



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

TUESDAY, MARCH 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

Not available at this time.

- 2. **Fuoco Sales Lot – Conditional Use Permit** [Attach 2](#)
Request approval of a Conditional Use Permit to develop general retail sales, outdoor operations and display for new and used vehicles in a C-1 (Light Commercial) zone district.

FILE #: CUP-2009-180
PETITIONER: Bob Fuoco – Fuoco Investments, LLC
LOCATION: 745 North 1st Street
STAFF: Scott Peterson

- 3. **Tyler Single Family Residence – Conditional Use Permit** [Attach 3](#)
Request approval to the Conditional Use Permit to allow the dwelling at 903 Main Street to return to a residence after having been a business on .144 acre in a B-2 (Downtown Business) zone district.

FILE #: CUP-2010-016
PETITIONER: Tyler Price
LOCATION: 903 Main Street
STAFF: Senta Costello

- 4. **KD Annexation – Zone of Annexation** [Attach 4](#)
Request a recommendation of approval to City Council to zone 10.07 acres from County RSF-R (Residential Single Family Rural) to a City I-1 (Light Industrial) zone district.

FILE #: ANX-2010-006
PETITIONER: John Durmas – Knight & Durmas Properties, Inc.
LOCATION: 823 22 Road
STAFF: Justin Kopfman

***** 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.

5. **Zoning and Development Code – Text Amendment – Code** [Attach 5](#)
Request a recommendation of approval to City Council on the proposed updated Zoning and Development Code.

FILE #: TAC-2010-020
PETITIONER: City of Grand Junction
LOCATION: N/A
STAFF: Lisa Cox and Dave Thornton

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

**Attach 2
Fuoco Sale Lot**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

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

AGENDA TOPIC: Fuoco Sales Lot – CUP-2009-180

ACTION REQUESTED: Approval of a Conditional Use Permit (CUP).

BACKGROUND INFORMATION				
Location:		745 N. 1 st Street (Lots 22, 23 & 24, Block 33, City of Grand Junction)		
Applicant:		Fuoco Investments, LLC, Owner River City Consultants, Inc., Representative		
Existing Land Use:		Fuoco Body Shop building and parking lot		
Proposed Land Use:		Develop outdoor operations and display for new and used automobile sales		
Surrounding Land Use:	North	General Retail Sales (Hole in the Wall Shirt Shoppe)		
	South	General Retail Sales (Fuoco Honda)		
	East	Future lot for new vehicle inventory and storage for Fuoco Honda		
	West	General Retail Sales (Mad Margaret's)		
Existing Zoning:		C-1 (Light Commercial)		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	C-1 (Light Commercial)		
	South	C-1 (Light Commercial)		
	East	C-1 (Light Commercial)		
	West	C-1 (Light Commercial)		
Growth Plan Designation:		Commercial		
Zoning within density range?		X	Yes	No

PROJECT DESCRIPTION: A request for approval of a Conditional Use Permit to develop general retail sales, outdoor operations and display for new and used vehicles in a C-1 (Light Commercial) zone district in accordance with Table 3.5 of the Zoning and Development Code.

RECOMMENDATION: Approval of the Conditional Use Permit.

ANALYSIS:

1. Background:

The Applicant, Fuoco Investments LLC, wishes to utilize the parking lot in front of the existing body shop building for the display of new and used Honda automobiles adjacent to N. 1st Street (Lots 22 – 24, Block 33, City of Grand Junction). In accordance with Table 3.5 of the Zoning and Development Code, general retail sales, outdoor operations, display or storage requires a Conditional Use Permit in the C-1 (Light Commercial) zoning district. Currently this part of the property is being utilized as a parking lot for the existing body shop. The Applicant is proposing that the parking be removed and the area be used for display of automobiles. The proposed automobile display area is triggering the need to bring the existing three properties into compliance with the current Code regarding the issuance of a Conditional Use Permit, etc. The applicant is proposing landscaping upgrades to both the N. 1st Street and Hill Avenue corridors in conjunction in meeting the requirements of the Conditional Use Permit application (see attached Landscaping Plans).

Access to the property will be from Hill Avenue with no access permitted onto N. 1st Street.

Conditional Uses are not uses allowed by right. Approval of a Conditional Use Permit, once established, shall run with the land and will remain valid until the property changes use or the use is abandoned and/or non-operational for a period of twelve (12) consecutive months. Failure to develop or establish such use accordingly shall be sufficient to revoke the permit.

2. Consistency with the Growth Plan:

The Comprehensive Plan was adopted by City Council on February 17, 2010. In all instances contained within this Staff Report the Future Land Use designation described under the previous Growth Plan and the new Comprehensive Plan are consistent.

The site is currently zoned C-1 (Light Commercial) with the Growth Plan Future Land Use Map identifying this area as Commercial.

3. Section 2.13 C. of the Zoning and Development Code:

Requests for a Conditional Use Permit must demonstrate that the proposed development will comply with all of the following:

- a. All applicable site plan review criteria in Section 2.2.D.4 of the Zoning and Development Code and with the SSID, TEDS and SWMM Manuals.

Section 2.2 D. 4.

1. Adopted plans and policies such as the Growth Plan, applicable corridor or neighborhood plans, the major street plan, trails plan and the parks plan.

Project Manager finds the request for a Conditional Use Permit to be in compliance with the Growth Plan and Zoning and Development Code per my review of the application as these properties are zoned commercial.

2. Conditions of any prior approvals.

There are no conditions of any prior approvals.

3. Other Code requirements including rules of the zoning district, applicable use specific standards of Chapter Three of the Zoning and Development Code and the design and improvement standards of Chapter Six of the Code.

Project Manager finds that the proposed commercial development of general retail sales, outdoor operations, display or storage for an automobile dealership will comply with the standards and requirements of the Zoning and Development Code upon the development and completion of the proposed project.

4. Quality site design practices.

The applicant wishes to expand the retail sales area of their automobile dealership on these properties and will meet all the requirements of the Zoning and Development Code.

- b. The underlying zoning district's standards established in Chapter Three of the Zoning and Development Code.

General retail sales, outdoor operations, display or storage is a permitted land use in the C-1 (Light Commercial) Zoning District with a Conditional Use Permit.

- c. The use-specific standards established in Chapters Three and Four of the Zoning and Development Code.

General retail sales, outdoor operations, display or storage are required to have a Conditional Use Permit in the C-1, (Light Commercial) Zoning District. All requirements for this request as stated in Chapters Three and Four are in compliance with this application.

- d. Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to, schools, parks, hospitals, business and commercial facilities, and transportation facilities.

The properties are located adjacent to N. 1st Street and Hill Avenue which are classified as a Minor Arterial and Local Street respectfully. All adjacent properties are commercial in nature and are complementary to, and supportive of, the proposed use.

- e. Compatibility with and protection of neighboring properties through measures such as:

1. Protection of privacy.

All properties surrounding Lots 22 – 24, Block 33 are commercial in character which does not trigger any buffering requirements.

2. Protection of use and enjoyment.

The existing properties will meet all parking and landscaping requirements of the Zoning and Development Code for the C-1 zone district, upon completion.

3. Compatible design and integration.

The proposed automobile display area will not adversely impact the adjacent commercially zoned properties. In fact, as Project Manager, I feel that this application will be visually a great asset along the N. 1st Street corridor with landscaping upgrades which updates the existing Fuoco Body Shop facility with a fresh new look.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the Fuoco Sales Lot application, CUP-2009-180 for a Conditional Use Permit, I recommend that the Planning Commission make the following findings of fact, conclusions.

1. The requested Conditional Use Permit is consistent with the Growth Plan.
2. The review criteria in Section 2.13.C of the Zoning and Development Code have all been met for the Conditional Use Permit application.

STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the requested Conditional Use Permit, CUP-2009-180, making the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

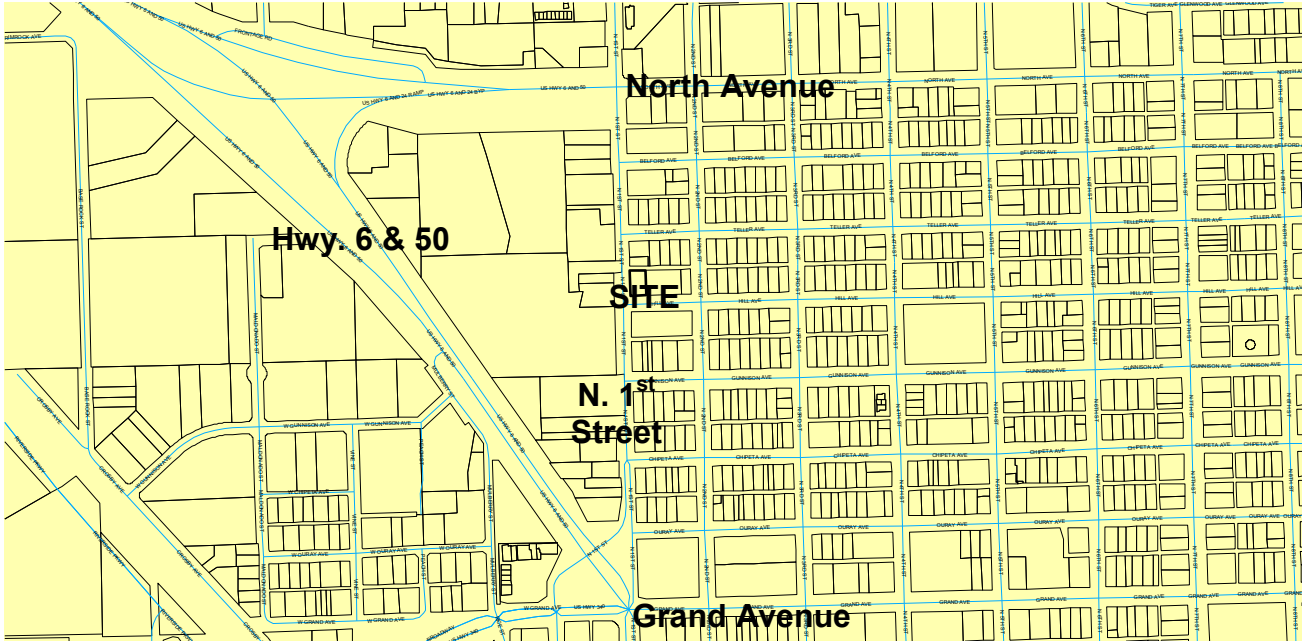
Mr. Chairman, on the request for a Conditional Use Permit for the Fuoco Sales Lot application, number CUP-2009-180 to be located at 745 N. 1st Street, I move that the Planning Commission approve the Conditional Use Permit with the facts and conclusions listed in the staff report.

Attachments:

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

Site Location Map

Figure 1



Aerial Photo Map

Figure 2



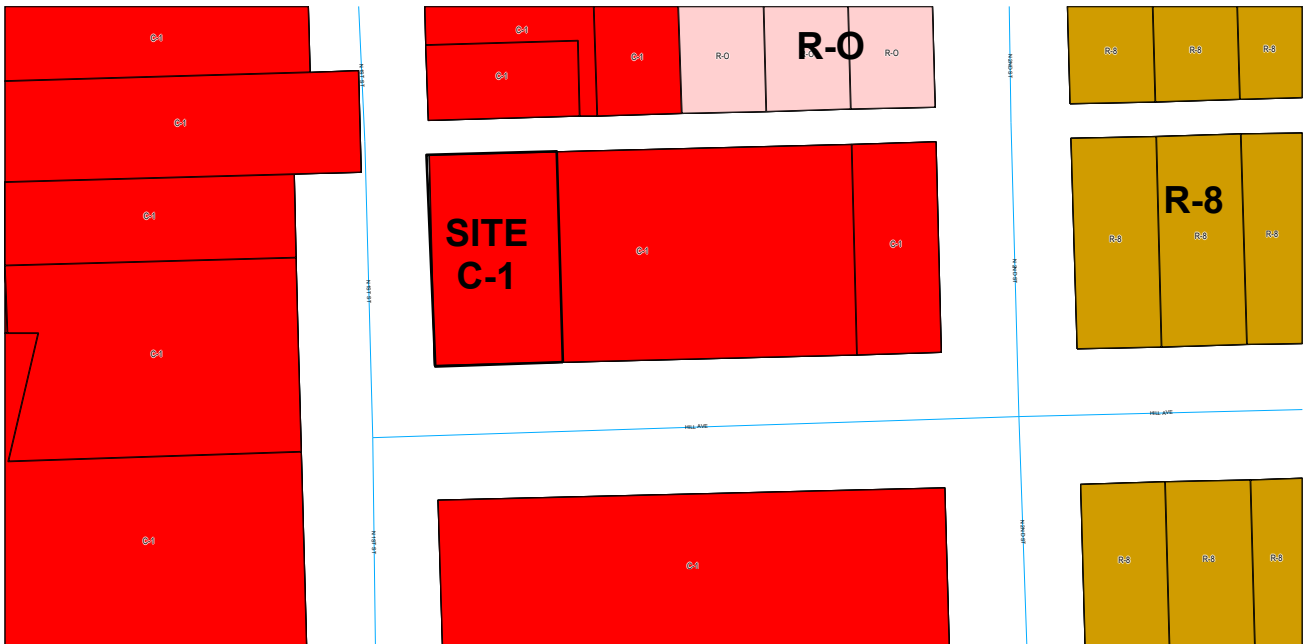
Future Land Use Map

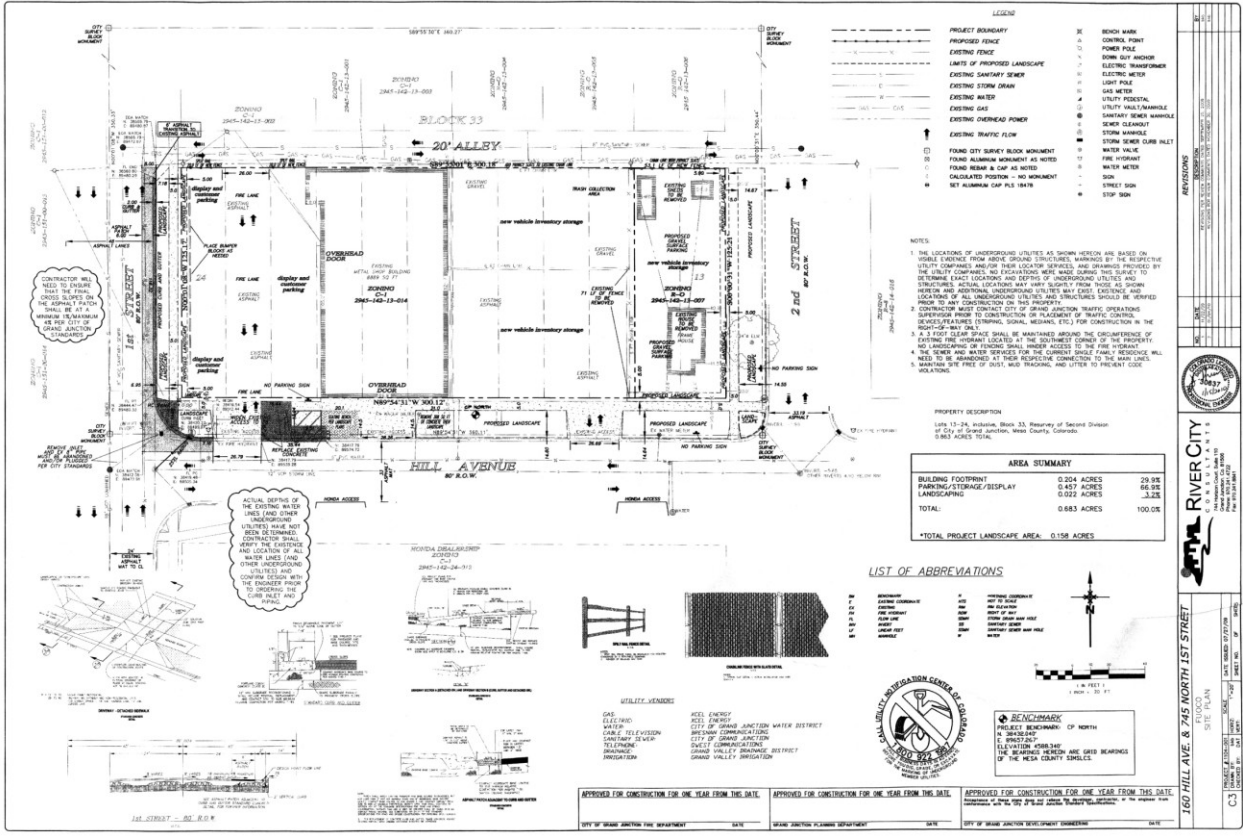
Figure 3



Existing City Zoning Map

Figure 4





REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/20	ISSUE FOR PERMITS
2	11/10/20	REVISIONS
3	12/15/20	REVISIONS
4	01/10/21	REVISIONS
5	02/10/21	REVISIONS
6	03/10/21	REVISIONS
7	04/10/21	REVISIONS
8	05/10/21	REVISIONS
9	06/10/21	REVISIONS
10	07/10/21	REVISIONS
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99	12/10/28	REVISIONS
100	01/10/29	REVISIONS

160 HILL AVE. & 745 NORTH 1ST STREET

SCALE: AS SHOWN

DATE: 10/15/20

PROJECT: 160 HILL AVE. & 745 NORTH 1ST STREET

OWNER: [Redacted]

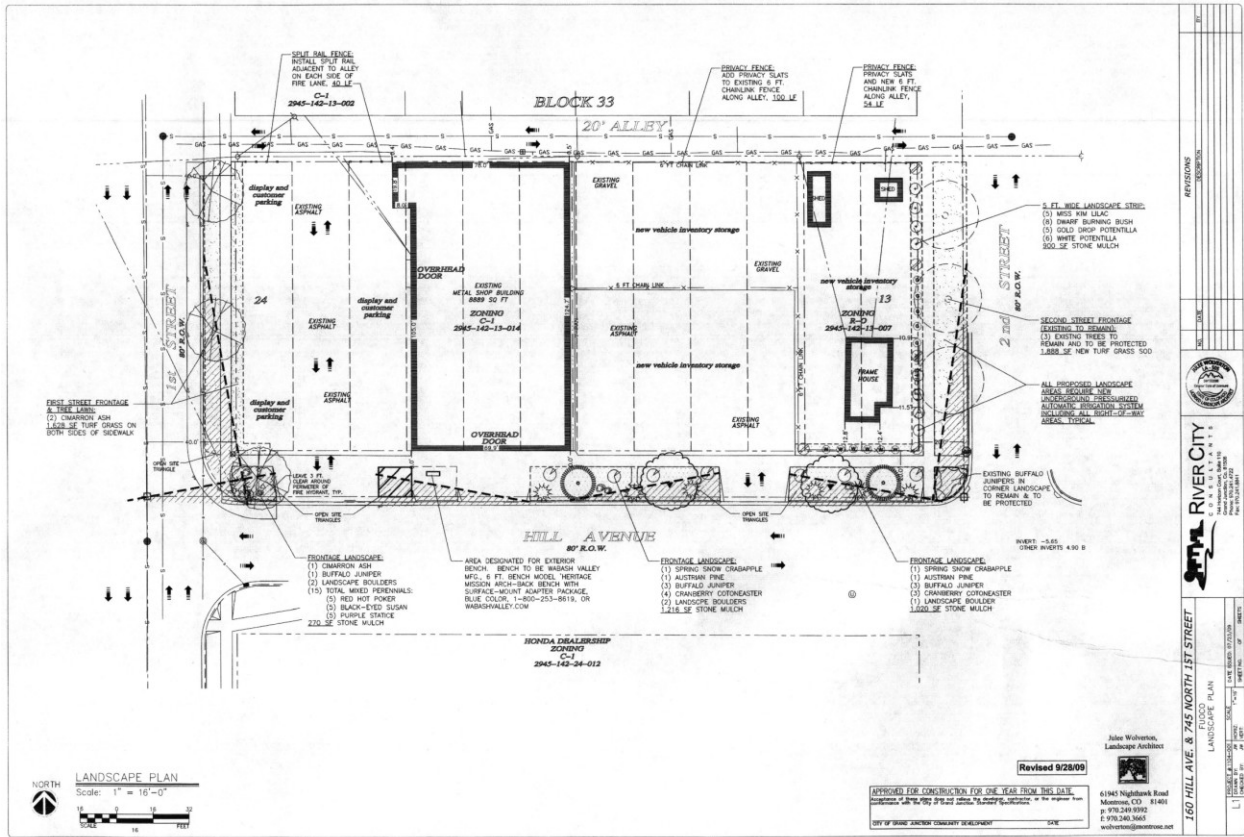
DESIGNER: [Redacted]

CITY OF GRAND JUNCTION DEVELOPMENT DEPARTMENT

CITY OF GRAND JUNCTION DEVELOPMENT DEPARTMENT

CITY OF GRAND JUNCTION DEVELOPMENT DEPARTMENT

CITY OF GRAND JUNCTION DEVELOPMENT DEPARTMENT



NO.	DATE	DESCRIPTION
1	09/28/09	LANDSCAPE PLAN
2	09/28/09	LANDSCAPE PLAN
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50	09/28/09	LANDSCAPE PLAN

PLANT LEGEND: TREES = 10 TOTAL

SYM	BOTANICAL NAME	COMMON NAME	SIZE	BASIS NO	REMARKS
1	FRAXINUS PENNSYLVANICA CUMOVATA	CHAMPAIN ASH	4" CAL.	1 TOTAL	4" TALL, W/ SPREAD, ORANGE-RED FALL COLOR
2	SPIRaea sp.	SPRING SNOW CHERRY	2" CAL.	3 TOTAL	4" TALL, W/ SPREAD, WHITE SPRING FLOWERS
3	PAUSIS SIDA	AUSTRIAN PINE	4" FT DIA.	4 TOTAL	4" TALL, W/ SPREAD, EVERGREEN TREE
4	EXTENSIVE TREES TO REMAIN	EXTENSIVE TREES TO REMAIN	NAMES	1 TOTAL	EXTENSIVE STREET TREES ALONG 1ST STREET TO REMAIN & TO BE PROTECTED

PLANT LEGEND: SHRUBS = 38 TOTAL

SYM	BOTANICAL NAME	COMMON NAME	SIZE	BASIS NO	REMARKS
5	RUDEBARK CORYLIS MAJOR BLUF	COMPACT BLUE BUTTERNUT BUSH	1.5 GALLON	1 TOTAL	2" TALL, W/ SPREAD, PURPLE FALL FLOWERS
6	COTONASTER ARGENTATA	CANDORANT COTONESTER	1.5 GALLON	1 TOTAL	2" TALL, W/ SPREAD, RED FALL BERRIES
7	HYDRANGEA LYALIA COMPACTA	SNOW BURNING BUSH	1.5 GALLON	1 TOTAL	4" TALL, W/ SPREAD, RED FALL COLOR
8	OPUNTIUM MELNICHAMPTII	BUFFALO CACTUS	1.5 GALLON	1 TOTAL	2" TALL, W/ SPREAD, EVERGREEN
9	POTENTILLA FRANK BEAUTY	FRANK BEAUTY POTENTILLA	1.5 GALLON	1 TOTAL	2" TALL, W/ SPREAD, PINK SUMMER FLOWERS
10	POTENTILLA ANTHEMISWOOD	WHITE POTENTILLA	1.5 GALLON	1 TOTAL	2" TALL, W/ SPREAD, WHITE SUMMER FLOWERS
11	POTENTILLA GOLD DRIP	GOLD DRIP POTENTILLA	1.5 GALLON	1 TOTAL	2" TALL, W/ SPREAD, YELLOW SUMMER FLOWERS
12	PANICOLA PALLIDA MEXICANA	NESS ORNAMENTAL	1.5 GALLON	1 TOTAL	2" TALL, W/ SPREAD, PURPLE SPRING FLOWERS
13	POTENTILLA	RED HOT FOXGLOVE	1.5 GALLON	1 TOTAL	12" TALL, W/ SPREAD, RED FLOWERS
14	LILOPSIS CORALLINA	PURPLE STATICE	1.5 GALLON	1 TOTAL	12" TALL, W/ SPREAD, PURPLE FLOWERS
15	RUDOLPHIA FULGIDA 'GOLDSTROM'	BLACK-EYED SUSAN	1.5 GALLON	1 TOTAL	12" TALL, W/ SPREAD, YELLOW FLOWERS

PLANT LEGEND: MULCH, SEED, BOULDERS

SYM	DESCRIPTION	BASE AREA	REMARKS
16	1/2" STONE MULCH TO MATCH EXISTING DRIVE W/IN 50' BOUND	1.66 SF	PLACE 2" DEEP OVER LANDSCAPE FABRIC
17	TOP GRASS SEED	1.31 SF OF NEW SOIL	TOP GRASS SEED AS IS LOCALLY AVAILABLE. NOTIFIED WITH EXISTING SITE TOPICAL & CITY MAP OF SOIL CONDITION AND FINE GRADE BEFORE INSTALLING SOIL.
18	CONCRETE EDGER	4'	6" X 12" DEEP CONCRETE POURING PLACE LANDSCAPE EDGER WITH REINFORCING BAR CONTINUOUS CONTIGUOUS. SEE THE DETAIL.
19	LANDSCAPE BOULDER (OWNER FURNISH)	1 LARGE TOTAL 1 MEDIUM TOTAL	MATCH ANGRULAR BOULDER - 1 BULKY TO DEPTH TO LOOK NATURAL IN THE LANDSCAPE. SEE THE DETAIL.
20	180" L X 4" CHAINLINK FENCE - 10' HIGH GALV. PLATE	180 LF	EXISTING 4" CHAINLINK FENCE - ADD PERMANENT SLATE BRUSH COLOR. INSTALL PER MFR RECOMMENDATIONS.
21	NEW 4" CHAINLINK FENCE WITH PERMANENT SLATE BRUSH COLOR	64 LF	INSTALL NEW 4" CHAINLINK FENCE WITH PERMANENT SLATE BRUSH COLOR. INSTALL PER MFR RECOMMENDATIONS.
22	4" X 4" SPLF RAIL FENCE	40 LF	INSTALL NEW 4" X 4" SPLF RAIL FENCE PER INDUSTRY STANDARDS.

CITY OF GRAND JUNCTION LANDSCAPE REQUIREMENTS (THE REGION SPECIFIC FOR REQUIRED SPECIFICATIONS IN CONJUNCTION WITH CONTINGUAL USE PERMITS PLAN REVIEW SECTION 3.8.8.1 OF CODE)

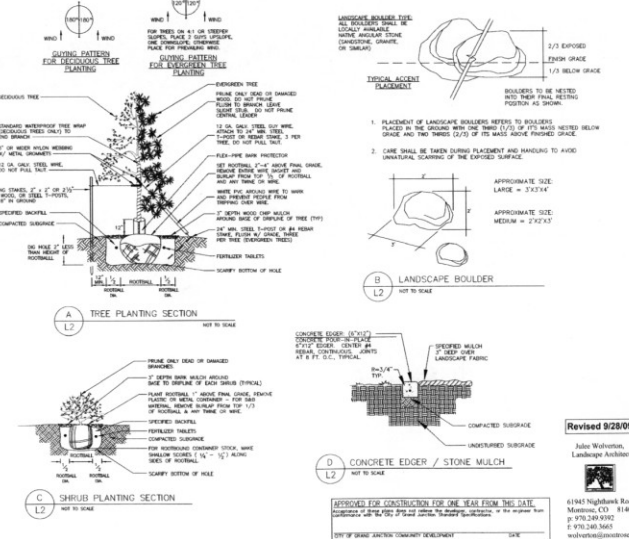
NEW PROPOSED PAVED WALKWAY 30' W/IN 5' IMPROVED AREA	INCREASE (2) TREES FROM 2" CALIPER TO 3" CALIPER FOR A SHRUB REDUCTION OF 2 SHRUBS PER 100' LINEAR FOOT (SEE 3.8.8.1 OF CODE)
17,818 / 2000 = 8.91 REQUIRED TREES	13 RED SHRUBS - 5 SHRUBS = 8.91 REQUIRED SHRUBS
17,818 / 300 = 59.42 REQUIRED SHRUBS	131 SHRUBS (PERMANENT) DIVIDED BY 3 (SHRUBS TO 3" SHRUB REDUCTION) = 59.42 REQUIRED SHRUBS
EXISTING TREES = 64" CALIPER (11) 2" CALIPER (6) 11) 4" CALIPER MONOCULTURE (1) 6" CALIPER MONOCULTURE	QUANTITIES BELOW ARE ACCEPTABLE CITY PROJECT MANAGER AND ARE SUBJECT TO EXISTING DRIVE PERMITS AND REGULATIONS (SEE CITY OF GRAND JUNCTION PERMITS AND REGULATIONS SECTION 3.8.8.1 OF CODE) - CALLOR PERMANENT = 15 PERMANENT
40" CALIPER TREES REQUIRED	
40" CALIPER OF EXISTING TREES	THREE PROVIDED = 10 TREES
120' MAX REDUCTION IN WALKWAY	2 - CALLOR PERMANENT PROVIDED = 38 SHRUBS
120' MAX REDUCTION IF 30' W/IN 5' IMPROVED AREA	
120' - 32' = 88 REQUIRED SHRUBS	

LEGEND, DETAILS, NOTES

SCALE: NOT TO SCALE

LANDSCAPE NOTES:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO ALL UTILITIES. A SURVEY RECORD FOR THE PROJECT SITE MUST BE OBTAINED AND ALL UTILITIES LOCATED. UTILITIES LOCATED SHALL BE INDICATED BY READING AND ALL DAMAGE TO UTILITIES, STRUCTURES, AND LANDSCAPE SHALL BE REPAIRED AT A MINIMUM OF A 10% REDUCTION IN THE QUANTITY OF UTILITIES.
2. VERIFY ALL PLANT QUANTITIES SHOWN ON THESE PLANS BEFORE FINAL DESIGN. CONTRACTOR SHALL VERIFY QUANTITIES BEFORE ALL PLANTS ARE INSTALLED AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
3. THE CONTRACTOR IS RESPONSIBLE FOR FULLY INSTALLING ALL PLANTS AND TO MAINTAIN PLANT PROTECTION THROUGHOUT THE CONSTRUCTION PERIOD. PLANTS SHALL BE PROTECTED BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION PERIOD. PLANT PROTECTION SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
4. MEASURE OFF THE PLANTS TO ACCURATELY LOCATE ALL PLANTS AND TO PLACE LOCATING INCLUDING EXISTING, BEING, SITE PROTECTED, AND PLANTING HEIGHTS.
5. INSTALL A NEW AUTOMATIC PRESSURIZED UNDERDRAINAGE SYSTEM FOR THE NEW LANDSCAPE. USE THE VOLUME RATED FOR SUBSTRATE TO BE USED. ALL LANDSCAPE SHALL BE INSTALLED AND PROTECTED PRIOR TO ALL FLOORING OR CURBING. ALL PLANTS SHALL BE PROTECTED BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION PERIOD.
6. ALL PLANT MATERIALS SHALL BE PROVIDED WITH THE PROPER TAGGING AND LABELING AS SHOWN ON THE PLANS. ALL PLANT MATERIALS SHALL BE PROVIDED WITH THE PROPER TAGGING AND LABELING AS SHOWN ON THE PLANS.
7. WHEN INSTALLING PLANT MATERIALS, PLANT MATERIALS SHALL BE PROVIDED WITH THE PROPER TAGGING AND LABELING AS SHOWN ON THE PLANS.
8. ALL PLANT MATERIALS SHALL BE PROVIDED WITH THE PROPER TAGGING AND LABELING AS SHOWN ON THE PLANS.
9. ALL PLANT MATERIALS SHALL BE PROVIDED WITH THE PROPER TAGGING AND LABELING AS SHOWN ON THE PLANS.
10. IMPROVED DRIVE SHALL BE PLACED WITHIN 2 FT FROM THE DRIVE. ALL PLANTS SHALL BE PLACED WITHIN 2 FT FROM THE DRIVE. ALL PLANTS SHALL BE PLACED WITHIN 2 FT FROM THE DRIVE.
11. SHRUBS SHALL BE PLACED WITHIN 2 FT FROM THE DRIVE. ALL SHRUBS SHALL BE PLACED WITHIN 2 FT FROM THE DRIVE.
12. ALL PLANT MATERIALS SHALL BE PROVIDED WITH THE PROPER TAGGING AND LABELING AS SHOWN ON THE PLANS.
13. BURN LANDSCAPE BOULDERS TO 1/3 DEPTH TO LOOK NATURAL IN THE LANDSCAPE. GROUP BOULDERS AS SHOWN ON THE PLANS.
14. ALL PLANT MATERIALS SHALL BE PROVIDED WITH THE PROPER TAGGING AND LABELING AS SHOWN ON THE PLANS.
15. LANDSCAPE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR UNDERGROUND UTILITIES CAUSED BY CONSTRUCTION PROCEDURES.



1660 HILL AVENUE, & 345 NORTH 1ST STREET, GRAND JUNCTION, CO 81401

LANDSCAPE LEGEND

Revised 9/28/09

Julio Wolfson, Landscape Architect

41841 Neighborhood Blvd, Montrose, CO 81401

870.246.9382

870.246.3663

www.julioWolfson.com

**Attach 3
Tyler Single Family Residence**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: March 9, 2010
PRESENTER: Senta L. Costello

AGENDA TOPIC: Price Conditional Use Permit – CUP-2010-016

ACTION REQUESTED: Approval of a Conditional Use Permit (CUP)

BACKGROUND INFORMATION					
Location:		903 Main Street			
Applicants:		Tyler Price			
Existing Land Use:		Business			
Proposed Land Use:		Single Family Home			
Surrounding Land Use:	North	Credit Union			
	South	Office			
	East	Office			
	West	Radekin Towers – Elderly housing			
Existing Zoning:		B-2 (Downtown Business)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	R-O (Residential Office)			
	South	R-O (Residential Office)			
	East	B-2 (Downtown Business)			
	West	B-2 (Downtown Business)			
Growth Plan Designation:		Commercial			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: A request for approval of a Conditional Use Permit for a single family home in a B-2 (Downtown Business) zone district in accordance with Table 3.5 of the zoning and Development Code.

RECOMMENDATION: Approval of the Conditional Use Permit

ANALYSIS:

1. Background

The site is located within the original square mile of the City of Grand Junction. The structure was built in 1905 as a single family home. In 2000, the home was converted to a low volume retail store. In 2001, the property was converted to community service/teen referral counseling facility and has been used as a variety of office uses in subsequent years.

The applicant has bought the property and would like to return the structure back to a residence and use it as his home.

The B-2 zone district requires a Conditional Use Permit for single family homes.

2. Consistency with the Growth Plan

The site is currently zoned B-2 (Downtown Business) with the Growth Plan Future Land Use Map identifying this area as Commercial.

3. Section 2.13.C of the Zoning and Development Code

Requests for a Conditional Use Permit must demonstrate that the proposed development will comply with all of the following:

- a. All applicable site plan review criteria in Section 2.2.D.4 of the Zoning and Development Code and with the SSID, TEDS and SWMM Manuals.

Section 2.2.D.4

1. Adopted plans and policies such as the Growth Plan, applicable corridor or neighborhood plans, the major street plan, trails plan and the parks plans

The request is consistent with the plans and policies of the Growth Plan.

** The Comprehensive Plan was adopted by City Council on February 17, 2010. In all instances contained within this staff report, the Future Land Use designation described under the previous Growth Plan and the new Comprehensive Plan are consistent.*

There are no other applicable plans for this property.

2. Conditions of any prior approvals

When the home was converted to a business in 2000, there were conditions regarding the installation of parking for the new business use. That condition for approval was met.

3. Other Code requirements including rules of the zoning district, applicable use specific standards of Chapter Three of the Zoning and Development

Code and the design and improvement standards of Chapter Six of the Code

The site meets all requirements of the B-2 zone district (if the Conditional Use Permit is approved) and Chapter 3 of the Zoning and Development standards. As this is a request for a single family home, there are no applicable design and improvement standards in Chapter 6 of the Zoning and Development Code.

4. Quality site design practices

The site will maintain its current residential character. There are no requirements or standards contained within SSID (Submittal Standards for Improvements and Development, TEDS (Transportation Engineering Design Standards) or SWMM (Stormwater Management Manual) requirements that the request must meet.

b. The underlying zoning district's standards established in Chapter Three of the Zoning and Development Code

If the Conditional Use Permit is approved, the residence will meet all requirements of the B-2 zone district

c. The use-specific standards established in Chapters Three and Four of the Zoning and Development Code

There are no applicable use-specific standards in Chapters Three and Four that apply to single family homes.

d. Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to, schools, parks, hospitals, business and commercial facilities, and transportation facilities.

The downtown neighborhood offers many complementary and supportive uses including restaurants, coffee shops, retail, schools, parks, transportation and civic uses.

e. Compatibility with and protection of neighboring properties through measures such as:

1. Protection of privacy

The subject site and adjoining properties have fencing and mature landscaping which will be maintained.

2. Protection of use and enjoyment

The subject site and adjoining properties have fencing and mature landscaping which will be maintained.

3. Compatible design and integration

While many of the historic residential structures in the area have been converted to business uses, they have maintained their original residential character. The proposed home also has maintained the residential character, even though it has been converted to a business use in the past.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the Price Conditional Use Permit application, CUP-2010-016 for a single family home, I make the following findings of fact, conclusions and conditions:

1. The requested Conditional Use Permit to allow a residence in a B-2 zone district is consistent with the Growth Plan.
2. The review criteria in Section 2.13.C of the Zoning and Development Code have all been met.
3. As this is a request for a single family home, no sign package is needed nor has been provided.

STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the requested Conditional Use Permit, CUP-2010-016 with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

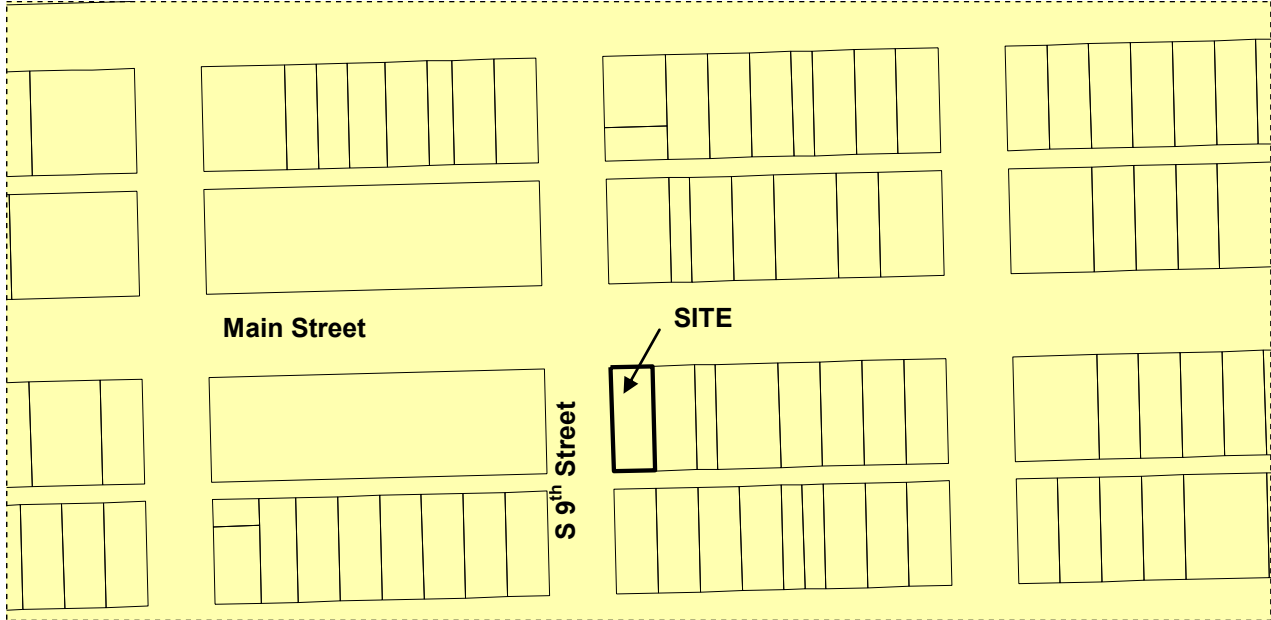
Mr. Chairman, on the request for a Conditional Use Permit for Price single family home application, number CUP-2010-016 to be located at 903 Main Street, I move that the Planning Commission approve the Conditional Use Permit with the facts and conclusions listed in the staff report.

Attachments:

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

Site Location Map

Figure 1



Aerial Photo Map

Figure 2



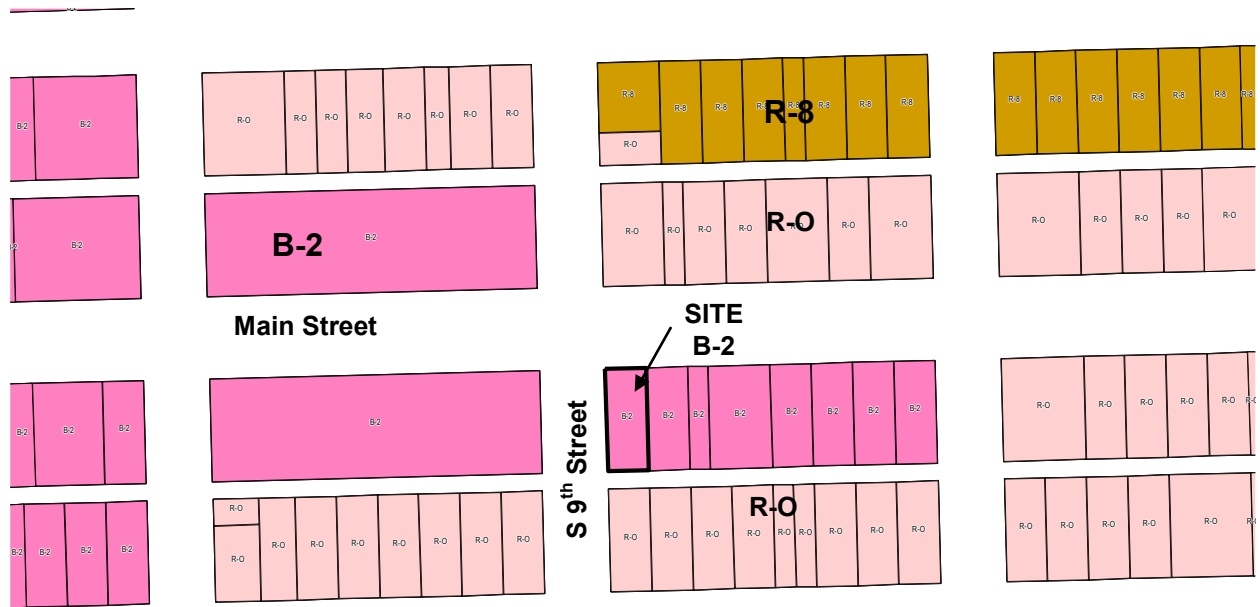
Future Land Use Map

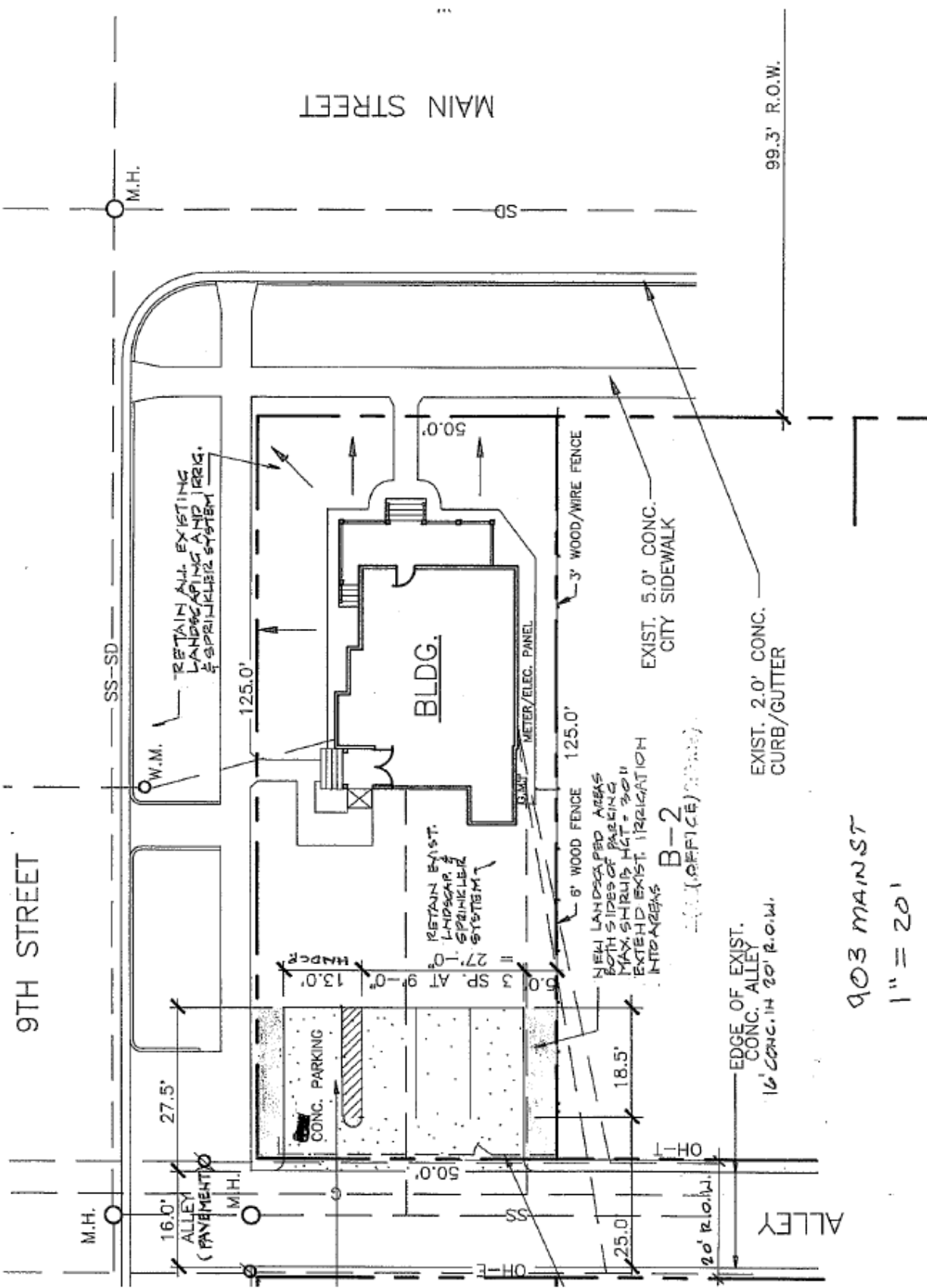
Figure 3



Existing City Zoning Map

Figure 4





9TH STREET

MAIN STREET

ALLEY

M.H.

M.H.

M.H.

SS-SD

SD

RETAIN ALL EXISTING LANDSCAPING AND IRRIG. & SPRINKLER SYSTEM

BLDG.

RETAIN EXIST. LANDSCAP. & SPRINKLER SYSTEM

CONC. PARKING

METER/ELEC. PANEL

NEW LANDSCAPED AREAS BOTH SIDES OF PARKING MAX. SHRUB HGT. 3'-0" EXIST. IRRIGATION EXTEND EXIST. IRRIGATION INTO AREAS

B-2

(OFFICE) (SEE PLAN)

EXIST. 5.0' CONC. CITY SIDEWALK

EXIST. 2.0' CONC. CURB/GUTTER

EDGE OF EXIST. CONC. ALLEY 16' CONC. IN 20' R.O.W.

99.3' R.O.W.

903 MAIN ST

1" = 20'

27.5'

125.0'

50.0'

125.0'

6' WOOD FENCE

3' WOOD/WIRE FENCE

13.0'

9'-0"

27'-0"

3 SP AT 9'-0"

6'-0"

18.5'

25.0'

20' R.O.W.

OH-T

50.0'

OH-E

**Attach 4
KD Annexation**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: March 9, 2010
PRESENTER: JUSTIN KOPFMAN

AGENDA TOPIC: KD Zone of Annexation – ANX-2010-006

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

<i>STAFF REPORT / BACKGROUND INFORMATION</i>			
Location:		823 22 Road	
Applicants:		John Durmas and Shawn Wallace	
Existing Land Use:		Vacant	
Proposed Land Use:		Industrial	
Surrounding Land Use:	North	Residential	
	South	Agricultural	
	East	Agricultural	
	West	Industrial	
Existing Zoning:		County RSF-R (Residential Single Family)	
Proposed Zoning:		I-1 (Light Industrial)	
Surrounding Zoning:	North	County RSF-R (Residential Single Family)	
	South	I-1 (Light Industrial)	
	East	I-1 (Light Industrial)	
	West	I-1 (Light Industrial) and County PUD (Planned Unit Development)	
Growth Plan Designation:		Commercial Industrial	
Zoning within density range?		X	Yes
			No

PROJECT DESCRIPTION: A request to zone the 10.12 acre KD Annexation, consisting of one parcel located at 823 22 Road, to an I-1 (Light Industrial) zone district.

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

ANALYSIS:

1. Background:

The 10.12 acre KD Annexation consists of one parcel located at 823 22 Road. The property owners have requested annexation into the City and a zoning of I-1 (Light Industrial). Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

Under the 1998 Persigo Agreement with Mesa County, the City shall zone newly annexed areas with a zone that is either identical to current County zoning or conforms to the City's Growth Plan Future Land Use Map. The proposed zoning of I-1 (Light Industrial) conforms to the Future Land Use Map, which has designated the properties as Commercial Industrial.

The Comprehensive Plan was adopted by City Council on February 17, 2010. In all instances contained within this Staff Report the Future Land Use designation described under the previous Growth Plan and the new Comprehensive Plan are consistent.

2. Section 2.6.A.3 and 4 of the Zoning and Development Code:

Zone of Annexation: The requested zone of annexation to the I-1 (Light Industrial) zone district is consistent with the Growth Plan designation of Commercial Industrial. The existing County zoning is RSF-R (Residential Single Family Rural). Section 2.14 of the Zoning and Development Code, states that the zoning of an annexation area shall be consistent with either the Growth Plan or the existing County zoning. The request is consistent with the Growth Plan.

In order for the zoning to occur, the following questions must be answered and a finding of consistency with the Zoning and Development Code must be made per Section 2.6.A.3 and 4 as follows:

- The proposed zone 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 10.12 acres of the property for which an I-1(Light Industrial) zone is being requested is consistent with the surrounding City zones in the neighborhood, and consistent with the Growth Plan designation of CI (Commercial Industrial). County RSF-R development lies north of the property. To the west is a City I-1(Light Industrial) zoned property and County PUD. East are properties zoned I-1. To the south, all properties are zoned I-1(Light Industrial).

- 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: Adequate public facilities and services are available to accommodate the I-1 (Light Industrial) zone district. Water and sewer service is provided along 21 ½ Road by a 12 inch Ute water line and an 8 inch sanitary sewer line.

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

- a. I-0 (Industrial Office)
- b. I-2 (General Industrial)

If the Planning Commission chooses to recommend an alternative zone designation, 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 KD Annexation, ANX-2010-006, for a Zone of Annexation, I recommend that the Planning Commission make the following findings of fact and conclusions:

1. The requested zone of I-1 (Light Industrial) is consistent with the goals and policies of the Growth Plan.
2. The review criteria in Section 2.6.A.3 and 4 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 I-1 (Light Industrial) zone district for the KD Annexation, ANX-2010-006 to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

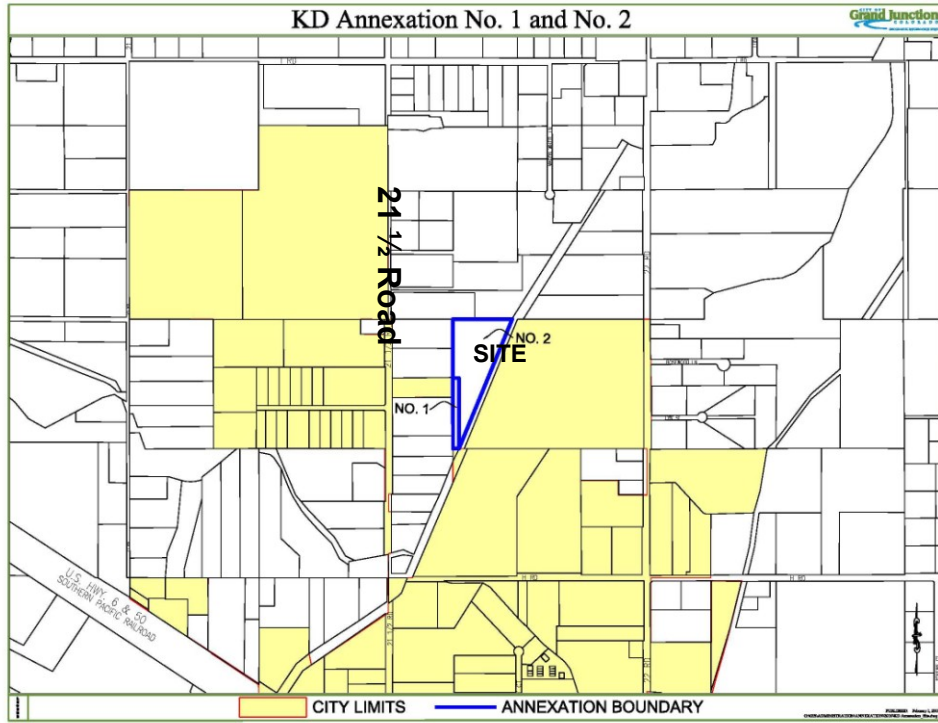
Mr. Chairman, on the KD Zone of Annexation, ANX-2010-006, I move that the Planning Commission forward to the City Council a recommendation of approval of the I-1 (Light Industrial) zone district for the KD Annexation with the facts and conclusions listed in the staff report.

Attachments:

Annexation - Site Location Map / Aerial Photo Map
Future Land Use Map / Existing City and County Zoning Map
Zoning Ordinance

Annexation/Site Location Map

Figure 1



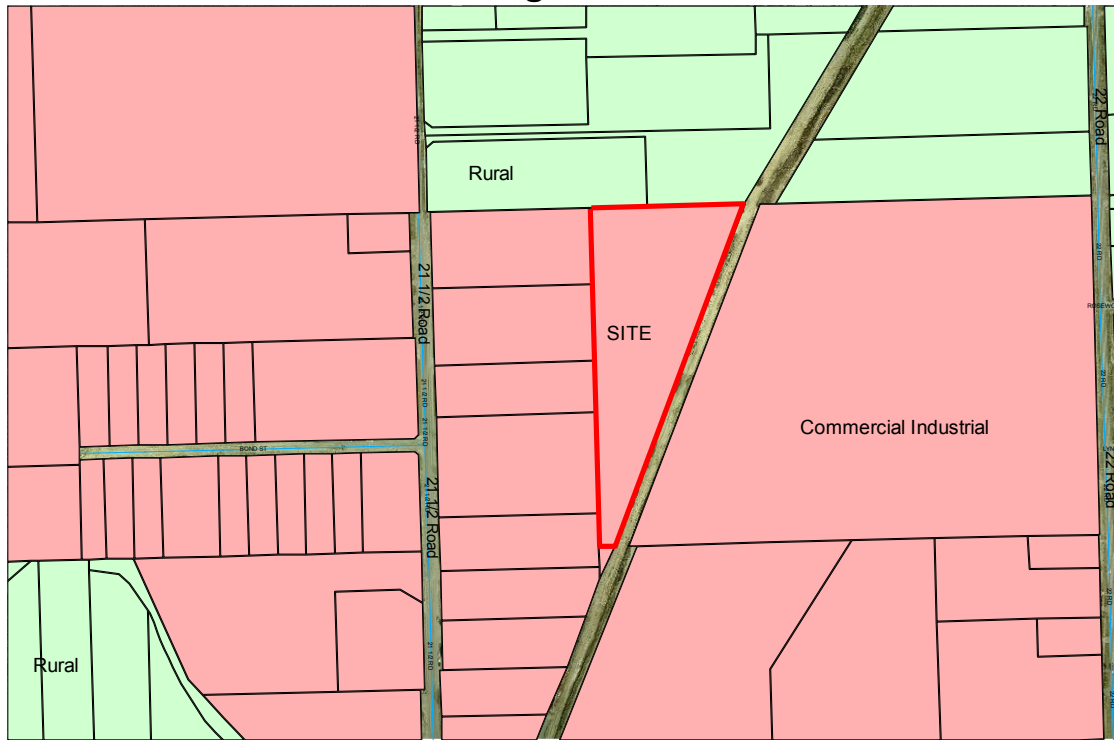
Aerial Photo Map

Figure 2



Future Land Use Map

Figure 3



Existing City and County Zoning Map

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."

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE KD ANNEXATION
TO I-1 (LIGHT INDUSTRIAL)**

LOCATED AT 823 22 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 zoning the KD Annexation to the I-1 (Light Industrial) zone district finding that it conforms with the recommended land use category 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. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

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

KD ANNEXATION

KD ANNEXATION NO. 1

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 25, Township One North, Range Two West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 4, Riverview Commercial Subdivision, as same is recorded in Plat Book 13, Page 17, Public Records of Mesa County, Colorado and assuming the North line of the NW 1/4 SE 1/4 of said Section 25 bears S89°54'23"E with all other bearings contained herein being referenced thereto; thence from said Point of Beginning, S00°01'28"W along the East line of said Riverview Commercial Subdivision, a distance of 720.56 feet, more or less, to its intersection with the South line of the NW 1/4 SE 1/4 of said Section 25; thence S89°52'11"E, along the South line of the NW 1/4 SE 1/4 of said Section 25, a distance of 60.43 feet, more or less, to its intersection with the Westerly line of that certain 100 foot wide right of way for the Copeco Drain, as same is recorded in Book 229, Pages 21 and 22, Public Records of Mesa County, Colorado; thence N00°01'28"E along a line parallel to the East line of said Riverview Commercial

Subdivision, a distance of 720.56 feet; thence N89°51'44"W a distance of 60.43 feet, more or less, to the Point of Beginning.

CONTAINING 43,437 Sq. Ft. or 0.9995 Acres, more or less, as described.

KD ANNEXATION NO. 2

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 25, Township One North, Range Two West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 4, Riverview Commercial Subdivision, as same is recorded in Plat Book 13, Page 17, Public Records of Mesa County, Colorado and assuming the North line of the NW 1/4 SE 1/4 of said Section 25 bears S89°54'23"E with all other bearings contained herein being referenced thereto; thence from said Point of Beginning, N00°01'28"E along the East line of Riverview Commercial II Subdivision, as same is recorded in Plat Book 16, Page 58, Public Records of Mesa County, Colorado, a distance of 600.61 feet, more or less, to a point on the North line of the NW 1/4 SE 1/4 of said Section 25; thence S89°54'23"E along the North line of the NW 1/4 SE 1/4 of said Section 25, a distance of 606.66 feet, more or less, to a point on the Westerly line of that certain 100 foot wide right of way for the Copeco Drain, as same is recorded in Book 229, Pages 21 and 22, Public Records of Mesa County, Colorado; thence S22°29'46"W along said Westerly line, a distance of 1429.06 feet, more or less, to a point on the South line of the NW 1/4 SE 1/4 of said Section 25; thence N00°01'28"E along a line parallel to the East line of said Riverview Commercial Subdivision, a distance of 720.56 feet; thence N89°51'45"W a distance of 60.43 feet, more or less, to the Point of Beginning.

CONTAINING 397,130 Sq. Ft. or 9.1169 Acres, more or less, as described.

INTRODUCED on first reading the ____ day of _____, 2010 and ordered published.

ADOPTED on second reading the 5th day of April, 2010.

ATTEST:

President of the Council

City Clerk

**Attach 5
Zoning and Development Code**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: March 9, 2010
PRESENTER: Lisa Cox

AGENDA TOPIC: TAC-2010-020, Text Amendment – Proposed Update of the Zoning and Development Code

ACTION REQUESTED: Recommendation of approval to City Council on the proposed updated Zoning and Development Code.

RECOMMENDATION: Approval of the proposed updated Zoning and Development Code.

ANALYSIS:

1. Background

In August, 2007, the City of Grand Junction and Mesa County recognized the need to replace the outdated joint 1996 Growth Plan. Growth had occurred both inside and outside of the Persigo 201 Sewer Service Boundary at rates that exceeded what the Growth Plan had anticipated. Policy decision makers needed a plan that could be used to help determine the best location for public infrastructure such as new transportation facilities, water, sewer and other utilities, as well as other public facilities such as parks and open space. A new plan was needed to guide the growth of the community for the next 25 years. As a result, the City and County began the planning process for the first ever Comprehensive Plan.

On February 17, 2010, the Grand Junction City Council adopted the Grand Junction Comprehensive Plan (Plan). The Plan establishes the following Vision:

“Becoming the Most Livable Community West of the Rockies”

As part of the Plan, the following Six Guiding Principles were included to help shape the future of growth of our community:

- A. **Concentrated Centers** - The Plan calls for three types of centers: the City Center, Village Centers and Neighborhood Centers. The Plan establishes “Mixed Use Opportunity Corridors” along some major corridors.
- B. **Sustainable Growth Patterns** - Fiscal sustainability where we grow efficiently and cost-effectively. Encourage infill and redevelopment and discourage growth patterns that cause disproportionate increases in cost of services.
- C. **Housing Variety** - allow and encourage more variety in housing types (besides just large lot single family homes) that will better meet the needs of our diverse

population – singles, couples, families, those just starting out, children who have left home, retirees, etc.

- D. **A Grand Green System of Connected Recreational Opportunities** - Take advantage of, and tie together the exceptional open space assets of Grand Junction, including the Colorado River, our excellent park system, trails and our surrounding open spaces.
- E. **Balanced Transportation** - Accommodate all modes of Transportation including: Air, Transit, Freight, Auto, Bike and Pedestrian.
- F. **A Regional Center** - Preserve Grand Junction as a provider of diverse goods, services and residential neighborhoods. The Plan calls for a community that provides strong health, education and other regional services. The Plan calls for the continued development and delivery of those services.

The Comprehensive Plan also established twelve Goals, which describe broad public purposes that help direct policies and programs, and thirty Policies which are intended to carry out the Goals. The Goals and Policies provide direction for the Plan, however, the implementation of the Comprehensive Plan will occur through the City's capital improvements plans, service delivery programs, public and private land use and development decisions and the City's Zoning and Development Code.

In order to implement the Vision, Goals and Policies of the Comprehensive Plan, the current Zoning and Development Code (Code) needed to be updated.

With assistance from Code Studios, a consultant specializing in drafting zoning regulations, and a citizen based focus group (the Zoning Code Focus Group), work was undertaken to update the City's existing Code.

Based on input from City Council, stakeholders from the community and City staff, the following five key objectives were identified to guide the updating process:

- Implement the Vision and Goals of the Comprehensive Plan
- Remove barriers to development and redevelopment
- Reduce the burden of nonconformities
- Streamline the development review process
- Reorganize and reformat the Code to make it more user friendly

The following outlines the major proposed changes to the Code by the five key objectives. This not a complete list of all proposed changes, rather it shows the major changes designed to implement the Vision and Goals of the Plan:

Implement the Vision and Goals of the Comprehensive Plan

- Encourage special consideration for Centers, Downtown and Mixed Use Opportunity Corridors (amendment process, form based districts, Alternative Parking Plan, etc.)
- Comprehensive Plan amendments – clarified decision making between City and County
- Made approval criteria for City amendments consistent with the Comprehensive Plan
- Clarified and expanded Director authority for administrative changes
- Provided opportunity for rezoning in Mixed Use Opportunity Corridors (from residential to mixed use)
- Created a wider palette of districts allowed to implement the Comprehensive Plan (form based districts, Business Park district)
- Reduced minimum lot sizes/setbacks and increased heights in most zone districts
- Added new Table of Districts to show land use designations that implement the Comprehensive Plan
- Changed neighborhood meeting content (concept plan required) and the City's role (educating the public about City goals and vision) at the meeting to engage the neighborhood more in the development process

Remove barriers to development and redevelopment

- Eliminated or reduced minimum lot size for most residential zone districts
- Increased density allowances for group homes
- Added new "Special Permit" for additional height, building area, fences (approved by City Council)
- Administrative changes allowed to Comprehensive Plan via amendment process (approved by Director)
- Revised Use Table to eliminate certain Conditional Uses and provide more uses by right
- Reduced landscaping requirements in the I-1, I-2 and B-2 zone districts
- Eliminated side yard landscaping in the I-1 and I-2 zone districts
- Reduced buffering and screening requirements between certain zone districts
- Encourage water wise (xeric) planting with reduced plant sizes
- Eliminated Open Space requirements in Multi-family development
- Existing districts retained, new form districts added as an option
- Revised buffer table (less instances where buffers are required), reduced buffer width
- Standardized bicycle parking space requirement (same for all development)
- Alternative parking plan provides Director flexibility (parking ratios may be modified and approved as part of site plan approval)
- Eliminated requirement for 20-year lease for shared parking; handicap parking may be provided on street in public right-of-way; parking rations lowered for certain uses
- Floor Area Ratio (FAR) has been eliminated
- Deleted site analysis requirement for large development (only required when conditions warrant)

- Special Permit allowed for interim uses

Reduce the burden of nonconformities

- Old Code combined nonconforming use, sites and structures....new format separates each into its own section to be more user-friendly
- Change of Use: Director authority to approve a new, less nonconforming use
- Nonconforming residential use: Accessory structures such as garage/storage shed are now allowed
- Nonconforming structures maintenance and restoration:
 - Nonconforming structures may be maintained or restored provided there is no expansion of the nonconformity
 - Mesa County Assessor's appraisal may be used (if not more than 12 months old) to determine the fair market value of the structure
 - Maintenance, restoration or remodel work of 25% or more will require corresponding percentage compliance with landscaping only
 - Landscaping and related improvements may be installed up to 24 months after issuance of a Certificate of Occupancy when guaranteed by a DIA and financial security
- Nonconforming sites:
 - New threshold of 65% increase of gross square footage of existing structure triggers site upgrades (used to be 35%)
 - Less than 65% triggers corresponding increase for landscaping, screening and buffering
 - Director now has authority to consider exceptions for properties that are physically constrained from full compliance (formerly known as the Site Design Exception process)
 - Change of use must provide difference between required parking for prior use and the required parking for proposed use. If less than 5 new parking spaces are required, no new parking must be provided.

Streamline development review process

- Staff administered review and approval of subdivisions, condominium plats and lease holdings
- Expanded minor deviation as administrative adjustment
- Added minor exemption subdivisions
- New "Special Permit" allows standards in special circumstances to be exceeded, following public hearing before City Council
- Administrative changes to Comprehensive Plan allowed by Director
- Sign Packages are approved administratively
- Revised code amendment and rezoning criteria
- Established rezoning criteria for Mixed Use Opportunity Corridors
- Streamlined Planned Development (eliminated Preliminary Plan requirement), simplified review process
- New alternative parking plan allows staff modification of parking ratios, shared parking, off-site parking
- Clustering provisions simplified
- Nonconforming provision simplified, clarified

- Updated Use Table to reduce CUP's and create more allowed uses

Reorganize and reformat the Code to make it more user-friendly

- Made changes in Code organization/reformatting, consolidate similar topics (ie: fence provisions, group homes)
- Added Headers/Footers for easier navigation through Code
- Added cross-references to help navigate the Code
- Reduced overall length of the Code by approximately 100 pages
- Added improved Table of Contents and a new Index
- Reorganized various Tables for easier use
- Combined some categories, separated others and eliminated some land use categories in the Use Table (ie: added Contractors and Trade Shops, Oil and Gas Operations to "Industrial Service")
- Consolidated fence provisions, added Special Permit option
- Added additional graphics to help illustrate standards
- Provided two new Zone District Summary Tables (dimensional standards)
- Provided links to Use Standards from the Use Table with online use of Code
- Deleted outmoded regulations (for example, standards for "racing pigeons")
- Incorporated key TEDS provisions (lighting, parking, private streets)
- Added new definitions and provided clarification of other key definitions

2. Process

Work to update the Code began in late 2008. The City's Zoning Code Focus Group was expanded from 11 to 19 members that would represent citizen's and the development community's interests in the process.

The City's consultants, Code Studio, began by preparing a critique of the current Code with the intent to identify opportunities for improving the Code and to streamline the development review process. This was the technical assessment phase of the Code update. The Zoning Code Focus Group, City staff and citizen stakeholders were interviewed by the consultant to obtain information and suggestions about needed changes to the Code.

Between November, 2008 and January, 2009 the consultant submitted 3 modules (the original Code divided into 3 sections) to the City for review and comment. Each module outlined proposed changes to improve the Code and were reviewed by staff and the Zoning Code Focus Group for comments and input.

With feedback from staff and the Zoning Code Focus Group, a consolidated draft of the updated Code was submitted by the consultant to the City for review. Staff worked with the consultant to introduce new language to implement the new Comprehensive Plan and to ensure that all other objectives to updating the Code were met. The result was the Public Review draft which would be submitted for public review and comment.

The Public Review draft was posted to the City's website for public review and comment on January 29, 2010. No comments were received from the general public on the proposed Code.

A final review of the Public Review version of the proposed Code was made by the Zoning Code Focus Group. Key comments from the Focus Group were incorporated into the final, public hearing version of the Code which is attached to this staff report.

3. Consistency with the Comprehensive Plan

The proposed updated Zoning and Development Code has been revised to ensure that it will implement the Vision and Goals of the new Comprehensive Plan. The proposed Zoning and Development Code is consistent with the following goals and policies of the Comprehensive Plan:

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

Policies:

- A. To create large and small "centers" throughout the community that provides services and commercial areas.
- B. Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

Goal 4: Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions.

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.

Policy:

- B. Encourage mixed-use development and identification of locations for increased density.

Goal 7: New development adjacent to existing development (of a different density/unit type/land use type) should transition itself by incorporating appropriate buffering.

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

Policies:

- A. Design streets and walkways as attractive public spaces;
- B. Construct streets in the City Center, Village Centers, and Neighborhood Centers to include enhanced pedestrian amenities;
- D. Use outdoor lighting that reduces glare and light spillage, without compromising safety;
- E. Encourage the use of xeriscape landscaping;
- F. Encourage the revitalization of existing commercial and industrial areas.

Goal 9: Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water and natural resources.

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

Policy:

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

FINDINGS OF FACT/CONCLUSIONS:

After reviewing TAC-2010-020, the proposed updated Zoning and Development Code, the following findings of fact and conclusions have been determined:

1. The request is consistent with the goals and policies of the Comprehensive Plan.
2. The proposed updated Zoning and Development Code will help implement the vision, goals and policies of the Comprehensive Plan.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the proposed updated Zoning and Development Code to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on file #TAC-2010-020, I move that the Planning Commission forward a recommendation of the approval of the proposed updated Zoning and Development Code with the facts and conclusions listed in the staff report.

Attachments:

Proposed updated Zoning and Development Code (Public Hearing Draft, March 2010)