



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

TUESDAY, FEBRUARY 9, 2010, 6:00 P.M.

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 January 12, 2010 Joint Mesa County and Grand Junction Planning Commission Hearing.

2. **Park Mesa Subdivision – Preliminary Subdivision Plan** [Attach 2](#)

Request approval of the Preliminary Subdivision Plan to develop 8 residential lots and 3 tracts of land on 12.1 acres in an existing R-1 (Residential - 1 du/ac) zone district.

FILE #: PFP-2008-065
PETITIONER: Ken Scissors
LOCATION: Little Park Road and Rosevale Road
STAFF: Scott Peterson

3. **Rimrock Landing Apartment Community – Rezone** [Attach 3](#)

Request a recommendation of approval to City Council to rezone 14.6 +/- acres from R-12 (Residential 12 du/ac) to R-24 (Residential 24 du/ac) zone district.

FILE #: GPA-2009-232
PETITIONER: Kim and Lynn Rindlisbacher – Scenic Development, Inc.
LOCATION: 665, 667 24 1/2 Road
STAFF: Scott Peterson

***** 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.

NO HEARING ITEMS

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

**Attach 1
Minutes of Previous Minutes**

**MESA COUNTY AND GRAND JUNCTION PLANNING COMMISSION
JOINT MEETING
JANUARY 12, 2010 MINUTES
6:00 p.m. to 8:37 p.m.**

The Mesa County and Grand Junction Planning Commission Joint Meeting was called to order at 6:00 p.m. by Grand Junction Chairman Pro-Tem Ebe Eslami. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Ebe Eslami (Chairman Pro-Tem), Reginald Wall, Lynn Pavelka-Zarkesh, Patrick Carlow, Richard Schoenrad, Mark Abbott and Rob Burnett.

In attendance, representing the County Planning Commission, were John Justman (Chairman), Mark Bonella (Vice-Chairman), Christi Flynn, Sam Susuras, Joe Moreng, Pat Bittle and Phillip Jones.

In attendance, representing the City Public Works and Planning Department – Planning Division, were Lisa Cox (Planning Manager), Greg Moberg (Planning Services Supervisor), Brian Rusche (Senior Planner) and Dave Thornton (Principal Planner). Representing Mesa County was Keith Fife (Long Range Planning Division Director).

Also present was Jamie Beard (Assistant City Attorney) and Kurt Larsen (Mesa County Planning and Economic Development Department Director).

Lynn Singer was present to record the minutes.

There were 42 interested citizens present during the course of the hearing.

ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

Chairman Pro-Tem Eslami announced that tonight's meeting was a joint meeting between the City of Grand Junction and the Mesa County Planning Commissions to consider taking action on the Grand Junction Comprehensive Plan. He explained that a presentation would be made by staff, followed by opportunity for the public to speak either in favor or in opposition to the plan, after which the public hearing would be closed for comment and the Planning Commissioners would proceed with their deliberation and decisions.

The Chairman further stated that there would be two separate votes whereby the City Planning Commission would vote to make a recommendation to the Grand Junction City Council regarding adoption of the Plan. The City Council is scheduled to hold a public hearing on the adoption of the Comprehensive Plan on February 17, 2010. The County Planning Commission would vote to approve the Plan as an amendment to the Mesa County Master Plan and adopt a resolution to adopt and certify the amendment to the

Mesa County Board of County Commissioners. The County Planning Commission would not adopt a resolution during this meeting; however, a resolution would be considered for approval by the Mesa County Planning Commission on February 25, 2010 after the Grand Junction City Council took final action on the Plan. After consideration of the Plan by both Planning Commissions, the joint business portion of the meeting would be concluded and the City Planning Commission would hold election of officers.

Consent Agenda

1. Minutes of Previous Meetings

Approve the minutes of the October 27 and December 8, 2009 Regular Meetings.

2. James Annexation – Zone of Annexation

Request a recommendation of approval to City Council to zone 1.29 acres from County B-2 to a City C-1 (Light Commercial) zone district.

FILE #: ANX-2009-241

PETITIONER: James Flynn – Fruitvale III, LLC

LOCATION: 514 30 Road

STAFF: Brian Rusche

MOTION: (Grand Junction Commissioner Abbott) “Mr. Chairman, I move that we approve the Consent Agenda as stated.”

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

Public Hearing

3. Comprehensive Plan

The Mesa County Planning Commission will consider adoption of the Grand Junction Comprehensive Plan. The Grand Junction City Planning Commission will consider a recommendation for the adoption of the Grand Junction Comprehensive Plan to the Grand Junction City Council.

FILE #: 2009-0294-MP1 and PLN-2009-219

PETITIONER: Mesa County and City of Grand Junction

LOCATION: County and City wide

STAFF: Keith Fife, Mesa County and Dave Thornton, City of Grand Junction

STAFF PRESENTATION

Mr. Dave Thornton, Principal Planner for the City of Grand Junction Public Works and Planning, made a PowerPoint presentation regarding the proposed Comprehensive Plan. He distributed several handouts which included a list of changes or corrections which he indicated would be part of the record and the Plan document, a revised ordinance to be reviewed by City Council, and copies of recently received letters from the public. Mr. Thornton stated that he along with Keith Fife, Mesa County Long Range Planning Division Director, would be making the presentation that evening.

Mr. Keith Fife, (Mesa County) Long Range Planning Division Director, stated that the City and County had jointly adopted the 1996 Growth Plan (City) and the Joint Urban Area Plan (Mesa County) as part of the County-wide Land Use Plan in 1996, a process that began in 1994. Since that time the Plan had been reviewed and updated. In 2007, the City and County began the Grand Junction planning process which takes a look at the next 25 years believing that the area would continue to grow and probably double in population and employment needs by the year 2035. This was based on the historic growth trend over the past 50 years. Mr. Fife said that the public support for the plan was evident throughout the planning process and participants wanted the ability to see this community continue to grow while maintaining their quality of life here. Higher densities, mixed uses, more concentrated land uses with walkable areas in growth centers scattered throughout the valley were envisioned. He added that this planning process kept intact the most recently adopted plans that were in the planning area which were identified as the Clifton Fruitvale Community Plan and the Whitewater Community Plan which are both unincorporated areas.

Mr. Fife stated that there had been over 300 meetings or workshops held with regard to the Comprehensive Plan. The adoption of the Comprehensive Plan would replace the existing Grand Junction Growth Plan and the Mesa County Joint Urban Area Plan as well as sunset some older plans such as the Orchard Mesa Neighborhood Plan and the North Central Valley Plan. Other neighborhood plans within the planning area would continue to be in effect such as the Redlands, Pear Park, Clifton-Fruitvale and Whitewater and H Road Northwest Plans; however, if there were any inconsistencies between the Comprehensive Plan and those neighborhood plans, the Comprehensive Plan would prevail as the most current plan.

The Grand Junction City Council created the following vision statement for the Comprehensive Plan: To become the most livable community west of the Rockies. Some of the attributes to achieve livability included things such as being a fiscally sustainable area, the retention of regional center status, medical regional services, and a healthy lifestyle.

Mr. Fife then discussed the Guiding Principles which reflected the Plan's vision. The goals described the broad desired results of the Plan which would be achieved through public policies and programs so implementation would be an ongoing effort. Highlights of the goals include:

- The implementation of the Comprehensive Plan
- Maintaining the community separators between the communities
- Support ordered and balanced growth throughout the community
- Continuing development of the downtown area
- A broader mix of housing types for all income levels and all age groups
- Preservation of existing buildings and the appropriate re-use of those buildings
- Provide buffers for adjacent uses with different densities or unit types
- Enhancement of the visual appeal of the community
- A well-balanced transportation system which protects natural resources
- Continuing the regional neighborhood and community park programs

- Protection of open space corridors for recreation
- Transportation and environmental purposes
- Place a priority on public facilities and services in the capital improvement programming
- Continue to be a regional provider of goods and services

Mr. Thornton added that the Comprehensive Plan would be implemented through service delivery programs and through public and private land use development and service decisions. City residential zoning decisions would be guided by the blended residential land use categories map. Mr. Thornton said that the blended map was split into three categories of Residential Low (Rural - 5 units per acre density), Residential Medium (4 - 16 units per acre) and a Residential High (greater than 16 units per acre). The concept was such that through the use of blending the various densities within those ranges and using techniques through the zoning and development code, compatibility could be achieved between different housing types within the various areas of the community. Plans need to be implemented consistently over time, however, they need to be able to change as the community changes. Therefore, plan reviews should be undertaken every 3 to 5 years.

Mr. Thornton said that when deciding changes to the Plan, the City had jurisdiction inside the Persigo 201 boundary. The County may, if deemed appropriate, comment on the change prior to adoption. When deciding changes to the Plan outside of the Persigo 201 boundary, the County would have jurisdiction and likewise the City may, if deemed appropriate, comment on a change prior to adoption by the County. He went on to say that there were two ways to amend the Plan – Administrative Changes and Plan Amendments. The Public Works and Planning Director had the authority to make Administrative Changes, such as minor additions or clarifications to the Plan and policies, or to correct errors or grammar. Plan amendments will require review by the Planning Commission with a recommendation to City Council who is the final decision maker.

A Plan amendment would occur prior to a development application for a land use action such as a rezone or a subdivision. A Plan amendment could be requested by a citizen, property owner, City or County official, or City or County staff. According to Mr. Thornton, the City may amend the Comprehensive Plan if the proposed changes were consistent with the goals and policies and at least one of the five approval criteria were met. Mr. Thornton concluded that he believed that the Grand Junction Comprehensive Plan was consistent with the purpose and intent of the Growth Plan, the County-wide Land Use Plan and the Persigo Agreement, and that the review criteria in the land use codes had all been met.

PUBLIC COMMENT

For:

Jeffery Fleming, 2992 North Avenue, stated that he was a professional planner and wanted to speak in favor of the Comprehensive Plan. He thanked the staff for all of the work put into this. He reiterated the goal of the plan – to become the most livable community west of the Rockies. He said that as the area grew, certain burdens were put on the community which may be perceived as negative.

He said that right now the average home had a greater need for a bigger garage than it did for more bedrooms because the family size was shrinking. He added that low density sprawl took an enormous toll on the natural resources of air, water and land. Low density also increased congestion by making the drive further to get to basic necessities and increased risks to children by making them walk further to school and increased infrastructure cost by requiring more water lines, more sewer lines, utilities, streets, and more maintenance.

Taxes and housing costs would also be increased by low density. Mr. Fleming said that the food supply was weakened by putting pressure on farms to be developed and by taking their water supply. Low density created urban sprawl putting pressure on open spaces rather than keeping the city in the city. Low density suburban living was not a sustainable plan according to Mr. Fleming. The comprehensive plan addressed all of those issues in a positive way. By increasing density as proposed homes would be more affordable by having smaller parcels of land. He concluded by stating that he fully supported it and again thanked staff for all the work put into it.

Dan Graham, 3245 Applewood Street, a volunteer board member of the Mesa Land Trust, spoke in reference to the goal pertaining to the community separator program. He spoke on behalf of the Land Trust and stated that they felt that the Planning Commission had done a good job of taking that separator into account and wholeheartedly supported it. He went on to say that the Land Trust had been a cooperator with the City and the County by way of preservation of approximately 58,000 acres of land in Mesa County for the preservation of wildlife habitat, open space and agriculture. This goal was something that really needed to be pursued and fully realized. Additionally, the two separator programs of Palisade and Fruita were mainly being preserved by conservation easements that were donated and purchased through the Land Trust. He said that while working on a lot of plans the hardest part about plans was trying to get them put into effect. He said that they supported the plan and would like to do anything they could to see that the goals were achieved.

Roland Cole, 659 Grandview Drive, said that as a former member of the City Planning Commission and former chairman, he had been involved in this process from the beginning. He encouraged the Commissioners to pass this onto City Council with a favorable recommendation as it would be good. He said that this was probably the most important document that the Commissions would have to act on during their tenure on the Planning Commissions because it set out the direction for this community for the next 25 or so years. The Commissions had the responsibility of following that, of using it for their guide to be able to plan this community and develop this community in an orderly manner. There had been a lot of efforts, a lot of time, a lot of work, and a lot of scrutiny to get this plan where it ought to be as it was now. He added that a city that was progressive had a good comprehensive plan and urged the Commissions to pass this plan, to recommend it to City Council and believed it was a good plan for the community.

Chairman Pro-tem Eslami stated that the community owed Mr. Cole a lot of debt because of his years of service.

George Callison, 2247 Codels Canyon Drive, stated that he had business interests in the City and also was a board member of the Mesa Land Trust. He spoke in favor of the Comprehensive Plan. He added that this plan was a thoughtful and balanced approach. He specifically addressed the goal of maintaining buffers between communities with agricultural lands mainly through the use of conservation easements that were monitored and maintained by the Mesa Land Trust. He urged the Commissioners to support this plan.

Dick Pennington, 780 23-7/10 Road, Grand Junction, said that he was for the Comprehensive Plan but thought that in the northwest area, the Appleton Plan, that there should be some adjustments there. He disagreed with the proposed density in that particular area. He said that approximately four years ago he was denied for 1 to 2 units per acre and now 4 to 8, 8 to 16 and 16 to 24 units were being proposed. He added that even though all of the utilities were there he had been turned down. He thought that the density in that particular area needed to be lowered considerably. He hoped that the Planning Commissioners would think about the heavy density.

Penny Heuscher, 330 Mountain View Court, stated that she appreciated the advanced planning efforts made by the City. She said that one way the town could be made more sustainable was by reducing the need to drive a long way for services. She noticed that there were more industrial sites located on the plan which she felt was encouraging. Ms. Heuscher also stated that placing Industrial zoning on the river bank was antiquated and conflicted with goals regarding transitioning and enhancement of visual appeal. She next pointed out that the City Planning Commission received testimony on the industrial zoning along the river bank and reiterated that if industrial zoning was put in the flood plain and along the river bank then more dykes would be needed. She noted that the area had a higher and better purpose and in reality should be incorporated into park land with wetland preserve.

Steven Kesler, 2329 Meridian Court, Grand Junction, acknowledged that this plan had been going on for more than two years and had been put together by a whole lot of people from all sides involved in the community. He said that he was extremely pleased to be a part of this. He said that he could not imagine a plan that would make everyone happy as there were too many diverging views. He said that everyone needed to be willing and able to plan for growth. Mr. Kesler reminded the Commissions that there had been an enormous amount of work that had gone into the plan and appreciated the Commissions' understanding of the variables that had gone into it.

Bennett Boeschstein, a professional planner, thanked the Commissions for the Comprehensive Plan and commended both Planning Commissions as well as the City Council and Board of County Commissioners. He reinforced the idea of village centers as he believed they were great concepts as mixed use areas, close to residential areas and were great sustainable areas. Next he discussed neighborhood centers which he believed reduced the need for long-term, long automobile trips, provided services close to where people lived and worked. He did not believe that the trail master plan, the Regional Transportation Plan, needed to be redone. Mr. Boeschstein wanted to see the implementation of the green waterfront concept along the Colorado and Gunnison Rivers. He identified appropriate uses within the green waterfront concept as trails,

parks, open space and wildlife sanctuaries and should not include industrial uses and only those commercial uses which enhanced the riverfront as places where people could enjoy the river such as riverfront restaurants, cafés, and museums, among others. He next addressed the South Downtown Plan zoning which encouraged live-work environments and would appreciate having more population to help support the Botanical Gardens and use of the riverfront parks. He also discussed implementation tools regarding the support for agriculture, conservation easement programs, and continued support of cooperative planning areas and transfer of development rights. He would also like the inclusion of recognition of historic neighborhoods. Lastly he pointed out that in the plan there was a map he identified as being Figure 78 on page 91 which depicted an incorrect placement of a line.

Janice Shepherd, 2310 Cyprus Court, applauded the high density idea. She was concerned about the ease of rezoning because of adjacent parcels because of the domino effect that it could have. She thought a more thorough review on any rezoning needed to be done. She addressed the bicycle paths and how difficult it was to ride a bike east-west in the City and would like to have a more concrete vision of the paths. She also thought the plan needed to take into account aggressive ATVers who needed to be fenced out of any green space within the City and the surrounding communities. Lastly, she said that she would like to see a long-range plan where a broader green belt would be developed and reiterated that it was important that the flood plain stay green.

Dave Cale, 2692 Continental Drive, thanked the Planning Commissions for all of their work and having a vision. He also spoke with regard to the riverfront and hoped that they would reconsider the industrial zoned plat on the riverfront. He pleaded that they consider taking off the industrial zoning off the riverfront.

Janet Magoon, 2752 Cheyenne Drive, read a letter she had submitted. She said that the proposed future land use map still designated an aberrant and isolated parcel of industrial zoning amidst the parks and riparian habitat along the river. She said that it did not make any sense. She stated that she believed the purpose of zoning was adopted and enacted to segregate uses that were thought to be incompatible and should be used to prevent new development from conflicting with neighboring uses and to preserve the character of the community. She said that you could not have high intensity next to parks and pointed out the goals that the subject parcel conflicted with such as transitioning and enhanced visual appeal, protection of air, water and natural resources and protection of parks.

(Mesa County) Vice-Chairman Bonella reiterated that they had asked the public not to repeat testimony.

Mac Cunningham stated that the Planning Commissions would in fact be the deciders of land use and the devil was in the details. He referenced the Persigo Agreement which was great in intent but not adhered to. He said that both of the boards had an opportunity to make a clear statement to the City Council and County Commissioners relative to areas of concern. His specific concern was that the map was a guidance document. Specifically, that the existing zoning on which many property owners in this valley acquired property or had owned property under the current language have no assurance that their density would be respected. There was a great probability in some areas of the

city that down zoning would occur. He further stated that the future needed to be planned for and assurances should be provided to existing property owners that their rights as established would be protected. Mr. Cunningham requested that whatever the final adoption was that there be strong wording that there would be no down zoning to occur within this plan.

Bob Engelke, 2111 Yellowstone Road, stated that he had many objections to parts of the plan but it was better than where we were and hoped that the Commissions would go forward with it.

Terry Lorentzen, 2910 El Toro Road, spoke in favor of the plan. He said that it was important to see some increased density because there was a demand for housing with increased density. Some of the benefits of increased density included allowing infrastructure to be used to its full capacity. He encouraged the commissions to adopt the proposals and believed that being able to use adjacent property made good common sense that would allow a change in the zoning. This would be a method to get that done in some sort of expeditious way.

Against:

Steve Voytilla, 2099 Desert Hill Road, said that some consideration needed to be given to the people who have lived here their entire lives. He disagreed with some of the comments made regarding foreclosure rates and stated that there were more foreclosures in the \$200,000 to \$300,000 price range. He said that he did not see a need for the Blended map.

A brief recess was taken from 7:46 to 7:53.

QUESTIONS

(Grand Junction) Commissioner Abbott asked for an explanation of the process regarding a property currently zoned Rural and then discovering their neighbor would be putting five homes on the acre next door and also raised the issue of the appeal process. Mr. Thornton said that currently in order to determine whether a rezone was appropriate, one would have to first go through a Growth Plan amendment, work through the public process, have a neighborhood meeting, and talk strictly regarding the Growth Plan. Then, if successful, the applicant would come back to request a rezone and again have to go back to the public. As proposed, one could request a rezone using the Blended map if the rezone request fell within an appropriate density range. It would still, however, be considered in a public hearing and have to meet all of the goals and policies of the Comprehensive Plan and the vision of the community. He stated that they were looking at ways to create more housing and different types of housing for all of the various life stages.

(Grand Junction) Commissioner Abbott asked who would be in charge of approving the change. Mr. Thornton said that there would be a recommendation by the Planning Commission and then it would go on to City Council.

(Mesa County) Vice-Chairman Bonella asked about people on the opposite end with County RSF-4 zoning as an example within a blended area and would the City look more

favorably at that? He stated that he was worried that it would become too politicized. Mr. Thornton said that, as stated on the proposed Blended map, generally future development should be at a density equal to or greater than the allowed density of the applicable County zone district. However this was not guaranteed. There may be land use issues such as topography that physically constrained development that would suggest a lower density might be more appropriate than what the Mesa County zoning would permit.

(Mesa County) Vice-Chairman Bonella raised a question regarding the criteria and stated that he did not see anything where it showed that only one of the criteria needed to be met. Mr. Thornton said that it was addressed with the “and/or” language after each criterion. Vice-Chairman Bonella said that he would like to see that it said one of the following must be met as he read this as all five criteria had to be met. (Grand Junction) Commissioner Wall agreed that it should be more specific.

Jamie Beard, Assistant City Attorney, addressed the Commissioners concern by stating that as long as the word “or” was in the language that legally she was comfortable that it could be one, or more, criteria. She said that the language could be changed for clarification, however, technically the current language did address the stated concern.

DISCUSSION

(Mesa County) Chairman Justman said that he had been asked to enter into the record a petition that was given to the City of Fruita which contained approximately 500 signatures. It pertained to having the City of Fruita remove their POST (Parks, Open Space and Trails) plan of its proposed trails outside incorporated City limits which included trails along ditch banks, canals, drainages, washes and any other private or public right-of-way. He said that the signatories to that petition were opposed to that and entered the petition into the record.

(Mesa County) Chairman Justman agreed that density should be at a density equal to or greater than the allowed density of the applicable County zoning district. He would like to have that language part of the record.

(Mesa County) Commissioner Susuras said that he had been involved with the Comprehensive Plan since Day 1 and stated that it was a good plan that would be good for the City. He complimented both City and County staff and everyone involved in putting the Plan together. He thought that it was well done. He mentioned a statement that the Comprehensive Plan was and must be flexible and that transitions must be accommodated – gradually moving from where we were today to where we want to be. He also mentioned that the Plan stated that Plan reviews would be done every 3 to 5 years but may be considered more or less often as necessary to reflect changes in community goals and needs. He further stated that Mesa County considered the Comprehensive Plan an advisory document to the County and future development should be at a density equal to or greater than the allowed density of the applicable County zoning district. He believed that statement was very general. He said that he would vote for it and thought it was a great plan.

(Mesa County) Vice-Chairman Bonella said that he was 4th generation resident and Mesa County was pretty unique. He said that he was all for the riverfront and believed that with the right plan and right design, everyone could get along. He said that his biggest concern was that if you pick on one piece of industrial, what would be next. He added that it's part of the community and created jobs, and part of what makes a community a complete community. He thought that it was a good plan overall.

(Mesa County) Chairman Justman agreed with Vice-Chairman Bonella.

(Grand Junction) Commissioner Wall concurred. He said that he liked the Plan because it was flexible, the market would help determine how the City would grow, and it helped the planning process become more transparent and would save people money.

(Grand Junction) Commissioner Abbott said that he too would support the Plan. The decisions made would not be set in stone and would not be solely decided by staff. He thought it was a good plan that should be supported.

(Mesa County) Commissioner Bittle stated that she was also in support of the Plan. She liked that amendments could be initiated by property owners, City or County officials or staff.

(Grand Junction) Commissioner Pavelka-Zarkesh reminded everyone that this plan worked well for both the city and county which was a great undertaking. It built a lot of efficiencies with the types of housing, consolidating, services, and infrastructure.

(Mesa County) Commissioner Jones stated that he did not think it appropriate that property owners could lose their rights based on what their current zoning was. With respect to industrial, he understood the concerns regarding the riverfront.

(Mesa County) Commissioner Moreng thought the Plan was a wonderful vision for the future by addressing a lot of the needs especially regarding housing, recreation, transportation and commended the people who worked on it. He concluded that he was in favor of it.

(Mesa County) Commissioner Flynn said that she was in favor of it and agreed with previous comments. She said that she understood the need to save the farm ground but thought it was a good plan and was in favor of it.

(Grand Junction) Commissioner Eslami said that he was also in favor of this Plan as it was flexible.

MOTION: (Commissioner Abbott) "Mr. Chairman, on item PLN-2009-219, Grand Junction Comprehensive Plan, I propose that we forward to the City Council our recommendation of approval."

(Mesa County) Chairman Justman reminded everyone that the Mesa County Planning Commission was just voting on it tonight, and if passed, a resolution would not be signed until after City Council's final approval. (Mesa County) Vice-Chairman Bonella asked if

City Council changed the Plan would it then come back to Planning Commission for re-approval? Keith Fife said that it was being approved as is; however, if the City and County don't agree, then there could be two plans which he considered to be highly unlikely.

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

MOTION: (Commissioner Susuras) "Mr. Chairman, on item 2009-0294-MP1, Grand Junction Comprehensive Plan, I propose that we adopt the Grand Junction Comprehensive Plan as an amendment to the Master Plan and adopt a resolution, Number MCPC-2010-01, adopting and certifying the amendment to the Mesa County Board of County Commissioners in accordance with section 30-28-108 of the Colorado Revised Statutes and is also with the appropriate additional corrections as outlined by the staff, as modified."

Commissioner Moreng seconded the motion with the amendment that the resolution would not be adopted tonight. A vote was called and the motion passed unanimously by a vote of 7-0.

Upon motion by Vice-Chairman Bonella and second by Commissioner Flynn, the joint public hearing was adjourned.

A short recess was taken.

The Planning Commission hearing was called to order by Chairman Pro-Tem Eslami.

General Discussion/Other Business

Election of Officers:

Commissioner Carlow nominated Commissioner Pavelka-Zarkesh as Vice-Chairman of the Planning Commission. Commissioner Abbott seconded the nomination.

Commissioner Schoenradt nominated Commissioner Abbott as Vice-Chairman. A vote was called and Commissioner Pavelka-Zarkesh was elected Vice-Chairman with 5 votes.

Commissioner Carlow nominated Commissioner Wall to serve as Chairman of the Planning Commission. Commissioner Schoenradt seconded the nomination. A vote was called and Commissioner Wall was elected Chairman (7-0).

With no objection and no further business, the public hearing was adjourned at 8:37 p.m.

**Attach 2
Park Mesa Subdivision**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: February 9, 2010
STAFF PRESENTATION: Scott D. Peterson

AGENDA TOPIC: Park Mesa Subdivision – PFP-2008-065

ACTION REQUESTED: Approval of the Preliminary Subdivision Plan.

BACKGROUND INFORMATION					
Location:		Little Park Road and S. Redlands/Rosevale Road			
Applicant:		Kenneth Scissors, Owner			
Existing Land Use:		Vacant land			
Proposed Land Use:		Eight (8) lot residential subdivision			
Surrounding Land Use:	North	Single-family residential			
	South	Single-family residential			
	East	Vacant land and Single-family residential			
	West	Vacant land and Single-family residential			
Existing Zoning:		R-1 (Residential – 1 unit/acre)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	R-E Residential – Estate and County RSF-4 (Residential Single-Family – 4 du/ac)			
	South	County RSF-4 (Residential Single-Family – 4 du/ac)			
	East	County RSF-E (Residential Single Family – Estate) and County RSF-4 (Residential Single-Family – 4 du/ac)			
	West	County RSF-4 (Residential Single-Family – 4 du/ac)			
Growth Plan Designation:		Residential Low (1/2 – 2 du/ac)			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: A request for Preliminary Subdivision Plan approval for eight (8) single-family detached lots and three (3) tracts of land to be developed in one (1) phase on 12.1 acres in a R-1 (Residential – 1 du/ac) Zone District. The applicant is also requesting relief from the Planning Commission regarding the installation of a landscaping buffer adjacent to a Minor Collector Road (Little Park Road) and also to allow for a single-family building site that would be over 150' from a public street.

RECOMMENDATION: Approval of the proposed Preliminary Subdivision Plan – PP-2008-065, finding the request to be consistent with the Growth Plan and Section 2.8 B. 2. of the Zoning and Development Code.

ANALYSIS:

1. Background:

The proposed Park Mesa Subdivision, an eight (8) lot residential subdivision, is located at the intersection of Little Park Road and S. Redlands/Rosevale Road in the Redlands. The property is currently vacant. In 2008 the City Council approved the Growth Plan Amendment, Annexation and Zoning applications respectfully for the property's current designations.

Hillside Development Standards: This property is 12.1 acres in size and has varying contours and hillsides from 0 – 10% to over 30% slopes, therefore Hillside Development standards apply (Section 7.2 G. of the Zoning and Development Code - see attached Limits of Development). No building envelopes are proposed within the 30% slope areas per the standards of the Zoning and Development Code (Table 7.2 A.). The applicant is also requesting relief from these standards for a single-family building site that would be over 150' from a public street (Proposed Lot 8). The proposed building site would be over 436' +/- from Little Park Road. Project Manager and the City Fire Department are supportive of the request since the applicant is proposing a fire hydrant within 250' of all properties and an all-weather driving surface for the drive-way of either asphalt or concrete to Lot 8 from Little Park Road. These meet the requirements for fire department access of Chapter 5 of the International Fire Code 2006 and the TEDS Manual (Transportation Engineering Design Standards).

Density: The proposed density will be approximately 0.66 dwelling units per acre which complies with the density requirements of the Zoning and Development Code. The Growth Plan Future Land Use Map indicates this property to be Residential Low (1/2 – 2 du/ac) and the existing zoning designation for the property is R-1 (Residential – 1 du/ac).

Access: The proposed subdivision will take access from Little Park Road with no access permitted onto S. Redlands/Rosevale Road. A cul-de-sac (Park Mesa Court) will also be constructed off of Little Park Road to access five (5) lots. This cul-de-sac was approved under the Alternative Street Section of the TEDS Manual (only a sidewalk on the east side of the street is proposed). Five (5) lots do not necessitate sidewalk on both sides. Proposed right-of-way width for the cul-de-sac meets with City standards.

Cluster Development: The applicant is proposing to develop the proposed subdivision utilizing the cluster provisions. The Zoning and Development Code encourages cluster developments for the preservation of environmentally sensitive areas and open space and allows for the approval of lots that are smaller than otherwise allowed under the current zoning of R-1. The applicant is proposing over four (4) acres of open space (33% of the total acreage of the property - proposed Tract A) which, under the clustering provisions, would equate to a minimum lot size requirement of 0.50 acres (Section 6.7 D. 5. of the Zoning and Development Code). Minimum lot size standards for the R-1 zoning

district would normally be one (1) acre. The applicant is proposing to have lot sizes ranging in size from 0.51 to 2.31 acres for the subdivision. When utilizing cluster provisions, twenty percent (20%) of a subdivision devoted to open space is the minimum requirement, the applicant is proposing 33%.

Sanitary Sewer: There is presently no sanitary sewer service available to the property at this time. The southern lot line of this property is adjacent to the Urban Growth/Persigo Boundary. Present sewer lines/mains are over 2,000 feet from the property on S. Redlands/Rosevale Road. However, the applicant will be installing a dry sanitary sewer system to each lot in anticipation of future sewer connection. In August 2005, the applicant did receive a waiver from the Joint Persigo Board (County Commissioners and City Council) to not hook onto sewer immediately for the subdivision and that dry sewer lines are installed. Power of Attorney document will also be filed with the subdivision that commits the subdivision to connect to sewer when it becomes available. In the meantime, each individual property will be installing a private septic system upon development.

Landscape Buffering: Section 6.7 D. 5. j. indicates that the perimeter of a cluster development abutting a right of way shall be buffered. Buffering creates a transition between one land use and another to visually shield or block noise, lights or nuisances. However, the effect of buffering is already achieved by the design of the subdivision and natural topography and rural character of the area. The applicant is proposing a residential subdivision adjacent to a Minor Collector road (S. Redlands/Rosevale and Little Park Road). Per this section of the Code and Section 6.5 G., a 14' wide landscaping tract and either a fence or masonry wall shall be constructed up to a maximum height of 6'. This proposed tract of land would be dedicated to the HOA for ownership and maintenance. The applicant is requesting relief from this buffering requirement due to the proposed small development of the site, eight (8) lots on 12.1 acres in a semi-rural area. Currently there are no road-side landscaping buffers anywhere in the vicinity. The Project Manager agrees that a landscape buffer in this semi-rural, natural setting would not be of benefit to the public like it would be along a more heavily traveled and more densely populated area. Due to the design of the subdivision, topography and natural condition of the property with hillsides, rock bands and natural drainage paths, installing a landscaping buffer may require cutting into the hillside and re-routing natural drainage paths and defeat the purpose of creating a landscaping buffer with trees and shrubs since much of the property is already higher in elevation than Little Park Road. Due to these existing on-site conditions and reasons, I as Project Manager am supportive of the applicants request to not provide the required landscape buffer adjacent to Little Park Road and request that the Planning Commission approve this request.

If however, this request would be denied by the Planning Commission, the dedication of a new tract of land for the purposes of providing a landscaping buffer would also interfere with the required minimum lot size for the subdivision of 0.50 acres, which could possibly cause the applicant to downsize the number of lots proposed (see above Cluster Development).

Tracts: All of the proposed Tracts (A, B and C) will be deeded to the Park Mesa Subdivision Homeowner's Association for ownership and maintenance responsibilities. Proposed Tract C is the subdivision's stormwater detention pond and will be landscaped in accordance with Section 6.7 F. 9. of the Zoning and Development Code and will include native grass seed mix, trees and shrubs. Proposed Tract B is the shared driveway for Lots 4, 5 and 6 and Tract A is the four (4) acre open space that will include the dedication of a 20' wide public pedestrian easement for future connection to City owned property to the southwest.

Phasing: The applicant is proposing to develop this subdivision within one (1) phase.

2. Section 2.8 B. 2. of the Zoning and Development Code:

A Preliminary Subdivision Plan can only be approved when it is in compliance with the purpose portion of Section 2.8 and with all of the following criteria:

- a. The Growth Plan, Grand Valley Circulation Plan, Urban Trails Plan and other adopted plans.

The proposed residential subdivision meets the goals and policies of the Growth Plan, Grand Valley Circulation Plan, Urban Trails Plan and other adopted plans. A 20' Pedestrian Easement will be dedicated across proposed Tracts A and B for future ingress and egress to City owned open space property to the southwest.

- b. The Subdivision standards of Chapter Six.

The proposed residential subdivision meets the subdivision and cluster provision standards of Chapter Six per the determination by the Project Manager and the City Development Engineer. The only exception would be that the applicant is requesting relief from the Planning Commission regarding the Landscaping Buffering requirement adjacent to Little Park Road. Project Manager is supportive of the proposed request as stated in the Analysis section.

- c. The Zoning standards contained in Chapter Three.

The proposed residential subdivision is in compliance with the R-1, (Residential – 1 du/ac) zoning district as specified in Chapter Three of the Zoning and Development Code.

- d. Other standards and requirements of this Code and all other City policies and regulations.

The proposed residential subdivision meets or exceeds all other applicable standards and requirements of the Zoning and Development Code and all other City policies and regulations.

The applicant is requesting relief from the Planning Commission as part of the Preliminary Subdivision Plan that provides for a single-family building site that would be over 150' from a public street (Proposed Lot 8). Project Manager and the City Fire Department are supportive of the request as stated in the Analysis section since the applicant is proposing a fire hydrant within 250' of all properties and an all-weather driving surface of either asphalt or concrete will be provided to Lot 8 from Little Park Road.

- e. Adequate public facilities and services will be available concurrent with the subdivision.

All required public facilities are either available or will be constructed with the proposed subdivision. The applicant did receive a waiver from the Joint Persigo Board (County Commissioners and City Council) to not hook onto sewer immediately and that dry sewer lines are installed. Power of Attorney document will also be filed with the subdivision that commits the subdivision to connect to sewer when it becomes available. In the meantime, each individual property will be installing a private septic system upon development.

- f. The project will have little or no adverse or negative impacts upon the natural or social environment.

There are no adverse or negative impacts on the natural or social environment that have been identified with the proposed residential subdivision.

- g. Compatibility with existing and proposed development on adjacent properties.

The proposed residential subdivision is compatible with the existing residential single-family detached development in the area. Proposed lot sizes range in size from 0.51 to 2.31 acres for the subdivision.

- h. Adjacent agricultural property and land uses will not be harmed.

There are no adjacent agricultural properties adjacent to the proposed development and adjacent single-family residential properties will not be harmed by this residential subdivision.

- i. Is neither piecemeal development nor premature development of agricultural land or other unique areas.

The proposed residential subdivision is neither piecemeal nor premature development of agricultural land or other unique areas. The applicant is utilizing the cluster provisions as specified in the Zoning and Development Code to preserve over four (4) acres of open space within the 12.1 acre subdivision.

- j. There is adequate land to dedicate for provision of public services.

Adequate land for public services has been provided for the development.

- k. This project will not cause an undue burden on the City for maintenance or improvement of land and/or facilities.

The City will not incur an undue burden for maintenance or improvement of land as a result of the proposed residential subdivision.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Park Mesa Subdivision application, PFP-2008-065 for Preliminary Subdivision Plan approval, I recommend that the Planning Commission make the following findings of fact and conclusions:

1. The proposed Preliminary Subdivision Plan is consistent with the goals and policies of the Growth Plan.
2. The Preliminary Subdivision Plan is consistent with the purpose of Section 2.8 and meets the review criteria in Section 2.8 B. 2. of the Zoning and Development Code.
3. Project Manager recommends that the Planning Commission approve the request as part of the Preliminary Plan application to allow for a single-family building site that would be over 150' from a public street (Proposed Lot 8).
4. Project Manager recommends that the Planning Commission approve the request for relief as part of the Preliminary Plan application to not provide the required 14' wide landscaping buffer adjacent to a Minor Collector road as described within the cluster provisions.

STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the proposed Preliminary Subdivision Plan, PFP-2008-065 with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTIONS:

First Motion:

Mr. Chairman, on the request to allow a single-family building site that would be over 150' from a public street for proposed Lot 8, I move that we recommend approval of the request making the findings of fact/conclusions as identified in the Staff Report.

Second Motion:

Mr. Chairman, on the request for a waiver to not provide the required 14' wide landscaping buffer adjacent to a Minor Collector road, I move that we recommend

approval of the request making the findings of fact/conclusions as identified in the Staff Report.

Third Motion:

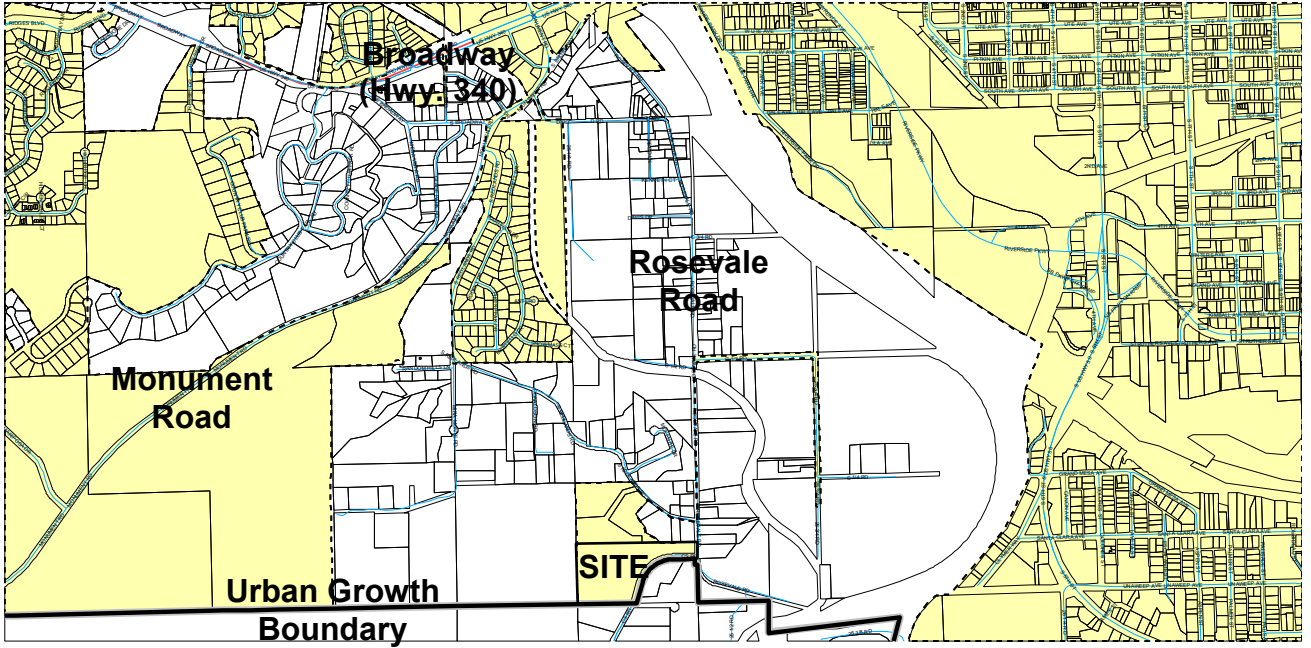
Mr. Chairman, I move that we approve the Preliminary Subdivision Plan for Park Mesa Subdivision, City file #PFP-2008-065, with the findings and conclusions listed in the Staff Report.

Attachments:

Site Location Map / Aerial Photo Map
Future Land Use Map / Existing City and County Zoning Map
Preliminary Subdivision Plan
Limits of Development

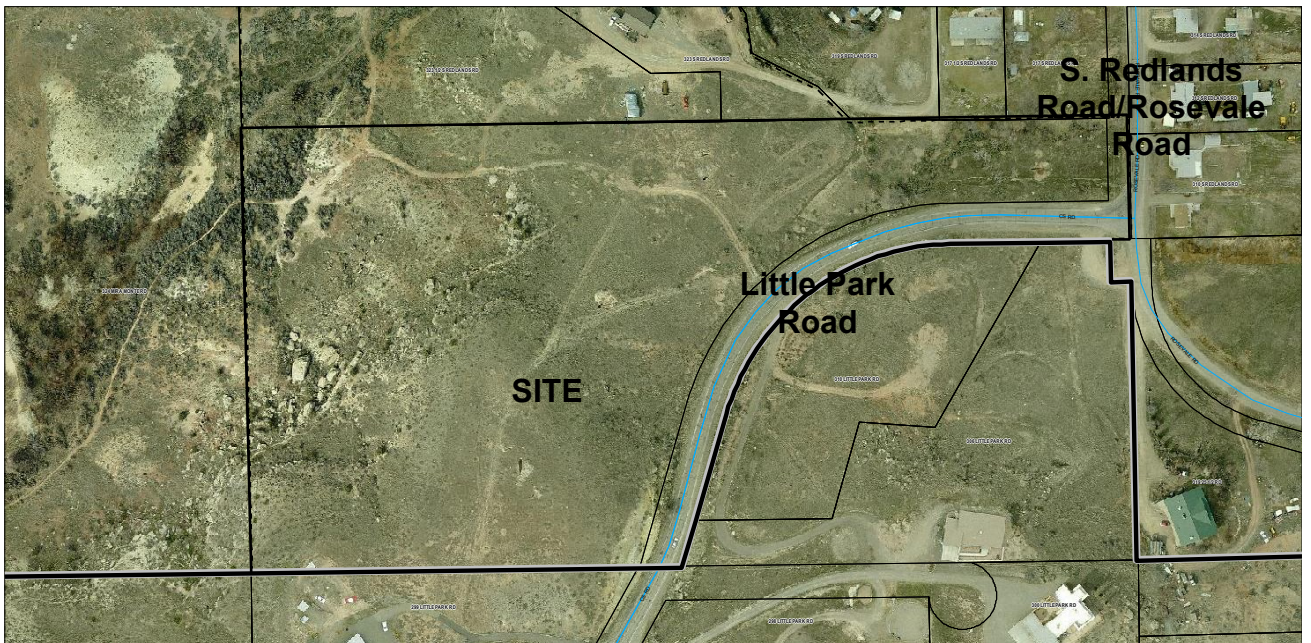
Site Location Map

Figure 1



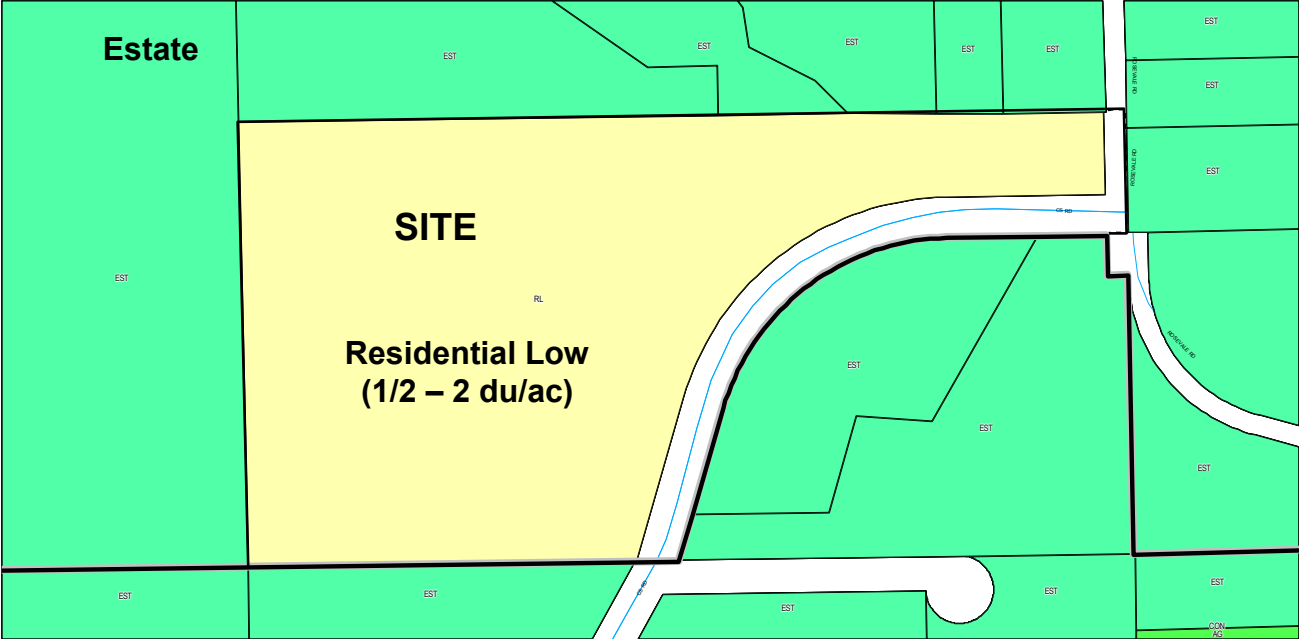
Aerial Photo Map

Figure 2



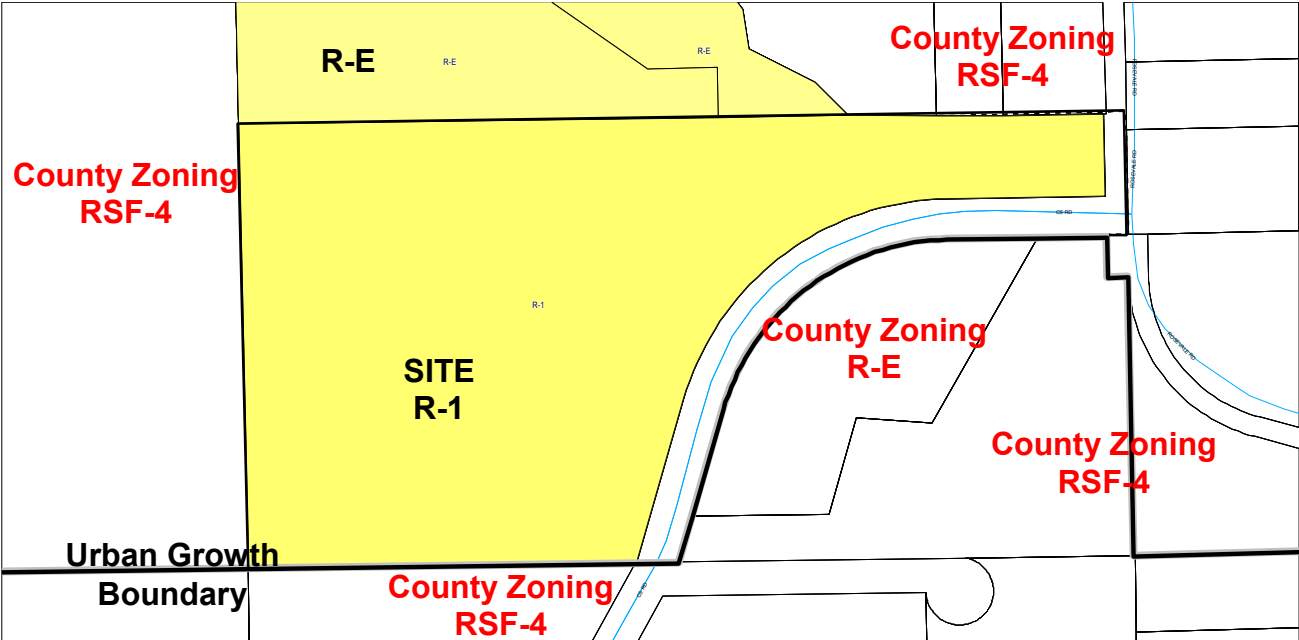
Future Land Use Map

Figure 3



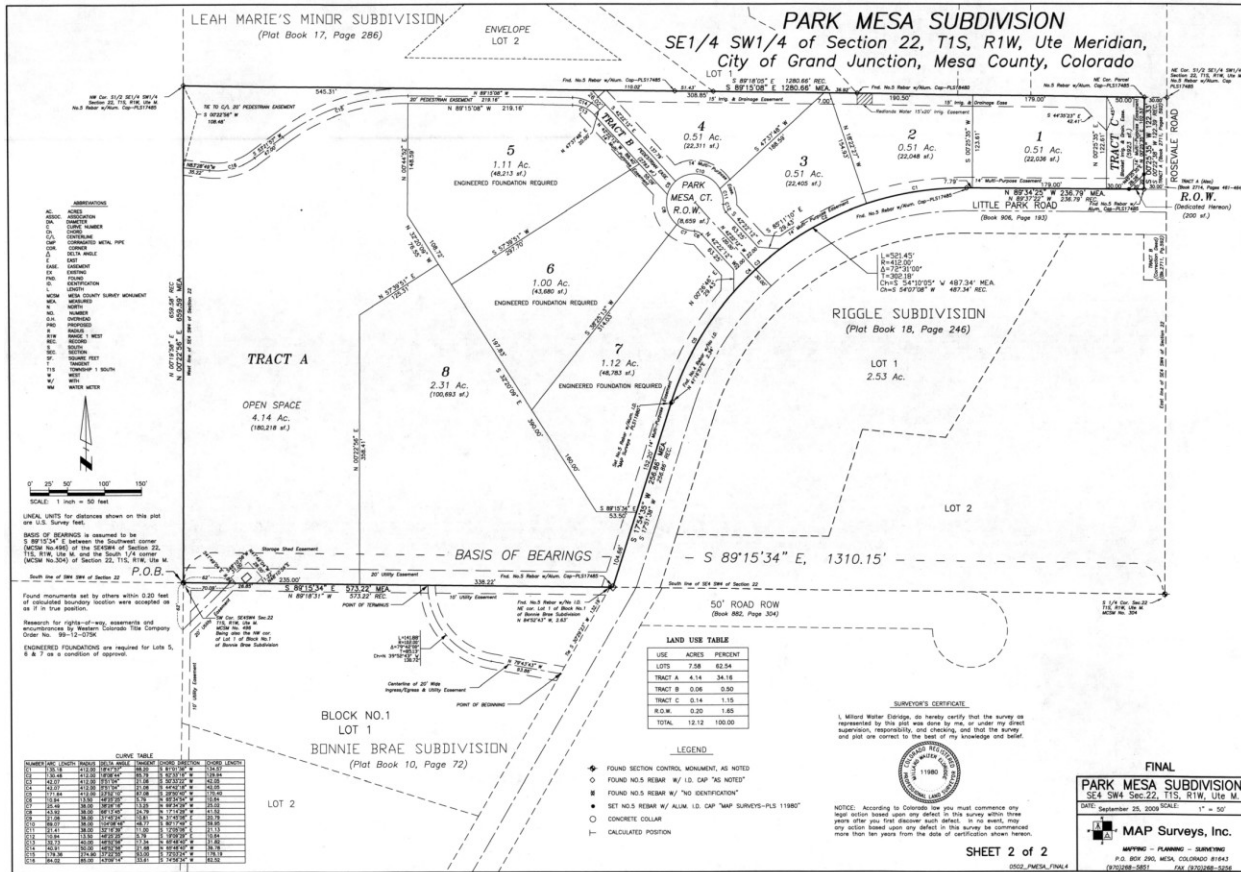
Existing City and County Zoning

Figure 4



NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."

Preliminary Subdivision Plan



**Attach 3
Rimrock Landing Apartment Community**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: February 9, 2010
PRESENTER: Scott D. Peterson

AGENDA TOPIC: Rimrock Landing Apartment Community Rezone – GPA-2009-232

ACTION REQUESTED: Recommendation to City Council to rezone property from R-12 (Residential -12 du/ac) to R-24 (Residential – 24 du/ac).

BACKGROUND INFORMATION					
Location:		665 & 667 24 ½ Road			
Applicants:		Rowley Family Trust and 24 ½ Road Development LLC, Property Owners Scenic Development, Inc., Developer/Representative			
Existing Land Use:		Single-family residential on each property			
Proposed Land Use:		Up to 276 multi-family dwelling units (apartments)			
Surrounding Land Use:	North	Vacant land			
	South	Single-family residential			
	East	Single-family detached and attached dwelling units (Brookwillow Village)			
	West	Vacant land			
Existing Zoning:		R-12 (Residential – 12 du/ac)			
Proposed Zoning:		R-24 (Residential – 24 du/ac)			
Surrounding Zoning:	North	R-12 (Residential – 12 du/ac)			
	South	R-12 (Residential – 12 du/ac)			
	East	PD (Planned Development (9+/- du/ac))			
	West	M-U (Mixed Use)			
Growth Plan Designation:		Residential High (12+ du/ac)			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: The applicants are requesting approval to rezone 14.6 +/- acres of land located at 665 and 667 24 ½ Road from R-12 (Residential – 12 du/ac) to R-24 (Residential – 24 du/ac) in anticipation of future multi-family residential development.

RECOMMENDATION: Recommend approval to the City Council.

ANALYSIS:

1. Background:

The properties that are the subject of this rezone application are located on the west side of 24 ½ Road between Patterson Road and G Road. A single-family detached residence and associated accessory buildings are currently located on each parcel. The applicant's wish to remove the existing single-family residence located at 667 24 ½ Road and develop both properties as a multi-family residential apartment community of up to 276 units. Total acreage for the parcels requesting the rezone is 14.6 +/- acres.

If this rezone is approved by the City, the applicant's plan to submit for a Major Site Plan and a Simple Subdivision in order to develop the properties as a multi-family residential apartment community.

On February 1, 2010 the City Council approved a Growth Plan Amendment to change the Future Land Use Map from Residential Medium High (8 - 12 du/ac) to Residential High (12+ du/ac) for these properties. The applicant is now requesting that the City approve the corresponding zoning application to bring this property into compliance with the Future Land Use Map designation of Residential High (12+ du/ac).

The applicant's are aware that the proposed Comprehensive Plan is to be adopted in early 2010. That plan proposes to change the current designation of this area to Urban Residential Mixed Use (24+ du/ac). Therefore, the applicant's are not requesting that the City approve a rezone that would be inconsistent with the proposed Comprehensive Plan. The applicant's are simply requesting early consideration in order to commence development of their project at the earliest possible date.

2. Consistency with the Growth Plan:

The Growth Plan Future Land Use Map designates this property as Residential High (12+ du/ac). The requested zone district of R-24 (Residential – 24 du/ac) implements the Residential High (12+ du/ac) land use classification of the Growth Plan. The rezone is also consistent with the following Goals and Policies of the Growth Plan:

Goal 1 from the Growth Plan is; "to achieve a balance of open space, agricultural, residential and non-residential land use opportunities that reflects the residents' respect for the natural environment, the integrity of the community's neighborhoods, the economic needs of the residents and business owners, the rights of private property owners and the needs of the urbanizing community as a whole."

Goal 5 from the Growth Plan is; "to ensure that urban growth and development make efficient use of investments in streets, utilities and other public facilities."

Policy 5.2 states that; "the City and County will encourage development that uses existing facilities and is compatible with existing development."

Goal 10 from the Growth Plan is; *“to retain valued characteristics of different neighborhoods within the community.”*

Policy 10.2 states that; *“the City and County will consider the needs of the community at large and the needs of individual neighborhoods when making development decisions.”*

Goal 11 from the Growth Plan is; *“To promote stable neighborhoods and land use compatibility throughout the community.”*

Policy 11.3 states that; *“the City and County may permit the development of multi-family units in all residential categories.....and achieves community goals for land use compatibility, housing affordability and open space preservation.”*

Goal 15 from the Growth Plan is; *“to achieve a mix of compatible housing types and densities dispersed throughout the community.”*

Policy 15.3 states that; *“prior to any future plan amendments, the City and County will ensure that the Future Land Use Map designates sufficient land in appropriate locations to accommodate anticipated demand for each residential land use category for the next ten years.”*

Goal 16 from the Growth Plan is; *“to promote adequate affordable housing opportunities dispersed throughout the community.”*

The proposed rezone is also consistent with the following goals stated in the Comprehensive Plan:

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

Goal 5: *To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.*

3. Section 2.6 A. of the Zoning and Development Code:

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

1. The existing zoning was in error at the time of adoption; or

Response: There was no error at the time of the adoption of the 1996 Growth Plan. The properties contained a single-family residence and there is no other indication that an error was made in originally designating the property R-12 (Residential - 12 du/ac). However, the City has recently changed the Growth Plan designation for this property to Residential High (12+ du/ac); therefore the applicant is now requesting a zoning designation that matches and coincides with the approved Growth Plan Future Land Use Map.

2. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth/growth trends, deterioration, development transitions, etc.;

Response: The commercial properties around Mesa Mall and Patterson Road have developed consistency with the current Future Land Use Map. To the north and east of the mall area, the Growth Plan identifies this area as Residential Medium High (8 – 12 du/ac) which is consistent with the Brookwillow Village development immediately to the east (approved for 277 dwelling units on 30 +/- acres – overall density of 9+/- du/ac).

What is lacking in the development pattern is a land use designation that would transition from the commercial land uses to the existing residential density of Brookwillow Village and anticipated future single-family residential development on the east side of 24 ½ Road. The proposed rezone and anticipated adoption of the Comprehensive Plan would provide a transitional land use designation in the area west of 24 ½ Road. The proposed Comprehensive Plan has identified this area to be Urban Residential Mixed Use (24+ du/ac). This area is also appropriate for additional residential density increases and redevelopment due to the close proximity to retail, parks and transportation facilities. Furthermore this area includes large parcels of land that could easily be subdivided and redeveloped further. Therefore, there has been a change of character in the neighborhood due to new growth/trends and development transitions.

3. The proposed rezone is compatible with the neighborhood, conforms to and furthers the goals and policies of the Growth Plan and other adopted plans and policies, the requirements of this Code, and other City regulations;

Response: The proposed Comprehensive Plan has identified this area for residential density increases from the current eight to twelve dwelling units an acre to twenty-four or more dwelling units per acre. Therefore, the applicant's are not requesting that the City authorize changes in density that may not be consistent with the proposed Comprehensive Plan. The majority of parcels located on the west side of 24 ½ Road are large parcels that contain only a single-family residence with an existing zoning of R-12 (Residential – 12 du/ac). From an overall planning aspect and with the proposed adoption of the Comprehensive Plan concurrence, this area is an appropriate place for additional residential density increases and redevelopment due to the close proximity to retail, parks and transportation facilities and also provides a buffer and transitional area between commercial and adjacent single-family residential land uses to the east. Therefore, the proposed rezone is compatible with the neighborhood and conforms to and furthers the goals and policies of the new Comprehensive Plan.

4. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of development allowed by the proposed zoning;

Response: Existing and proposed public infrastructure and community facilities are adequate to serve the proposed multi-family residential development. Sufficient access is currently available from 24 ½ Road and with the proposed submittal of the Site Plan and Simple Subdivision, additional right-of-way for F ¾ Road would be dedicated along the northern half of the property which could also provide access to the site. The properties are also close to transportation facilities, public parks (Canyon View Park), shopping and entertainment amenities around Mesa Mall, Patterson Road and 24 Road.

5. The supply of comparably zoned land in the surrounding area is inadequate to accommodate the community's needs; and

Response: An inadequate supply of suitably designated land is currently available in the community to accommodate the proposed land use. When looking at the current Future Land Use Map, there are almost no Residential High (12+ du/ac) designated land areas in this part of the City. In the area bounded by 23 Road to the west, 26 Road to the east, Patterson Road on the south and Interstate 70 on the north, there are only two (2) areas that are designated as Residential High (12+ du/ac) and they are both currently developed – Sundance Village and Foresight Village Apartments. Any new multi-family development greater than 12 dwelling units an acre would be required to obtain a Growth Plan Amendment and rezone in order to develop in this area. The proposed Comprehensive Plan also identifies a community need for higher density residential development in this area and is proposing to change the current designation of the area west of 24 ½ Road to Urban Residential Mixed Use (24+ du/ac).

6. The community will benefit from the proposed zone.

Response: The community and area will benefit from the proposed rezone due to the fact that as the Grand Junction area will continue to grow. The City will be in need of higher density developments, such as the one that would be proposed for this site, to meet the various housing needs of the community. The proposed Comprehensive Plan has also identified this area for higher density residential development. This proposed rezone will would go towards meeting this need in the community.

Alternatives: In addition to the zoning that the petitioners have requested, the following zone districts would also be consistent with the Growth Plan designation for the subject property.

- a. Existing - R-12 (Residential – 12 du/ac)
- b. R-16 (Residential – 16 du/ac)
- c. R-O (Residential Office)
- d. B-1 (Neighborhood Business)

I recommend a R-24 zone designation and do not recommend R-12, R-16, R-O, or B-1. If the Planning Commission chooses to recommend one of the alternative zone

designations, specific alternative findings must be made as to why the Planning Commission is recommending an alternative zone designation to the City Council.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Rimrock Landing Apartment Community rezone application, GPA-2009-232, for a rezone from R-12 (Residential – 12 du/ac) to R-24 (Residential – 24 du/ac), Project Manager makes the following findings of fact and conclusions:

1. The requested zone is consistent with the goals and policies of the Growth Plan.
2. The review criteria in Section 2.6 A. of the Zoning and Development Code have all been met.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested rezone, GPA-2009-232 to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

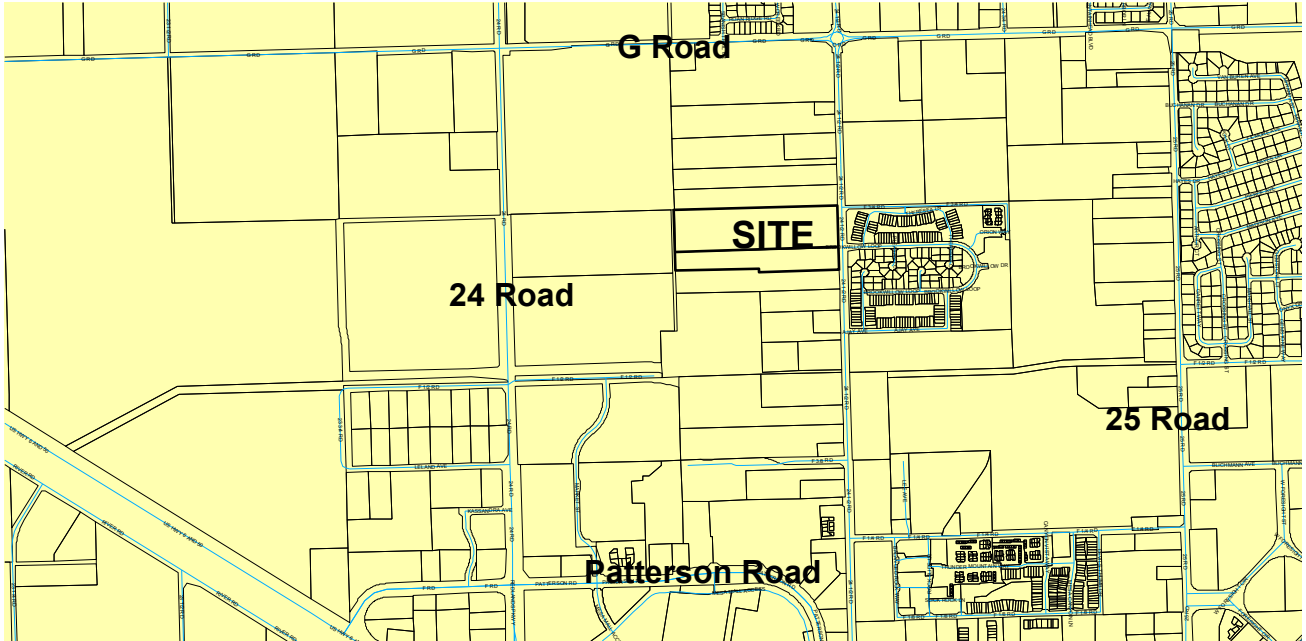
Mr. Chairman, on item GPA-2009-232, I move that the Planning Commission forward the rezone request to City Council with the recommendation of the R-24 (Residential – 24 du/ac) zone district for the Rimrock Landing Apartment Community application with the facts and conclusions listed in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Future Land Use Map / Existing City Zoning
Ordinance

Site Location Map

Figure 1



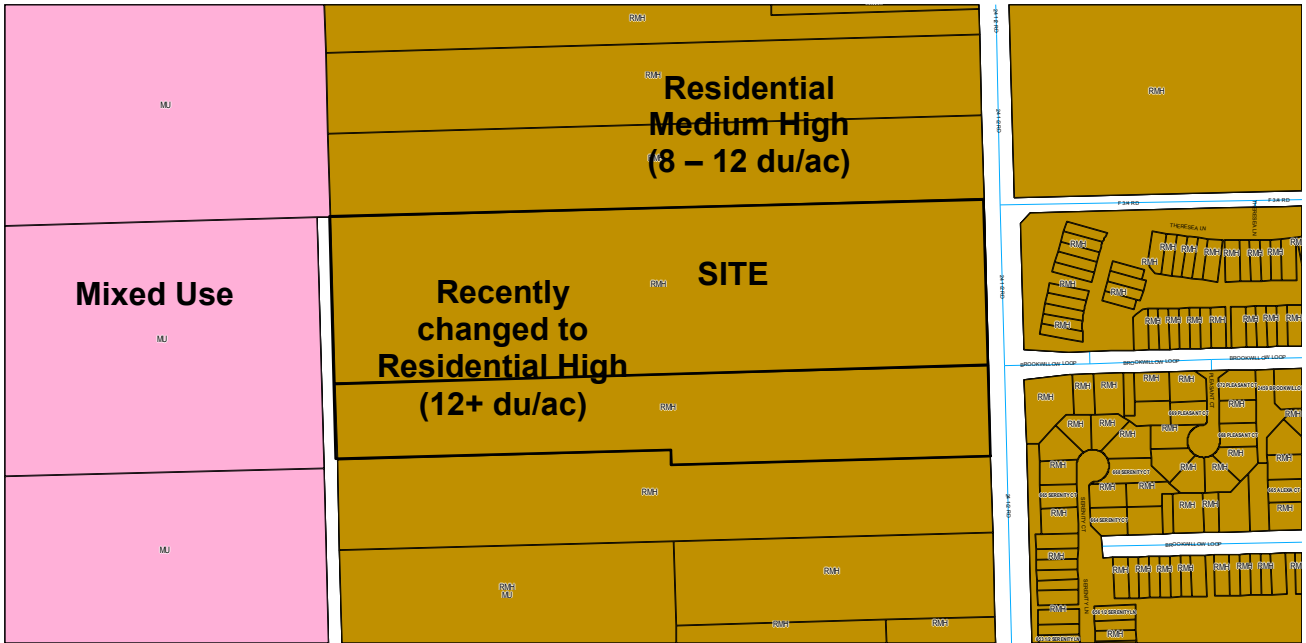
Aerial Photo Map

Figure 2



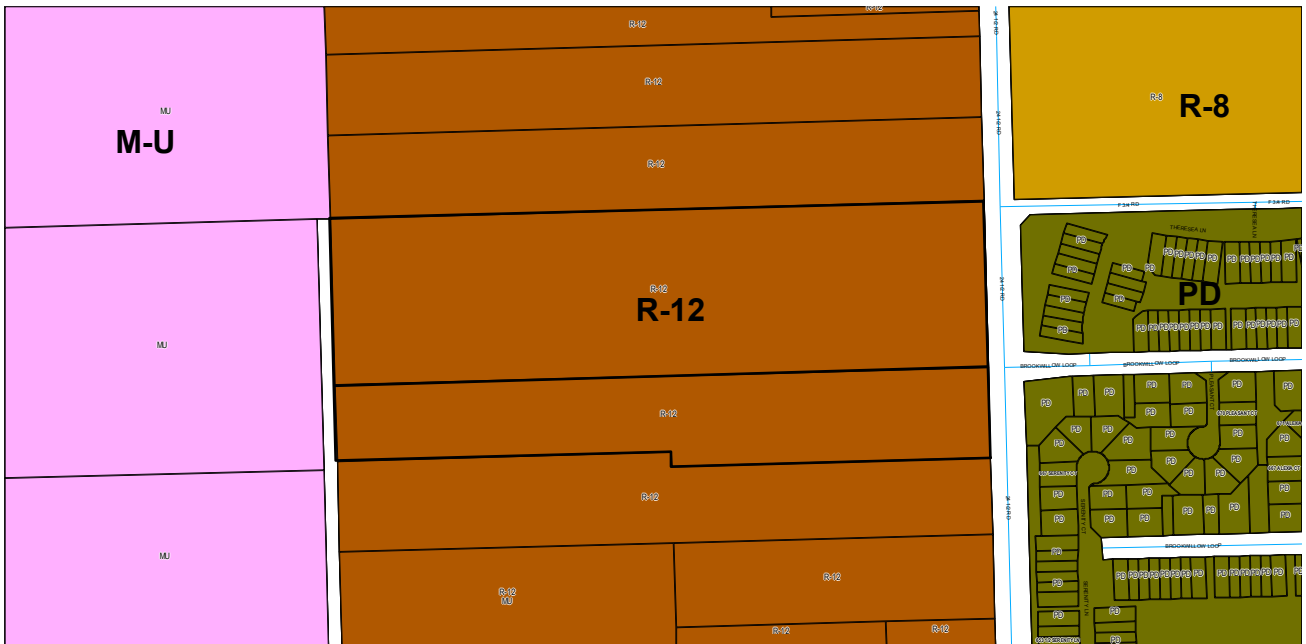
Future Land Use Map

Figure 3



Existing City Zoning

Figure 4



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING PROPERTY KNOWN AS THE
RIMROCK LANDING APARTMENT COMMUNITY REZONE
FROM R-12 (RESIDENTIAL – 12 DU/AC) TO
R-24 (RESIDENTIAL – 24 DU/AC)**

LOCATED AT 665 & 667 24 ½ ROAD

Recitals.

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 property known as the Rimrock Landing Apartment Community Rezone from R-12 (Residential – 12 du/ac) to the R-24 (Residential – 24 du/ac) zone district, finding that it conforms with the recommended land use category of Residential High (12+ du/ac) as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the R-24 (Residential – 24 du/ac) zone district be established.

The Planning Commission and City Council finds that the R-24 zoning is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following properties shall be rezoned R-24 (Residential – 24 du/ac).

665 24 ½ Road:

The West ½ South ½ North ½ SE ¼ NW ¼ EXCEPT the South 180 feet; and the East ½ South ½ North ½ SE ¼ NW ¼ EXCEPT the South 150 feet; All in Section 4, Township 1 South, Range 1 West of the Ute Meridian; EXCEPT that tract conveyed to Mesa County in instrument recorded July 1, 1963 in Book 849 at Page 494; and EXCEPT that tract conveyed to County of Mesa in instrument recorded December 1, 1964 in Book 876 at Page 730.

667 24 ½ Road:

The North ¼ SE ¼ NW ¼ of Section 4, Township 1 South, Range 1 West of the Ute Meridian; EXCEPT the East 30 feet conveyed to The County of Mesa by Quit Claim Deed recorded July 1, 1963 in Book 849 at Page 494.

Said parcels contain 14.6 +/- acres (635,976 +/- square feet), more or less, as described.

Introduced on first reading this ____ day of _____, 2010 and ordered published.

Adopted on second reading this ____ day of _____, 2010.

ATTEST:

City Clerk

President of the Council