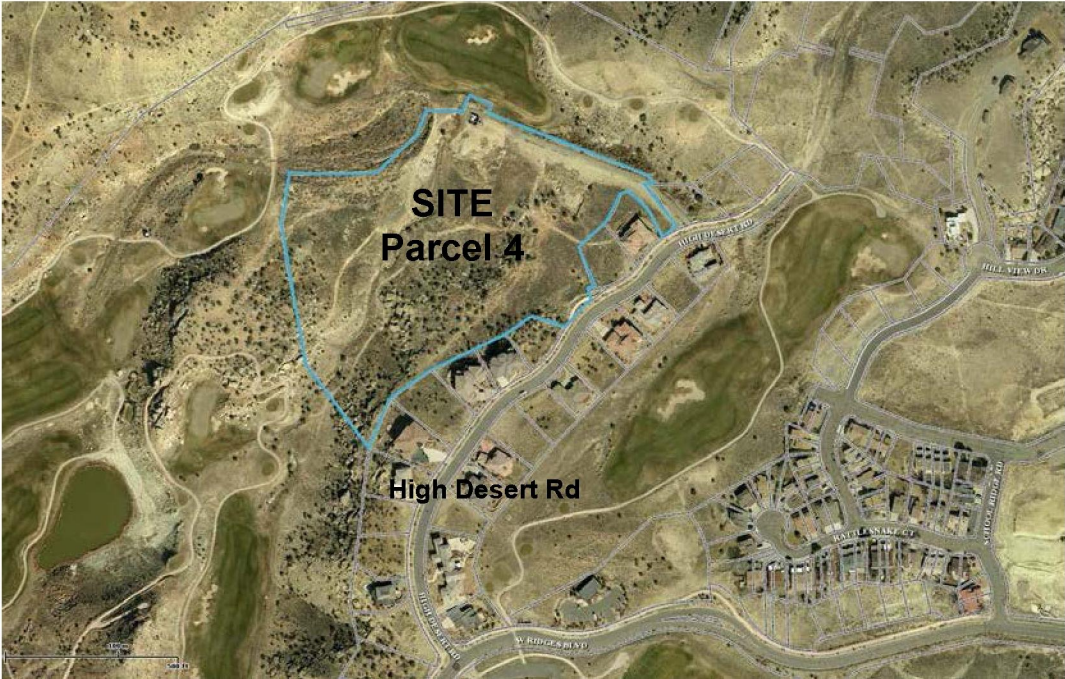
Redlands Mesa ODP



Parcel 4 Map

13.525 acres

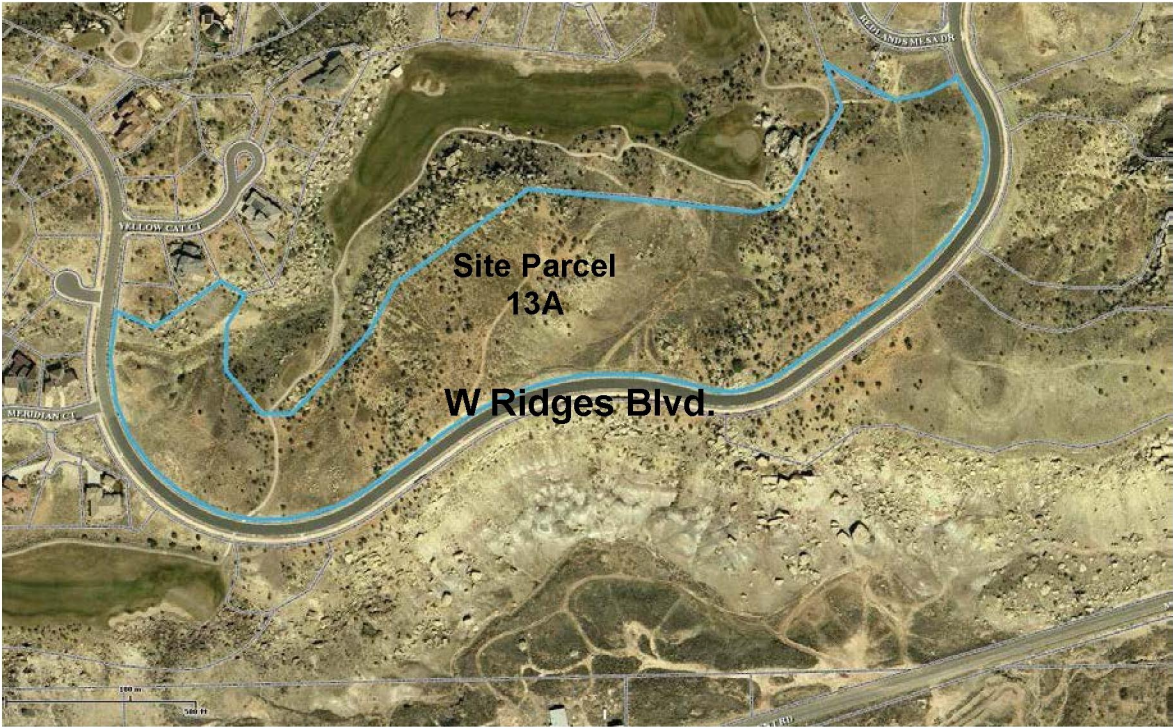
Redlands Mesa ODP



Parcel 13A Map

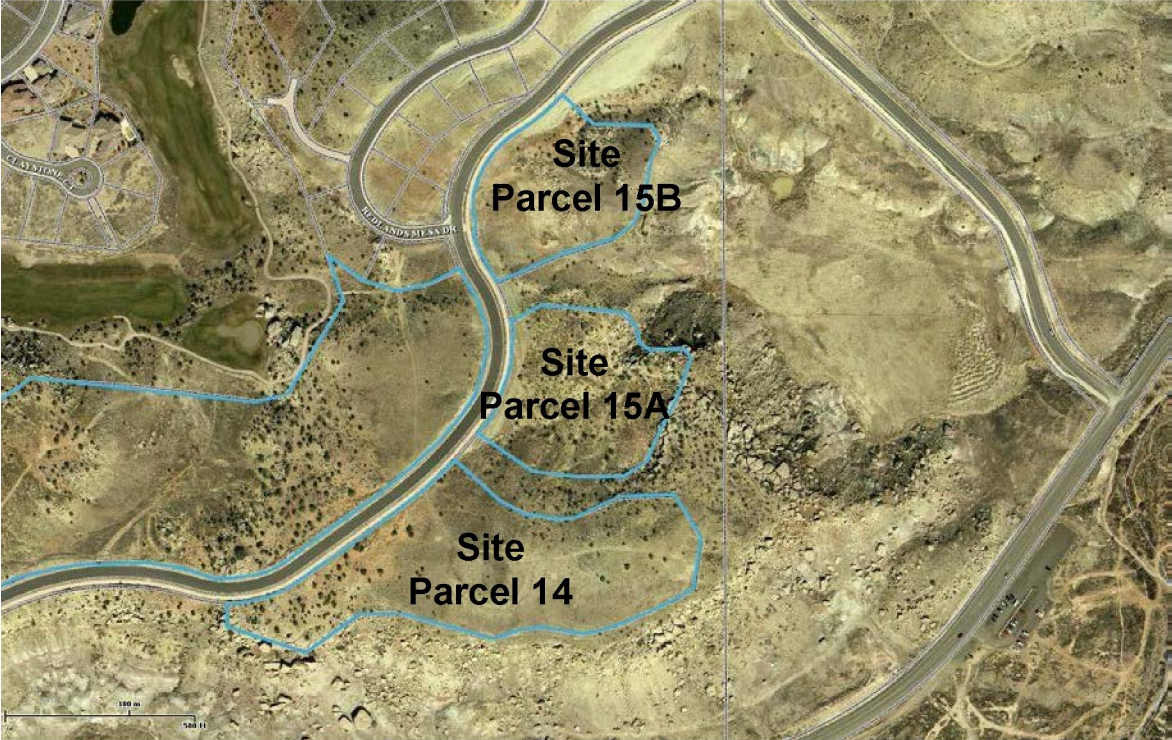
23.871 acres

Redlands Mesa ODP



Parcels 14, 15A and 15B Map

15.413 acres



Background Information and Maps

BACKGROUND INFORMATION					
Location:		543 28 ¾ Road			
Applicant:		City of Grand Junction			
Existing Land Use:		Nisley Elementary			
Proposed Land Use:		No change			
Surrounding Land Use:	North	Church and Single-Family Residences			
	South	Single-Family Residences			
	East	Church and Single Family Residences			
	West	Manufactured Home Park			
Existing Zoning:		CSR (Community Service and Recreation)			
Proposed Zoning:		R-8 (Residential – 8 units per acre)			
Surrounding Zoning:	North	R-8 (Residential – 8 units per acre)			
	South	R-8 (Residential – 8 units per acre)			
	East	R-8 (Residential – 8 units per acre)			
	West	PD (Planned Development)			
Future Land Use Designation:		Residential Medium (4-8 DU/AC)			
Zoning within density range?		X	Yes		No



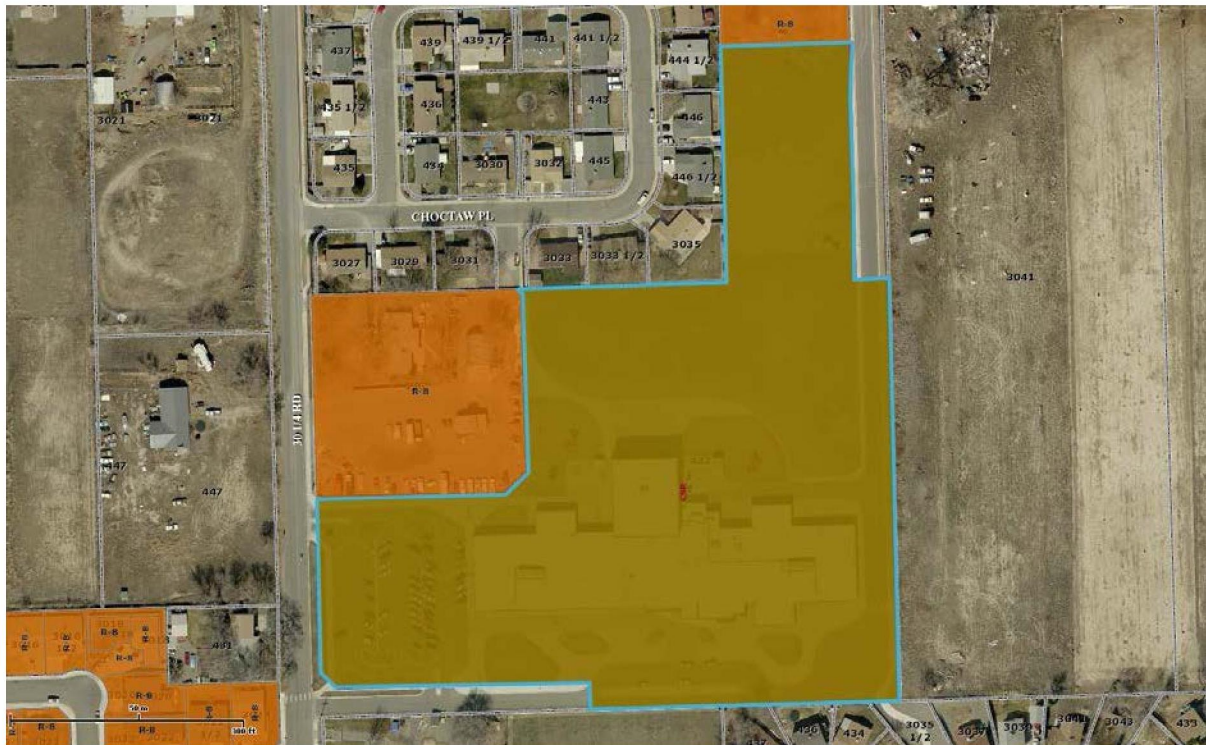
Nisley Elementary School Map

BACKGROUND INFORMATION				
Location:		540 29 ¼ Road		
Applicant:		City of Grand Junction		
Existing Land Use:		Bookcliff Middle School		
Proposed Land Use:		No change		
Surrounding Land Use:	North	Single-Family and Multi-Family Residential		
	South	Single-Family Attached Residential		
	East	Church and Single-Family Attached Residential		
	West	Single-Family and Multi-Family Residential		
Existing Zoning:		CSR (Community Service and Recreation)		
Proposed Zoning:		R-8 (Residential – 8 units per acre)		
Surrounding Zoning:	North	County RMF-8 (Residential Multi-family -8du/ac)		
	South	County RMF-8 (Residential Multi-family -8du/ac)		
	East	County RMF-8 (Residential Multi-family -8du/ac)		
	West	County RMF-8 (Residential Multi-family -8du/ac)		
Future Land Use Designation:		Residential Medium (4-8 DU/AC)		
Zoning within density range?		X	Yes	No



Bookcliff Middle School Map

BACKGROUND INFORMATION			
Location:		432 30 ¼ Road	
Applicant:		City of Grand Junction	
Existing Land Use:		Pear Park Elementary	
Proposed Land Use:		No change	
Surrounding Land Use:	North	Single-Family Residential	
	South	Single-Family Residential	
	East	Large Lot Residential	
	West	Single-Family Residential	
Existing Zoning:		CSR (Community Service and Recreation)	
Proposed Zoning:		R-8 (Residential – 8 units per acre)	
Surrounding Zoning:	North	County PUD (Planned Unit Development)	
	South	County PUD (Planned Unit Development)	
	East	County PUD (Planned Unit Development)	
	West	County PUD and City R-8 (Residential-8 DU/AC)	
Future Land Use Designation:		Residential Medium (4-8 DU/AC)	
Zoning within density range?		X	Yes
			No



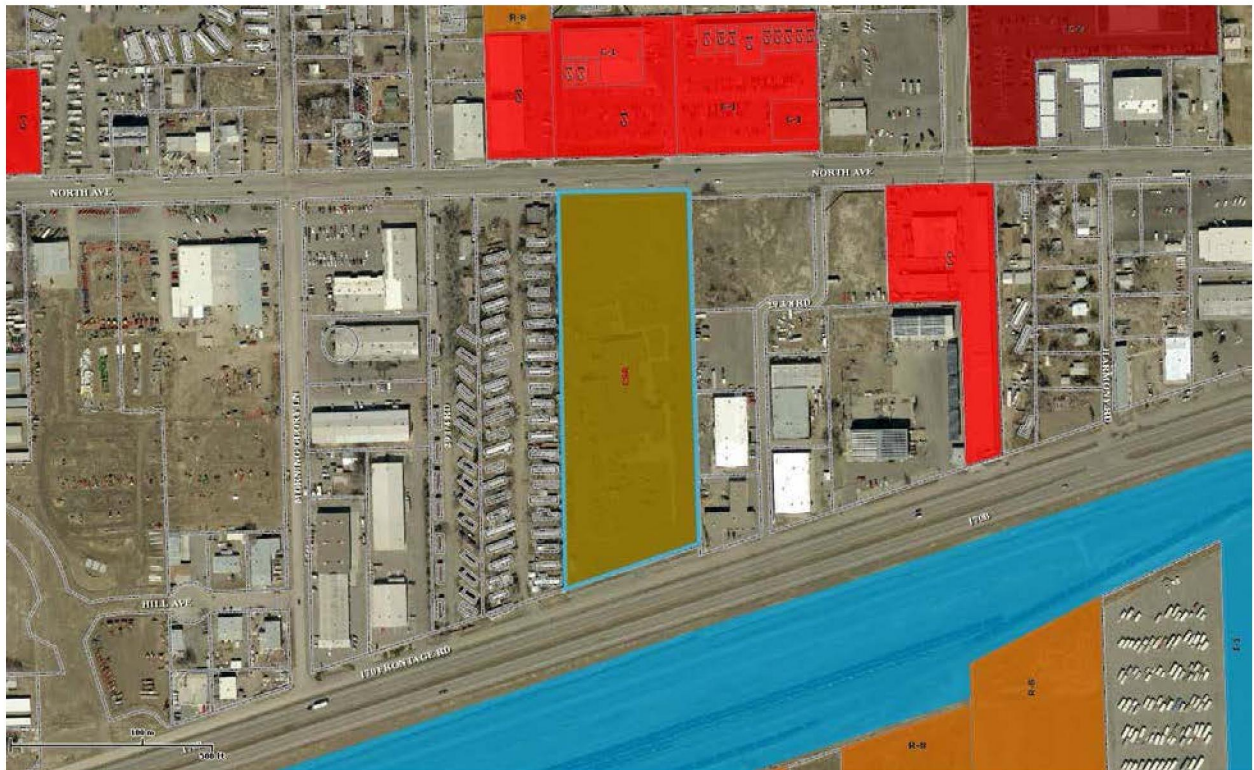
Pear Park Elementary School Map

BACKGROUND INFORMATION			
Location:		2927 D ½ Road and D ¼ and 29 ¼ Roads	
Applicant:		City of Grand Junction	
Existing Land Use:		2 Vacant Land Parcels in Pear Park Area	
Proposed Land Use:		No change	
Surrounding Land Use:	North	Single-Family Residences	
	South	Undeveloped Park and Open Land - Trails	
	East	Large Lot Single Family	
	West	Large Lot Single Family	
Existing Zoning:		CSR (Community Service and Recreation)	
Proposed Zoning:		R-8 (Residential – 8 units per acre)	
Surrounding Zoning:	North	R-4 and R-8 (Residential – 4 and 8 units per acre)	
	South	CSR (Community Service and Recreation)	
	East	County RSF-R (Residential Single-Family Rural)	
	West	County RSF-R (Residential Single-Family Rural)	
Future Land Use Designation:		Residential Medium (4-8 DU/AC)	
Zoning within density range?		X	Yes
			No



Pear Park Vacant Parcels Map

BACKGROUND INFORMATION			
Location:		2935 North Avenue	
Applicant:		City of Grand Junction	
Existing Land Use:		Vocational Center	
Proposed Land Use:		No change	
Surrounding Land Use:	North	Retail	
	South	I-70B and Rail Road	
	East	Vacant Land and Contractor Shops	
	West	Mobile Home Park	
Existing Zoning:		CSR (Community Service and Recreation)	
Proposed Zoning:		C-1 (Light Commercial)	
Surrounding Zoning:	North	C-1 (Light Commercial)	
	South	I-1 (Light Industrial)	
	East	County C-2 (Heavy Commercial)	
	West	County C-2 (Heavy Commercial)	
Future Land Use Designation:		Village Center-Mixed Use	
Zoning within density range?		X	Yes
			No



Vocational Center Map

BACKGROUND INFORMATION			
Location:		123 W Orchard Avenue	
Applicant:		City of Grand Junction	
Existing Land Use:		West Middle School	
Proposed Land Use:		No change	
Surrounding Land Use:	North	Grocery Store, Convenience Store, Skateboard Park	
	South	Single-Family Residential	
	East	Single-Family Residential	
	West	Single-Family Residential	
Existing Zoning:		CSR (Community Service and Recreation)	
Proposed Zoning:		R-8 (Residential – 8 units per acre)	
Surrounding Zoning:	North	B-1 (Neighborhood Business) and CSR	
	South	R-8 (Residential – 8 units per acre)	
	East	R-8, R-5 (Residential- 8 & 5 DU/AC) and RO (Residential Office)	
	West	R-5 (Residential-5 DU/AC)	
Future Land Use Designation:		Residential Medium (4-8 DU/AC)	
Zoning within density range?		X	Yes
			No



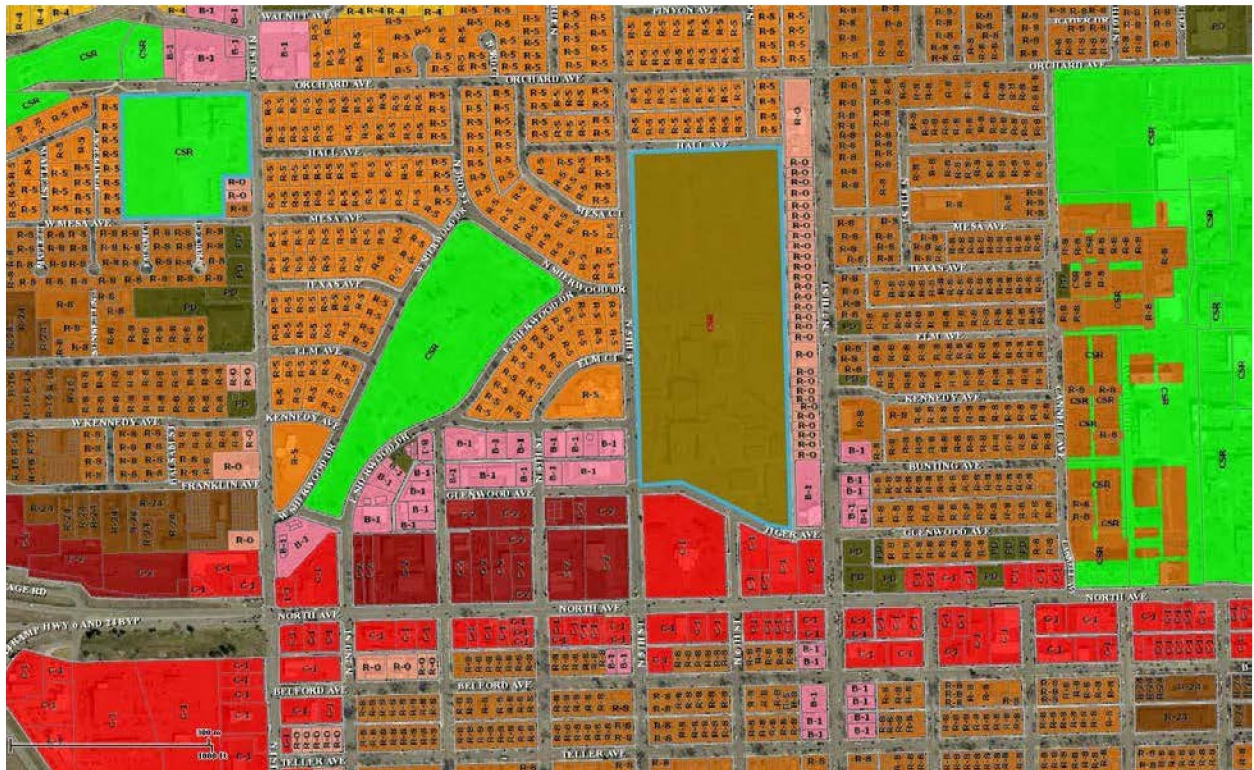
West Middle School Map

BACKGROUND INFORMATION			
Location:		2220 N 7 th Street	
Applicant:		City of Grand Junction	
Existing Land Use:		Tope Elementary	
Proposed Land Use:		No change	
Surrounding Land Use:	North	Offices and Vacant Land	
	South	Single-Family Residences	
	East	Single-Family Residence and Assisted Living	
	West	Offices	
Existing Zoning:		CSR (Community Service and Recreation)	
Proposed Zoning:		R-8 (Residential – 8 units per acre)	
Surrounding Zoning:	North	R-16 (Residential-16 DU/AC) and B-1 (Neighborhood Business)	
	South	R-8 (residential-8 DU/AC)	
	East	R-8 (residential-8 DU/AC) and R-16 (Residential-16 DU/AC)	
	West	B-1 (Neighborhood Business)	
Future Land Use Designation:		Residential Medium High (8-16 DU/AC)	
Zoning within density range?		X	Yes
			No



Tope Elementary School Map

BACKGROUND INFORMATION			
Location:		1400 N 5 th Street	
Applicant:		City of Grand Junction	
Existing Land Use:		Grand Junction High School	
Proposed Land Use:		No change	
Surrounding Land Use:	North	Single-Family Residential	
	South	Offices, Retail, Professional Services	
	East	Single-Family Residential and Professional Services	
	West	Church, Single-Family Residences	
Existing Zoning:		CSR (Community Service and Recreation)	
Proposed Zoning:		R-5 (Residential – 5 units per acre)	
Surrounding Zoning:	North	R-5 (Residential – 5 units per acre)	
	South	C-1 (Light Commercial)	
	East	R-O (Residential-Office)	
	West	R-5 (Residential – 5 units per acre)	
Future Land Use Designation:		Residential Medium High (8 – 16 DU/AC)	
Zoning within density range?		X	Yes
			No



Grand Junction High School Map

BACKGROUND INFORMATION			
Location:		1800 Orchard Avenue	
Applicant:		City of Grand Junction	
Existing Land Use:		Orchard Avenue Elementary	
Proposed Land Use:		No change	
Surrounding Land Use:	North	Multi-Family Residential	
	South	Single-Family Residential	
	East	Single-Family Residential	
	West	Single-Family Residential	
Existing Zoning:		CSR (Community Service and Recreation)	
Proposed Zoning:		R-8 (Residential – 8 units per acre)	
Surrounding Zoning:	North	R-24 (Residential – 24 DU/AC)	
	South	R-8 (Residential - 8 DU/AC)	
	East	R-8 (Residential - 8 DU/AC)	
	West	R-8 (Residential - 8 DU/AC)	
Future Land Use Designation:		Residential Medium High (8-16 DU/AC)	
Zoning within density range?		X	Yes
			No



Orchard Avenue Elementary School Map

BACKGROUND INFORMATION			
Location:		600 N 14 th Street	
Applicant:		City of Grand Junction	
Existing Land Use:		Lincoln Park Elementary	
Proposed Land Use:		No change	
Surrounding Land Use:	North	Lincoln Park	
	South	Single-Family Residential	
	East	Single-Family Residential	
	West	Single-Family Residential	
Existing Zoning:		CSR (Community Service and Recreation)	
Proposed Zoning:		R-8 (Residential – 8 units per acre)	
Surrounding Zoning:	North	CSR (Community Service and Recreation)	
	South	R-8 (Residential – 8 units per acre)	
	East	R-8 (Residential – 8 units per acre)	
	West	R-5 (Residential – 5 DU/AC)	
Future Land Use Designation:		Residential Medium (4-8 DU/AC)	
Zoning within density range?		X	Yes
			No



Lincoln Park Elementary School Map

BACKGROUND INFORMATION			
Location:		830 Gunnison Avenue / 950 Chipeta Avenue	
Applicant:		City of Grand Junction	
Existing Land Use:		East Middle School & Chipeta Elementary	
Proposed Land Use:		No change	
Surrounding Land Use:	North	Single-Family Residential	
	South	Single-Family Residential	
	East	CSR (Community Service and Recreation)	
	West	Single-Family Residential	
Existing Zoning:		CSR (Community Service and Recreation)	
Proposed Zoning:		R-8 (Residential – 8 units per acre)	
Surrounding Zoning:	North	R-8 (Residential – 8 units per acre)	
	South	R-8 (Residential – 8 units per acre)	
	East	CSR (Community Service and Recreation)	
	West	R-8 (Residential – 8 units per acre)	
Future Land Use Designation:		Residential Medium (4-8 DU/AC)	
Zoning within density range?		X	Yes
			No



East Middle School Map

and

Chipeta Elementary School Map

BACKGROUND INFORMATION				
Location:		410 Hill Avenue		
Applicant:		City of Grand Junction		
Existing Land Use:		Administration Annex Building		
Proposed Land Use:		No change		
Surrounding Land Use:	North	Single-Family Residential		
	South	Hawthorne Park		
	East	Single-Family Residential		
	West	Single-Family Residential		
Existing Zoning:		CSR (Community Service and Recreation)		
Proposed Zoning:		R-8 (Residential – 8 units per acre)		
Surrounding Zoning:	North	R-8 (Residential – 8 units per acre)		
	South	CSR (Community Service and Recreation)		
	East	R-8 (Residential – 8 units per acre)		
	West	R-8 (Residential – 8 units per acre)		
Future Land Use Designation:		Residential Medium (4 – 8 DU/AC)		
Zoning within density range?		X	Yes	No



Administration Annex Building

BACKGROUND INFORMATION			
Location:		310 N 7 th Street	
Applicant:		City of Grand Junction	
Existing Land Use:		R-5 High School (7th Street Historic District)	
Proposed Land Use:		No change	
Surrounding Land Use:	North	Church and Multi-Family Residential	
	South	Professional Services and Single-Family Residences	
	East	Professional Services and Multi-Family	
	West	Retail and Professional Services	
Existing Zoning:		CSR (Community Service and Recreation)	
Proposed Zoning:		B-2 (Downtown Business)	
Surrounding Zoning:	North	R-O (Residential Office) and PD (planned Development)	
	South	B-2 (Downtown Business)	
	East	R-O (Residential Office)	
	West	B-2 (Downtown Business)	
Future Land Use Designation:		Downtown Mixed Use	
Zoning within density range?		X	Yes
			No



R-5 High School Map

BACKGROUND INFORMATION				
Location:		930 Ute Avenue		
Applicant:		City of Grand Junction		
Existing Land Use:		Emerson School		
Proposed Land Use:		No change		
Surrounding Land Use:	North	Single-Family Attached and Detached		
	South	Emerson Park		
	East	Single-Family Residence		
	West	Retail		
Existing Zoning:		CSR (Community Service and Recreation)		
Proposed Zoning:		C-1 (Light Commercial)		
Surrounding Zoning:	North	R-O (Residential Office)		
	South	CSR (Community Service and Recreation)		
	East	C-1 (Light Commercial)		
	West	C-1 (Light Commercial)		
Future Land Use Designation:		Downtown Mixed Use		
Zoning within density range?		X	Yes	No



Emerson School Map

BACKGROUND INFORMATION			
Location:		552 W Main Street (2 parcels)	
Applicant:		City of Grand Junction	
Existing Land Use:		Riverside Elementary	
Proposed Land Use:		No change	
Surrounding Land Use:	North	Broadway (Highway 340)	
	South	Single-Family Residential	
	East	Single-Family Residential	
	West	Parking Lot	
Existing Zoning:		CSR (Community Service and Recreation)	
Proposed Zoning:		R-8 (Residential – 8 units per acre)	
Surrounding Zoning:	North	I-1 (Light Commercial)	
	South	R-8 (Residential – 8 units per acre)	
	East	R-8 (Residential – 8 units per acre)	
	West	CSR (Community Service and Recreation)	
Future Land Use Designation:		Residential Medium (4-8 DU/AC)	
Zoning within density range?		X	Yes
			No



Riverside Elementary School

BACKGROUND INFORMATION			
Location:		2660 UnawEEP Avenue	
Applicant:		City of Grand Junction	
Existing Land Use:		Columbus Elementary	
Proposed Land Use:		No change	
Surrounding Land Use:	North	Single-Family and Multi-Family Residential	
	South	Single-Family Residential	
	East	Single-Family Residential	
	West	Single-Family Residential	
Existing Zoning:		CSR (Community Service and Recreation)	
Proposed Zoning:		R-8 (Residential – 8 units per acre)	
Surrounding Zoning:	North	R-8 (Residential – 8 units per acre)	
	South	R-8 (Residential – 8 units per acre)	
	East	R-8 (Residential – 8 units per acre)	
	West	R-8 (Residential – 8 units per acre)	
Future Land Use Designation:		Residential Medium (4-8 DU/AC)	
Zoning within density range?		X	Yes
			No



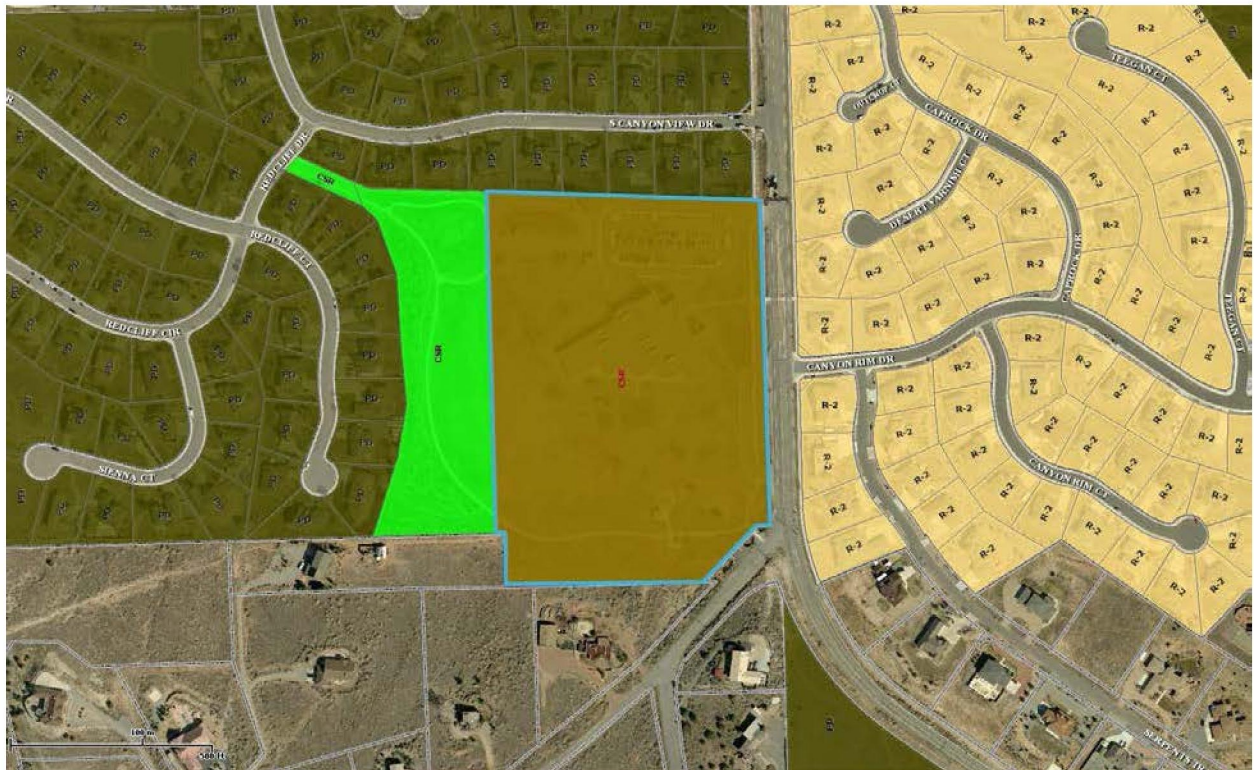
Columbus Elementary School Map

BACKGROUND INFORMATION					
Location:		2736 UnawEEP Avenue			
Applicant:		City of Grand Junction			
Existing Land Use:		Orchard Mesa Middle School			
Proposed Land Use:		No change			
Surrounding Land Use:	North	Eagle Rim Park			
	South	Single-Family Residential			
	East	Single-Family Residential			
	West	Single-Family Residential			
Existing Zoning:		CSR (Community Service and Recreation)			
Proposed Zoning:		R-8 (Residential – 8 units per acre)			
Surrounding Zoning:	North	CSR (Community Service and Recreation)			
	South	R-8 (Residential – 8 units per acre)			
	East	R-8 (Residential – 8 units per acre)			
	West	R-8 (Residential – 8 units per acre)			
Future Land Use Designation:		Residential Medium (4 – 8 DU/AC)			
Zoning within density range?		X	Yes		No



Orchard Mesa Middle School Map

BACKGROUND INFORMATION			
Location:		351 S Camp Road	
Applicant:		City of Grand Junction	
Existing Land Use:		Wingate Elementary School	
Proposed Land Use:		No change	
Surrounding Land Use:	North	Single-Family Residential	
	South	Large Lot Residential	
	East	Single-Family Residential	
	West	Park	
Existing Zoning:		CSR (Community Service and Recreation)	
Proposed Zoning:		R-2 (Residential – 2 units per acre)	
Surrounding Zoning:	North	PD (planned Development)	
	South	County RSF-4 (Residential Single-Family 4 du/ac)	
	East	R-2 (Residential – 2 units per acre)	
	West	CSR (Community Service and Recreation)	
Future Land Use Designation:		Residential Low (.5 – 2 DU/AC)	
Zoning within density range?		X	Yes



Wingate Elementary School Map

BACKGROUND INFORMATION			
Location:		2967 B Road	
Applicant:		City of Grand Junction	
Existing Land Use:		Mesa View Elementary School	
Proposed Land Use:		No change	
Surrounding Land Use:	North	Single-Family Residential	
	South	Vacant Land	
	East	Large Lot Residential	
	West	Large Lot Residential	
Existing Zoning:		CSR (Community Service and Recreation)	
Proposed Zoning:		R-4 (Residential – 4 units per acre)	
Surrounding Zoning:	North	R-4 (Residential – 4 units per acre)	
	South	R-4 (Residential – 4 units per acre)	
	East	R-4 (Residential – 4 units per acre)	
	West	County RSF-R (Residential Single-Family – Rural)	
Future Land Use Designation:		Residential Medium (4 – 8 DU/AC)	
Zoning within density range?		X	Yes
			No



Mesa View Elementary School Map