



**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
TUESDAY, FEBRUARY 28, 2012, 6:00 PM**

Call to Order

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

If you wish to speak, please sign in prior to coming up to the podium. Sign in sheets are located at the back of the auditorium. 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 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

Approve the minutes of the January 24, 2012 regular meeting.

[Attach 1](#)

2. Sturgeon Electric Enclave – Zone of Annexation [Attach 2](#)

Request a recommendation of approval to City Council to annex 2.375 acres and zone the property from County I-2 (General Industrial) to a City I-1 (Light Industrial) zone district.

FILE #: ANX-2011-1314
PETITIONER: City of Grand Junction
LOCATION: 2775 Riverside Parkway
STAFF: Brian Rusche

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

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

Public Hearing Items

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

3. Blue Polygon – Area 18 Rezone – Rezone [Attach 3](#)

Request a recommendation of approval to City Council to rezone 4.846 acres from an R-2 (Residential 2 du/ac) to an R-8 (Residential 8 du/ac) zone district.

FILE #: RZN-2011-1152
PETITIONER: City of Grand Junction
LOCATION: 2170 Broadway
STAFF: Brian Rusche

4. Blue Polygon – Area 17 Rezone – Rezone [Attach 4](#)

Request a recommendation of approval to City Council to rezone 4 parcels totaling 26.28 +/- acres from an M-U (Mixed Use) to an MXG-3 (Mixed Use General) zone district.

FILE #: RZN-2011-1215
PETITIONER: City of Grand Junction
LOCATION: 824 22 Road, 2202, 2202 1/2 & 2204 H Road
STAFF: Scott Peterson

5. Blue Polygon – Area 12 Rezone – Rezone [Attach 5](#)

Request a recommendation of approval to City Council to rezone 92 parcels totaling 13 acres from an R-8 (Residential 8 du/ac) to an R-O (Residential Office) zone district.

FILE #: RZN-2011-1221
PETITIONER: City of Grand Junction
LOCATION: 1402 Main Street and 91 other parcels
STAFF: Senta Costello

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

**Attach 1
Minutes of Previous Meetings**

**GRAND JUNCTION PLANNING COMMISSION
JANUARY 24, 2012 MINUTES
6:00 p.m. to 7:13 p.m.**

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

In attendance, representing the City Planning Commission, were Reginald Wall (Chairman), Lynn Pavelka (Vice-Chairman), Pat Carlow, Ebe Eslami, Gregory Williams, Lyn Benoit and Keith Leonard.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Lisa Cox (Planning Manager), Greg Moberg (Planning Services Supervisor), Lori Bowers (Senior Planner), Brian Rusche (Senior Planner), Scott Peterson (Senior Planner) and Senta Costello (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 6 interested citizens present during the course of the hearing.

ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

There were no announcements, presentations and/or visitors.

Consent Agenda

1. Minutes of Previous Meetings

Approve the minutes of the December 13, 2011 Regular Meeting.

2. Suncor Annexation – Zone of Annexation

Request a recommendation of approval to City Council to zone 27.559 acres from County PUD (Planned Unit Development) to a City I-1 (Light Industrial) zone district.

FILE #: ANX-2011-1328

PETITIONER: Douglas Pumphrey – Suncor Energy (USA) Inc.

LOCATION: 2200 Railroad Avenue

STAFF: Brian Rusche

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

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

Public Hearing Items

Lisa Cox, Planning Manager, provided a brief overview of the next four items and, more particularly, why the City was the applicant in the rezone applications and explained the public process involved in each application. The City and Mesa County jointly adopted the Comprehensive Plan in February 2010, a process which lasted over 30 months and included over 300 public meetings. Ms. Cox said that it was a very public process and they had gone through various tools to ensure the public was engaged in the adoption process.

As part of adoption of the Comprehensive Plan, a vision was identified and the concept of development in neighborhood and village centers was created. She said that in order to implement those new ideas and visions, there were new land use designations created to help bring the vision of the plan to life. However, when the plan was adopted and the new land use designations put in place, the City did not rezone property to be consistent with the new land use designations. Ms. Cox stated that the City had undertaken the effort on behalf of property owners to resolve the conflict between the zoning of the property and the vision of the Comprehensive Plan.

She next identified the steps involved in the public process which included the following: Each property owner was sent an individual letter which explained why the City was the applicant; why this process was being undertaken; and informed them of the City's intent to resolve the conflict. Notification cards were also sent out to residents who lived within 500 feet of an impact area or parcel to be rezoned. This gave those residents an opportunity to become involved in the process and to also submit their thoughts and comments. In addition, an open house was set up for citizens and/or property owners to learn more about the proposed rezones or an opportunity to express their comments and/or concerns. Additionally, there was a public comment period opened up.

Lastly, the neighbors were made aware that the rezone application would be processed through the Planning Commission wherein the Planning Commission would make a recommendation to City Council and City Council was the final decision-maker. Ms. Cox mentioned that there had been several property owners who questioned whether a rezone of their property would result in increased taxes. She said that they would not as a change in the zoning of a property would not increase property taxes but a change in the use would change taxes.

3. Blue Polygon – Area 15 Rezone – Rezone

Request a recommendation of approval to City Council to 1) rezone 15.454 acres from an R-R (Residential Rural) to an R-5 (Residential 5 du/ac) zone district AND 2) a recommendation of approval to City Council to zone 27.537 acres from an R-R (Residential Rural) and 2.769 acres from a C-1 (Light Commercial) all to a BP (Business Park) zone district.

FILE #: RZN-2011-1154
PETITIONER: City of Grand Junction
LOCATION: 690 29 1/2 Road and others
STAFF: Brian Rusche

STAFF'S PRESENTATION

Brian Rusche, Senior Planner, Public Works and Planning Department, addressed the Commission regarding Area 15 which encompassed two Subareas totaling 5 parcels. He identified Subarea 1 as being on 29 1/2 Road and the request was for an R-5 zoning; Subarea 2 was around the intersection of 29 Road and I-70 which consisted of 3 parcels from R-R and C-1 to a Business Park zone. He said that current land uses included agriculture, single-family uses, social service uses as well as undeveloped land.

As the Comprehensive Plan anticipated the need for additional dwelling units based on historic and projected population growth, the future land use assigned a designation of Residential Medium to areas south of G Road. Mr. Rusche said the requested rezone of the two properties included in Subarea 1 would bring the zoning into conformance with the Residential Medium designation. He then said that Subarea 2 included 3 unique parcels in which the Comprehensive Plan anticipated an opportunity for future development at the intersection of 29 Road and I-70 that would be triggered by the construction of an interchange. The Future Land Use Map assigned a new designation – Business Park Mixed Use – to all of the private acreage surrounding the future interchange. The requested rezone of these 3 properties would bring them into conformance with the designation as well as prepare them for potential development opportunities associated with an interstate interchange.

Mr. Rusche identified the current zoning of all but one of the properties as Residential Rural which reflected agricultural uses. All of the properties were brought into the City in 1999 as part of a significant enclave annexation and so the zoning assigned at the time reflected the use that was there. The Blended Map also indicated this area as Residential Medium.

Regarding Subarea 1, there were a few existing houses in the area but there had been proposed development along 29 1/2 Road that had not yet materialized which demonstrated the desirability in the area for additional residences. With regard to Subarea 2, the potential for an interstate interchange would be the last segment of a long planned transportation route.

The supply of land currently available was also addressed. Mr. Rusche noted that while there was still developable land in the area that had residential zoning, some of it was impeded by an airport critical zone which was one of the reasons the Comprehensive Plan anticipated higher densities up to G Road but not further to the east.

He next discussed 29 Road and I-70 and the parcels with current Planned Development zoning assigned and, if and when, those parcels were to develop they too could take advantage of the Business Park Mixed Use but at the present time, only the 3 parcels were the only ones in conflict. He, therefore, recommended a recommendation of approval be forwarded to City Council for Subarea 1 to be rezoned to R-5 and Subarea 2 to be rezoned to Business Park.

PUBLIC COMMENT

None.

DISCUSSION

Chairman Wall said that this was straightforward and made sense and he would be in favor of it.

MOTION:(Commissioner Pavelka) “Mr. Chairman, on Rezone RZN-2011-1154, I move the Planning Commission forward a recommendation of approval for the rezone of 15.54 acres in two parcels located at 690 and 694 29 1/2 Road from an R-R (Residential Rural) to an R-5 (Residential 5 dwelling units per acre) zone district. I also include in this a rezone of 27.537 acres in two parcels located at 2910 Highline Canal Road and 725 29 Road from R-R (Residential Rural) and 2.769 acres in one parcel located at 698 29 Road from a C-1 (Light Commercial) all to a BP (Business Park) zone district.”

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

4. Blue Polygon – Area 13 Rezone – Rezone

Request a recommendation of approval to City Council to rezone nine (9) City parcels: five (5) parcels from an R-5 (Residential 5 du/ac) to a B-1 (Neighborhood Business) zone district; one (1) parcel from an R-5 (Residential 5 du/ac) to an R-8 (Residential 8 du/ac) zone district; and three (3) parcels from an R-1 (Residential 1 du/ac) to an R-4 (Residential 4 du/ac) zone district.

FILE #: RZN-2011-1205
PETITIONER: City of Grand Junction
LOCATION: 2634 1/2 Patterson Road and others
STAFF: Lori Bowers

STAFF’S PRESENTATION

Lori Bowers, Senior Planner, Public Works and Planning Department, made a PowerPoint presentation regarding the proposed Area 13 rezone which consisted of 9 parcels located in and near Patterson Road and 26 1/2 Road. She identified the location of each of the parcels as follows: The first parcel, being one parcel, located at the end of North Ridge Drive; the next two parcels located at 632 and 642 26 1/2 Road; and six parcels accessed off of Patterson Road.

She divided the parcels into three Subareas. The first parcel discussed consisted of .881 acres in size and shown on the Comprehensive Plan as Residential Medium. The existing zoning for this site was R-1 and the first non-conformity was that any parcel zoned R-1 should be a minimum of one acre in size. Ms. Bowers continued that the surrounding zoning was R-4. The owner of the property, Dr. Merkel, provided comments which said that he was highly in favor of this rezone but he also mentioned some parcels that, according to Ms. Bowers, were not included in the rezone because they were not in conflict with the Comprehensive Plan.

The second area per the Comprehensive Plan for the area was Residential Medium. The existing zoning was also R-1 with a suggested zone of R-4 to be consistent with the Comprehensive Plan.

Ms. Bowers identified the third Subarea as being off of Patterson Road and 26 1/2 Road. There were six parcels included in this area. The Comprehensive Plan showed this area to be Business Park Mixed Use with an existing zoning of R-5. It was suggested to change the existing zoning of R-5 to B-1 with the larger parcel going to R-8. A comment sheet was received from one of the property owners, Ms. VanDover, who wished to opt out of the rezone. Additionally, a letter was received today from Mr. Turman, a representative of Ms. VanDover's, which letter requested that they not be involved with the rezoning. At the open house, Ms. Bowers tried to explain to Mr. Turman that the property was being rezoned in order to bring it into conformance with the Comprehensive Plan and also tried to assure him that nothing would change as far as taxes went. She also spoke with Ms. VanDover on the phone who indicated that she did not want to be a part of this.

Ms. Bowers concluded that the requested zones were consistent with the goals and policies of the Comprehensive Plan and the applicable review criteria of the Code had been met. Lastly, she acknowledged that the Planning Commission could choose to exclude the VanDover property in its recommendation to City Council.

QUESTIONS

Commissioner Williams asked if the current building on the VanDover property supported the Business Park. Ms. Bowers said that residential was allowed in Business Park but it was generally more for a multi-family zone. As a result, it would be a legal non-conforming zone.

Commissioner Williams asked if the property was to change hands, would it be allowed to stay as a single-family residence. Ms. Bowers said that if nothing changed with the single-family residence, it could stay there as long as they wanted it to.

Commissioner Leonard asked if the house could be rebuilt if, for example, it was to burn down. Ms. Bowers said that it could be built as a single-family residence which would have to be reconstructed within a one-year period.

Commissioner Leonard asked if it would have any affect on insurance in that it was a legal non-conforming use. Ms. Bowers said that it had been her experience that the non-conformity could be stated in a letter to the insurance carrier and they have been in the past okay with it.

PUBLIC COMMENT

Jeff Turman clarified that he was not Ms. VanDover's legal representative. He said that Ms. VanDover asked him to write the letter to voice her belief that she saw no reason to rezone it. He also indicated that the small parcel pointed out earlier was actually the driveway to the larger parcel. He asked if there was any reason why it would hurt to not rezone this. Chairman Wall assured him that as long as Ms. VanDover owned the property she would be able to use it any way that she wanted to regardless of its zoning. Chairman Wall advised that they wanted it to be in conformance with the Comprehensive Plan and it would not affect what her use was. Mr. Turman asked why the City was not rezoning the property directly to the north. He went on to say that neither Ms. VanDover nor her heirs had any intention of developing the property. Commissioner Eslami interposed that at this moment, if the zone went through, nothing would happen to the property. Mr. Turman said that he was told at the last meeting that this would make her property worth more money; however, it was Ms. VanDover's opinion that her property was fine like it was. Ms. Bowers said that Business Park Mixed Use did allow for R-8 and higher intensity residential zone district. In relation to the other two sites, the property being questioned by Mr. Turman was in conformance with the Comprehensive Plan and as such there was no rezone for it. Lisa Cox, Planning Manager, said that the Comprehensive Plan Land Use Map prepared for this parcel showed that the land use designation for the property to the north was Residential Medium and so the current zoning for that property was not in conflict with its land use designation. It was not being considered for rezoning because there was no discrepancy between the current zoning and the land use designation.

QUESTIONS

Chairman Wall asked why the big parcel currently zoned R-5 was being proposed to go to R-8 when the parcel above it and the one to the west of it were R-5. Ms. Bowers said that because in Business Park, R-8 was the lowest allowed residential zone. They felt because it was residential, the R-8 zone was more compatible and allowed greater flexibility for future development.

Chairman Wall asked for identification of a few differences between an R-5 and an R-8 as far as what could be built on each. Ms. Bowers stated the density and an R-8 zoning allowed for single-family, attached, detached, townhomes, a number of housing types but the Business Park did not allow for a density of R-5.

Chairman Wall asked why the little parcel to the west between the R-4 and the R-5 was not included. Ms. Bowers said that had been brought up at the meeting and confirmed that it was in conformance being zoned R-5 because the zoning on the lot was appropriate for Residential Medium land use.

Chairman Wall asked how the larger parcel was not in conformance. Ms. Bowers stated that Business Park Mixed Use did not allow R-5 but rather allowed R-8 and above. Ms. Cox interjected that the parcel to the north had a different land use than the larger piece and was Residential Medium and which was supported by R-4, R-5, R-8. The same thing applied to the parcel to the west as it was zoned R-5 but it had a Residential Medium land use classification so the zoning for both parcels was appropriate and supported the land use designation and were consistent with the Comprehensive Plan. Ms. Cox went on to say that the land use designation for the parcels outlined in this application was Business Park Mixed Use so the focus of that land use designation had more to do with a higher density mixed type of residential development and business. The lowest density that supported that land use designation was R-8 and that was why it had been suggested to go from R-5 to R-8.

Commissioner Eslami asked what would happen if they wanted to develop at R-5 now. Ms. Cox said that the Zoning and Development Code required that developed property be consistent not only with the current zoning but also with the Comprehensive Plan. So if the property was to come in for development now, the property would be required to be up-zoned to be consistent with the plan. However, if the current property owner felt very strongly that they did not want the City to undertake this rezone on their behalf, it may be possible for the property owner to simply submit the request in writing and acknowledge their understanding that their current zoning was in conflict with the Comprehensive Plan and that a future owner or developer would have to go through this process in order to develop the property. She stated that was merely an option and ultimately City Council was the final decision maker. Ms. Cox reiterated that the whole reason for these proposed rezones by the City was to relieve property owners of the burden of having to go through this in the future or for a future property owner. The City was taking this on to remove the extra step in the development process.

PUBLIC COMMENT

Jeff Turman said that the explanation made perfect sense; however, the owner of the property does not want any change. He asked if not rezoning the property would hurt anyone. Commissioner Benoit said that if nothing changed and nothing was developed, nothing was lost; however, at some point in the future, if the property was to be developed, then they would have to go through a process which was what the City was trying to avoid for the current property owner as well as any future owner. As a result, there could be some cost associated with a change in the future. Mr. Turman then asked who changed the designation as he had just heard that the designation had changed. Chairman Wall explained that the change to Business Park Mixed Use was involved in the Comprehensive Plan and inside that designation there were certain zoning that applied and didn't apply. Commissioner Benoit explained that the Comprehensive Plan was designed to be a guidance document but also had some requirements associated with changing things in terms of future development as that development would have to be consistent with the requirements of the Comprehensive Plan. Commissioner Carlow advised that there was not a hidden agenda and assured that they were trying to present as smooth of a document as they could.

DISCUSSION

Commissioner Leonard said that as had been mentioned earlier that the lines weren't drawn in the sand but were within a half mile and asked if it could likewise be looked at that the Residential Medium category could be looked at for future land use map so that it could extend over the top of the Business Park area as well. In that case, the R-5 could be appropriate. Ms. Cox clarified that the land use designation lines were fluid to some extent. She went on to say that generally speaking, in a lot of areas they coincided with property lines. With regard to the mixed use opportunity corridor, village center, and neighborhood center, the language in the Comprehensive Plan allowed for those to move up to half a mile. She did not think it was a fair characterization to say that a land use designation on a particular piece of property had that same type of flexibility. Ms. Cox was not sure that she would characterize the ability to move the Residential Medium land use classification one direction or another up to half a mile. She added that there were some provisions in the Comprehensive Plan and the Zoning Code that would allow for a property owner to come in and apply for a Comprehensive Plan Map Amendment based on their adjacency to a different land use classification.

Commissioner Pavelka believed this was a tough decision. In an attempt to create consistencies within the planning and zoning documents, which were set out to benefit the public and the City overall, in the long run changing this particular parcel would not have any impact on the immediate future of that site. In other words, it could be retained as residential for as long as the owners wanted. Commissioner Pavelka went on to say that to make this consistent with the vision that the community had established for this area, she thought moving it to R-8 was reasonable. She further saw it as a slight up-zone to be consistent with the plan. She added that depending on the outcome of the Planning Commission's decision, there was still the recourse of going to City Council available to Ms. VanDover. She concluded that she would vote in favor of this.

Commissioner Williams commented that he thought the Comprehensive Plan designation in this area was a good designation. He agreed with staff and would vote in favor of the rezone as well.

Commissioner Eslami agreed with Commissioners Pavelka and Williams. He did not think it would affect anything in the near future but in the long run it would be beneficial to the City, to the community and everyone else and he too would be in favor of this.

Commissioner Benoit said that with regard to the zoning changes a line had to be drawn somewhere and he thought a lot of good faith and a lot of thought and work went into the decision on where the lines would be drawn. He was in favor of the zoning change in that it provided and promoted consistency City-wide but noted that there could still be the possibility of a change at some point.

Chairman Wall said that from a future and planning perspective in this particular instance, it made sense to him to have a higher density near where this was. He

agreed with the plan, he agreed with the R-8 designation especially in relation to where the medical park was and it made perfect sense.

MOTION:(Commissioner Pavelka) “Mr. Chairman, on Rezone RZN-2011-1205, I move that the Planning Commission forward a recommendation of approval for Area 13 Rezones, three parcels from R-1 to R-4, five parcels from R-5 to B-1 and one parcel from R-5 to R-8, with the findings of fact, conclusions and conditions listed in the staff report.”

Commissioner Eslami seconded the motion. A vote was called and the motion passed by a vote of 6 – 1, with Commissioner Leonard opposed.

5. Blue Polygon – Area 9 Rezone – Rezone

Request a recommendation of approval to City Council to rezone one parcel totaling 0.22 +/- acres from an R-16 (Residential 16 du/ac) to C-2 (General Commercial) zone district.

FILE #: RZN-2011-1207

PETITIONER: City of Grand Junction

LOCATION: 513 Independent Avenue

STAFF: Scott Peterson

STAFF’S PRESENTATION

Scott Peterson, Senior Planner, Public Works and Planning Department, spoke to the proposed Area 9 Rezone for one lot located within the City Center from R-16 to C-2. The property was currently vacant with current Future Land Use Map designation as Commercial. He said the property was presently zoned R-16 which did not match the Comprehensive Plan Land Use Map by having a residential zone in a commercially designated area. This rezone would bring the property into compliance with the Comprehensive Plan.

Mr. Peterson said that Area 9 previously included a total of 55 additional properties that were proposed to be rezoned from R-8 to R-16. Those properties were located to the east along Independent and West Kennedy Avenues; however, due to overwhelming neighborhood opposition, the City had decided to propose a Comprehensive Plan Future Land Use Map Amendment for those 55 properties. He added that the proposed map amendment would return the area back to the original classification of Residential Medium. As a result, this parcel was the only property that needed to be rezoned with the Area 9 Rezone. He said the proposed Future Land Use Map Amendment would come before the Planning Commission and City Council at a later date.

Notification was made to the property owner and the neighborhood was invited to an open house conducted on November 16, 2011. He indicated the current property owner had no opposition to the proposed rezone to C-2 for this lot and the neighborhood did not voice any opposition to the rezone. Mr. Peterson informed that the Comprehensive Plan Future Land Use Map showed this area as Commercial with the higher density

residential high mixed use developed to the east with a density of 16 to 24 dwelling units per acre. Adjacent properties to the west, south and north were presently zoned C-2.

Mr. Peterson concluded that the requested zone was consistent with the goals and policies of the Comprehensive Plan and the relevant review criteria of the Zoning Code had been met and, therefore, recommended approval of the requested zone. It would bring this property into compliance with the Future Land Use Map designation of Commercial and it would also match the adjacent zoning on three sides to a C-2 zoning district.

PUBLIC COMMENT

None.

DISCUSSION

Commissioner Williams said that it looked pretty clean and cut to him.

Chairman Wall agreed and said that it was pretty straightforward.

MOTION:(Commissioner Pavelka) “Mr. Chairman, on Rezone RZN-2011-1207, I move the Planning Commission forward a recommendation of approval for the Area 9 Rezone for one property totaling .22 acres located at 513 Independent Avenue from R-16 (Residential 16 dwelling units per acre) to C-2 (General Commercial) with the findings of fact and conclusions listed in the staff report.”

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

6. Blue Polygon – Rezone Area 8 – Rezone

Request a recommendation of approval to City Council to 1) rezone 4.888 acres consisting of 1 parcel from CSR (Community Service and Recreation) to an R-16 (Residential 16 du/ac) zone district and 2) 6.252 acres consisting of 6 parcels from an R-1 (Residential 1 du/ac) to an R-4 (Residential 4 du/ac) zone district.

FILE #: RZN-2011-1210
PETITIONER: City of Grand Junction
LOCATION: 632 26 Road and others
STAFF: Senta Costello

STAFF’S PRESENTATION

Senta Costello, Senior Planner, Public Works and Planning Department, addressed the Commission with regard to the Area 8 Rezone. This rezone consisted of two separate areas – 6 parcels were located north of Patterson Road on the east side of 26 Road; and another parcel located north and east of 25 1/2 Road and Patterson Road east of the Foresight Village Apartments. Ms. Costello said that the properties along 1st Street were surrounded by larger lot single-family as well as more suburban-type single-family and the site on the west side was surrounded by multi-family as well as single-family. She said that the properties along 26 Road all contained single-family homes. The site

on 25 1/2 Road contained a radio tower.

The Comprehensive Plan designation for the properties along 26 Road was Residential Medium and the site off of 25 1/2 Road was designated as Residential Medium High. She said the surrounding areas were Residential Medium to the Medium Low to the north and Residential Medium High to the east; Residential High Mixed Use to the south for the western property and the eastern site was surrounded by the east and south by Residential Medium and to the west by Residential Low.

Ms. Costello said the properties along 26 Road were currently zoned R-1 which did not implement the Residential Medium zone district. The proposal for those properties was for a rezone to R-4. The property off of 25 1/2 Road was zoned CSR which also did not implement the Residential Medium High designation and the proposal for that site was for an R-16 rezone.

Ms. Costello addressed the comments received which included two property owners on 26 Road who were not in favor of the proposed rezone as they had lived there for a number of years and did not want to see the zoning change. She also heard from some of the surrounding property owners who did not believe those properties would ever develop to an R-4 density so they did not see a need for the change in zoning. She also heard from surrounding property owners for the CSR property and none of them had voiced any opposition to that proposal. The Blended Map for both sites was the Residential Medium designation which both the R-4 and the R-16 zone districts implemented that particular Blended Map designation. As a result, Ms. Costello recommended approval of both rezones.

QUESTIONS

Chairman Wall asked if the radio tower would present an issue going to R-16. Ms. Costello said that telecommunication facilities were allowed in all zone districts with a Conditional Use Permit and she assured that this particular property did have a Conditional Use Permit which would continue with the land even if the property was rezoned.

Commissioner Leonard asked what the notification procedure was as far as the decision reached this evening. Ms. Costello said that notification was not sent out by City Council for their public hearings. She agreed to notify those particular property owners of the decision made and would advise them when the next hearing date would be.

PUBLIC COMMENT

None.

DISCUSSION

Chairman Wall said that this too was pretty straightforward and thought it made sense.

MOTION:(Commissioner Pavelka) “Mr. Chairman, on Rezone RZN-2011-1210, I move the Planning Commission forward a recommendation of approval for the

Area 8 Blue Rezone from R-1 (Residential 1 dwelling unit per acre) to R-4 (Residential 4 dwelling units per acre) and the CSR (Community Services and Recreation) to R-16 (Residential 16 dwelling units per acre) with the findings of fact, conclusions and conditions listed in the staff report.”

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

General Discussion/Other Business

None.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 7:13 p.m.

**Attach 2
Sturgeon Electric Enclave**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: February 28, 2012
PRESENTER: Brian Rusche, Senior Planner

AGENDA TOPIC: Sturgeon Electric Enclave - Zone of Annexation – ANX-2011-1314

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

STAFF REPORT / BACKGROUND INFORMATION				
Location:		2775 Riverside Parkway		
Applicant:		City of Grand Junction		
Existing Land Use:		Industrial		
Proposed Land Use:		Industrial		
Surrounding Land Use:	North	Union Pacific Railroad Yard		
	South	Industrial		
	East	Industrial		
	West	Industrial		
Existing Zoning:		County I-2 (General Industrial)		
Proposed Zoning:		I-1 (Light Industrial)		
Surrounding Zoning:	North	I-1 (Light Industrial)		
	South	I-1 (Light Industrial)		
	East	I-1 (Light Industrial)		
	West	I-1 (Light Industrial)		
Future Land Use Designation:		Industrial		
Zoning within density range?		X	Yes	No

PROJECT DESCRIPTION: A request to zone the Sturgeon Electric Enclave Annexation, located at 2775 Riverside Parkway, which consists of one (1) parcel, 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 2.375 acre Sturgeon Electric Enclave Annexation consists of one (1) parcel, located at 2775 Riverside Parkway. The Sturgeon Electric Enclave was enclaved by the Home Lumber Annexation on May 6, 2007. The property is occupied by Sturgeon Electric, a specialty contractor for electrical infrastructure. It currently zoned County I-2 (General Industrial). Refer to the County Zoning Map included in this report.

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

The property is located within the proposed Greater Downtown Area Plan, specifically the Rail District. The proposed Future Land Use map would designate the property as Commercial/Industrial. The proposed zoning of I-1 (Light Industrial) would be consistent with the proposed Future Land Use map under consideration with the Greater Downtown Area Plan.

2. Consistency with the Comprehensive Plan

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

Zoning this enclave will create consistent land use jurisdiction and allow for efficient provision of municipal services. The proposed zoning of I-1 (Light Industrial) conforms to the Comprehensive Plan – Future Land Use Map, adopted in 2010, which has designated the property as Industrial. The proposed zone will provide consistency with the adjacent properties with similar land uses.

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

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

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

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

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

Response: The current zoning is County I-2 (General Industrial), which was approved in 1979.

In 1998, Mesa County and the City of Grand Junction adopted the Persigo Agreement. Under this agreement, the City is required to annex all enclaved areas within five (5) years. The property has been enclaved since May 6, 2007 by the Home Lumber Annexation.

The proposed zoning of I-I (Light Industrial) conforms to the Comprehensive Plan – Future Land Use Map, adopted in 2010, which has designated the property as Industrial.

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

Response: The existing building was constructed in 1982, after the property was zoned in Mesa County for industrial use.

The adjacent property on the west and south was annexed as Home Lumber in 2007, creating the enclave of the subject property. After the annexation, a Pro Build lumber yard was constructed on the property.

Other properties with frontage along the Riverside Parkway are a mix of industrial service businesses with outdoor storage yards.

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

Response: The existing land use is already served by the appropriate infrastructure.

- 4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

Response: The predominate zoning of properties along Riverside Parkway from 27 ½ Road east to 28 Road is I-1 (Light Industrial). As noted earlier, they are a mix of industrial service businesses with outdoor storage yards.

The proposed zone will allow the existing use of the property to continue and provide consistency with the adjacent properties with similar land uses.

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

Response: The annexation of unincorporated areas adjacent to the City is critical to providing efficient urban services. The proposed zoning designation will ensure continued operation of the facility.

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

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

1. I-O (Industrial/Office Park)
2. MU (Mixed Use)
3. I-2 (General Industrial)

Some of these alternatives may not permit the existing land use, creating a nonconforming situation. However, if the Planning Commission chooses an alternative zone designation, specific alternative findings must be made.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Sturgeon Electric Enclave Zone of Annexation, ANX-2011-1314, I recommend that the Planning Commission make the following Findings of Fact and Conclusions:

1. The proposed I-1 (Light Industrial) zone district is consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 21.02.140 of the Grand Junction Municipal Code have all been met.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the I-1 (Light Industrial) zone district for the Sturgeon Electric Enclave Zone of Annexation, ANX-2011-1314, to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on the Sturgeon Electric Enclave Zone of Annexation, ANX-2011-1314, I move that the Planning Commission forward to the City Council a recommendation of approval of the I-1 (Light Industrial) zone district with the findings and conclusions listed in the staff report.

Attachments:

Annexation Map

Aerial Photo

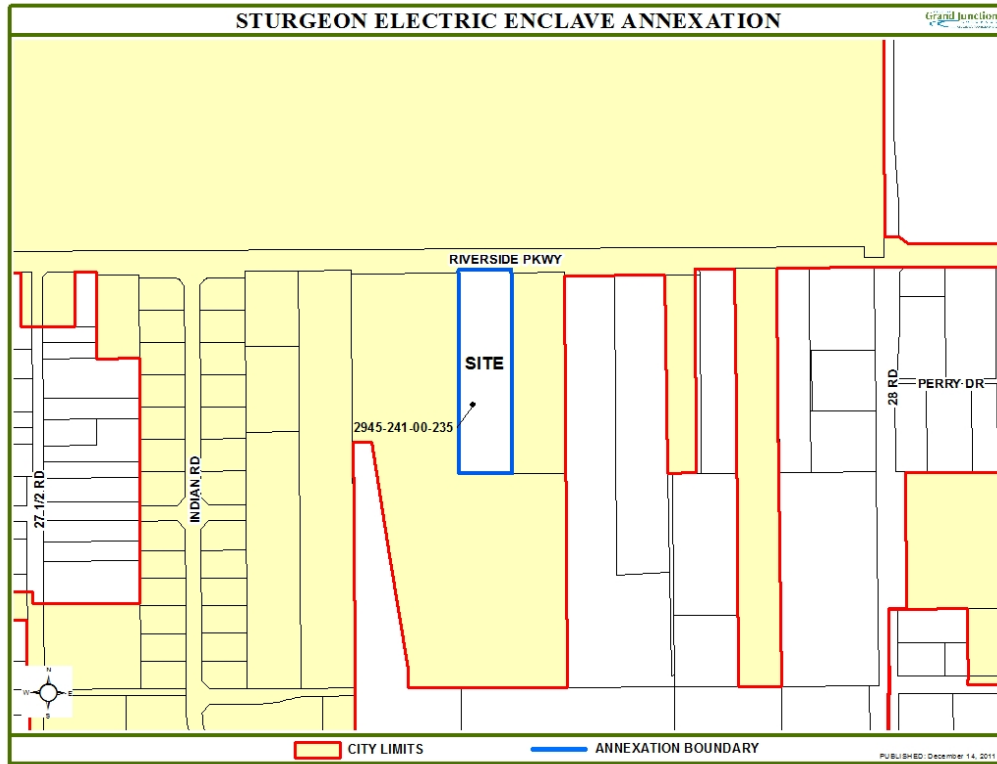
Future Land Use Map

Existing City and County Zoning Map

Zoning Ordinance

Annexation / Site Location Map

Figure 1



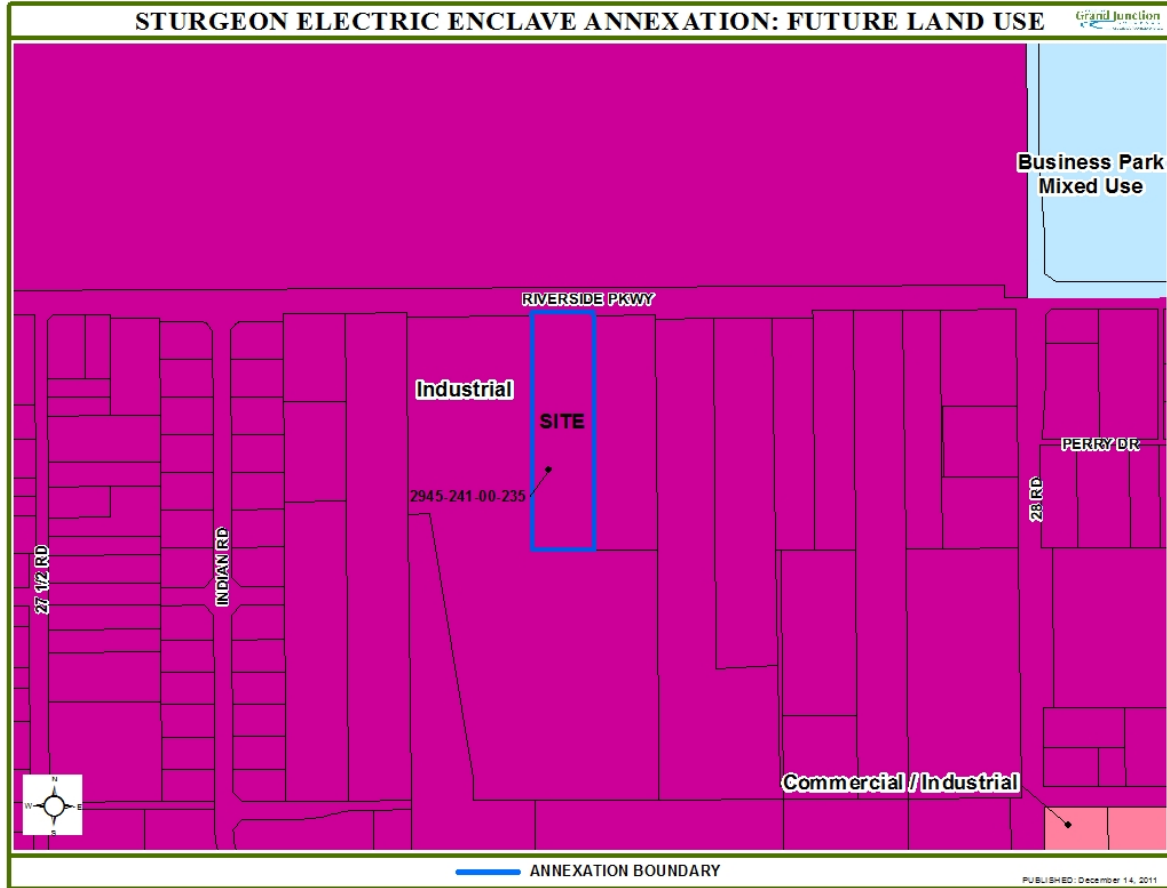
Aerial Photo Map

Figure 2



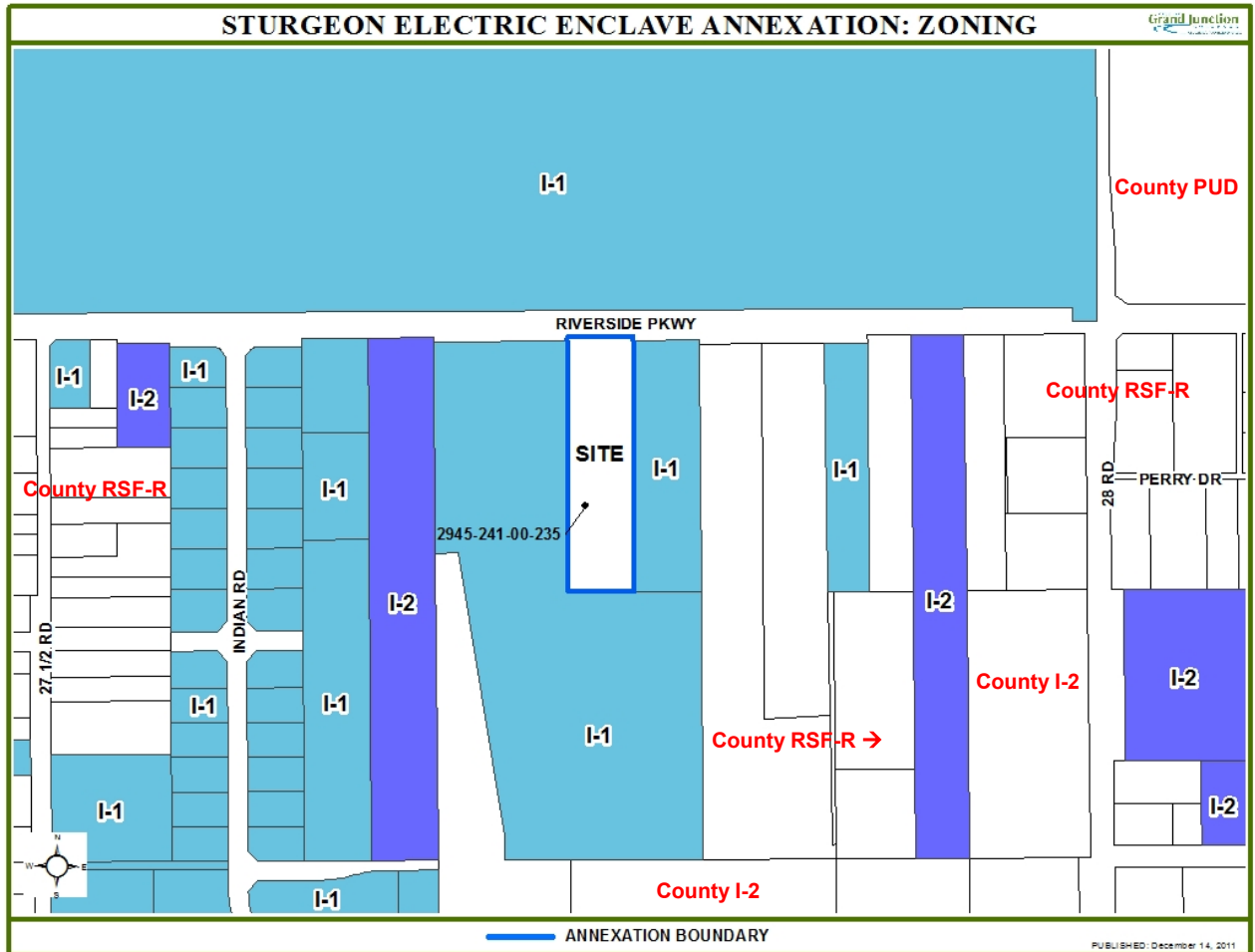
Comprehensive Plan – Future Land Use Map

Figure 3



Existing City and County Zoning Map

Figure 4



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE STURGEON ELECTRIC ENCLAVE ANNEXATION
TO I-1 (LIGHT INDUSTRIAL)**

LOCATED AT 2775 RIVERSIDE PARKWAY

Recitals

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

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

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

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

STURGEON ELECTRIC ENCLAVE ANNEXATION

A certain enclaved parcel of land lying in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of that certain parcel of land bounded on the North by the Riverside Parkway Annexation No. 3, City of Grand Junction Ordinance Number 4319, as same is recorded in Book 4782, Page 921, Public Records of Mesa County, Colorado and bounded on the East, South and West by the Home Lumber Annexation, City of Grand Junction Ordinance Number 4059, as same is recorded in Book 4402, Page 966, Public Records of Mesa County, Colorado.

CONTAINING 103,472 Square Feet or 2.375 Acres, more or less, as described

INTRODUCED on first reading the ____ day of _____, 2012 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the ____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk

**Attach 3
Blue Area 18 Rezone**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: February 28, 2012
PRESENTER: Brian Rusche, Senior Planner

AGENDA TOPIC: Area 18 Rezone - (RZN-2011-1152)

ACTION REQUESTED: Recommendation to City Council to rezone one (1) parcel located at 2170 Broadway from an R-2 (Residential 2 dwelling unit/acre) to an R-8 (Residential 8 dwelling units/acre) zone district.

BACKGROUND INFORMATION			
Location:		2170 Broadway	
Applicants:		City of Grand Junction	
Existing Land Use:		Church on the Rock	
Proposed Land Use:		No changes to land use(s) proposed	
Surrounding Land Use:	North	Single Family Residential	
	South	Single Family Residential	
	East	Single Family Residential and Agricultural	
	West	Single Family and Undeveloped Commercial	
Existing Zoning:		R-2 (Residential 2 du/ac)	
Proposed Zoning:		R-8 (Residential 8 du/ac)	
Surrounding Zoning:	North	County RSF-4 (Residential Single-Family 4 du/ac)	
	South	County RSF-4 (Residential Single-Family 4 du/ac)	
	East	County RSF-4 (Residential Single-Family 4 du/ac)	
	West	County RSF-4 (Residential Single-Family 4 du/ac) B-1 (Neighborhood Business)	
Future Land Use Designation:		Neighborhood Center Mixed Use (NCMU)	
Zoning within density range?		X	Yes
			No

PROJECT DESCRIPTION: A request to rezone approximately 4.846 acres, located at 2170 Broadway, from an R-2 (Residential 2 dwelling unit/acre) to an R-8 (Residential 8 dwelling units/acre) zone district.

RECOMMENDATION: Recommend approval to City Council.

ANALYSIS:

1. Background

The subject property was annexed into the City of Grand Junction on December 7, 2003 as the Church on the Rock Annexation. At the time of the annexation, the property was designated as Residential Medium-Low, along with other properties along the east side of Rio Hondo Road, pursuant to the Redlands Area Plan, adopted in June 2002. The zoning assigned to the property upon annexation was R-2 (Residential 2 du/ac). The R-2 zoning was consistent with the existing Growth Plan and the Redlands Area Plan.

In 2010, the Comprehensive Plan was adopted. The Comprehensive Plan created several “centers” throughout the community as locations for concentrating development and providing a mix of uses. The adopted Comprehensive Plan – Future Land Use Map created a Neighborhood Center beginning at the Monument Village Shopping Center and extending along Broadway to include the church property. Refer to the Comprehensive Plan map included in this report.

After adoption of the Comprehensive Plan, it became apparent that there were areas around the City that had conflicts between the Future Land Use designation of the Comprehensive Plan and the respective zone districts associated with the properties. Each area was evaluated to determine what the best course of action would be to remedy the discrepancy.

The current R-2 zoning of this property is now in conflict with the Future Land Use designation of Neighborhood Center Mixed Use. This designation can be implemented with a variety of zones, but the goal of concentrated development necessitates higher density. Therefore the requested rezone of this property from R-2 to R-8 will bring it into conformance with the Future Land Use designation of Neighborhood Center Mixed Use.

The current use, Religious Assembly, is permitted in the proposed R-8 zone district.

Property owner(s) were notified of the proposed zone change via a mailed letter and invited to an open house to discuss any issues, concerns, suggestions or support. The open house was held on December 14, 2011. No comment sheets were received regarding the Area 18 proposal. Three (3) contacts have been made to date with neighboring property owners, including one e-mail attached to this report. None of these contacts expressed opposition to the proposed change.

2. Consistency with the Comprehensive Plan

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

The proposed R-8 zone district will provide the opportunity for concentrated development and/or density along an established corridor in an urbanizing area

of the valley. Additional development and/or density allows for more efficient use of City services and infrastructure, minimizing costs to the City and therefore the community.

3. Section 21.02.140(a) of the Grand Junction Municipal Code:

In order for the rezoning to occur, the following questions must be answered and a finding of consistency with the Grand Junction Municipal Code must be made per Section 21.02.140(a) as follows:

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

Response: The existing property is currently zoned R-2, however the Comprehensive Plan Future Land Use Map identifies this property as Neighborhood Center Mixed Use. The existing zoning is not in compliance with this designation; therefore the proposed rezone to R-8 zoning will bring this properties into compliance with the Future Land Use Map.

This criterion has been met.

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

Response: New development has occurred within the now designated Neighborhood Center since the church was annexed, including the Ace Hardware and adjacent retail strip mall, along with the Grand Junction Fire Department Station #5. Approximately four (4) acres on the west side of Rio Hondo Road was annexed in 2009 as the Monument Village Commercial Center in anticipation of additional development.

This criterion has been met.

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

Response: Broadway is also known as State Highway 340 and is designated as a minor arterial connecting Fruita through the Redlands to downtown Grand Junction. The subject property is across the street from Fire Station #5, which serves the Redlands. It is also ¼ mile west of Redlands Middle School.

Adequate infrastructure exists to accommodate, with upgrades as necessary, additional development on this parcel.

This criterion can be met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

Response: The Redlands neighborhood currently has no property with an R-8 zoning.

The property is currently being used for religious assembly. There are eight (8) known places of worship within the Redlands Neighborhood; all but one is located on or just off Broadway.

This criterion is met.

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

Response: The proposed R-8 zone district will provide the opportunity for concentrated development and/or density along an established corridor in an urbanizing area of the valley. Additional development and/or density allows for more efficient use of City services and infrastructure, minimizing costs to the City and therefore the community.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Area 18 Rezone, RZN-2011-1152, a request to rezone the property from an R-2 (Residential 2 dwelling units/acre) to an R-8 (Residential 8 dwelling units/acre) zone district, the following findings of fact and conclusions have been determined:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 21.02.140 of the Grand Junction Municipal Code have all been met.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested zone, RZN-2011-1152, to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on Rezone, RZN-2011-1152, I move that the Planning Commission forward a recommendation of the approval for Area 18 Rezone from R-2 (Residential 2 dwelling units/acre) to an R-8 (Residential 8 dwelling units/acre) with the findings of fact and conclusions listed in the staff report.

Attachments:

Site Location Map

Aerial Photo Map

Future Land Use Map

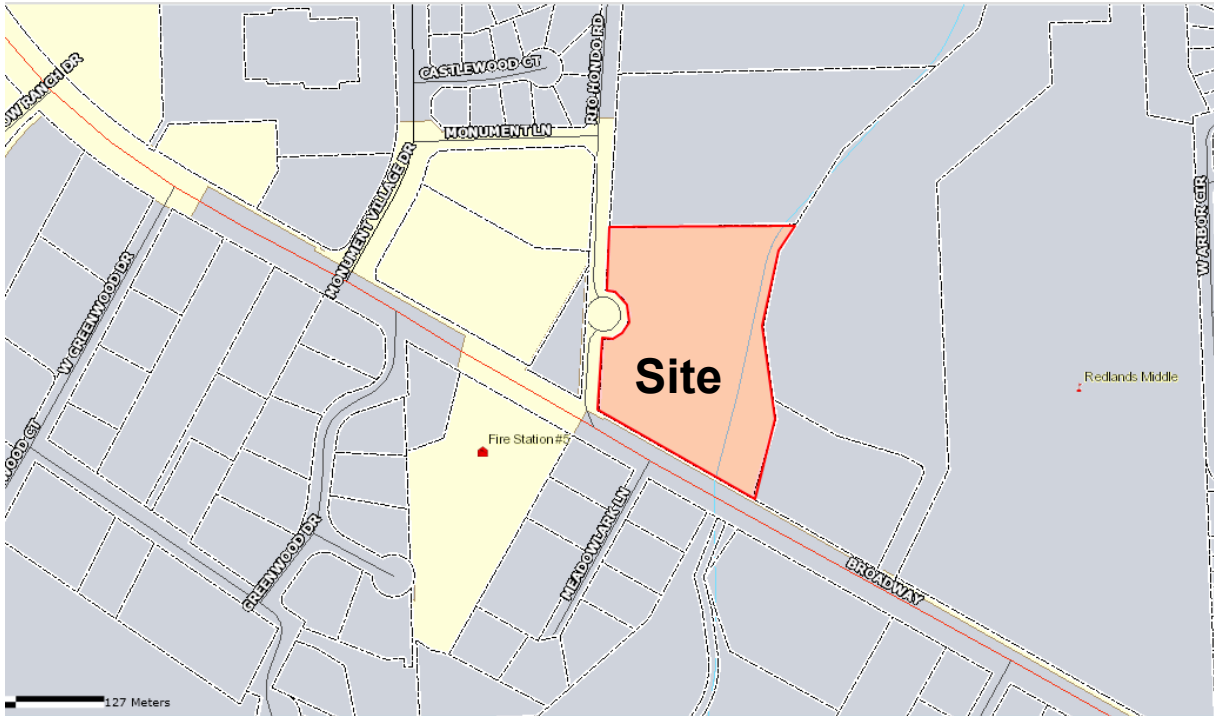
Existing City and County Zoning Map

E-mail to neighbor

Proposed Ordinance

Site Location Map

Figure 1



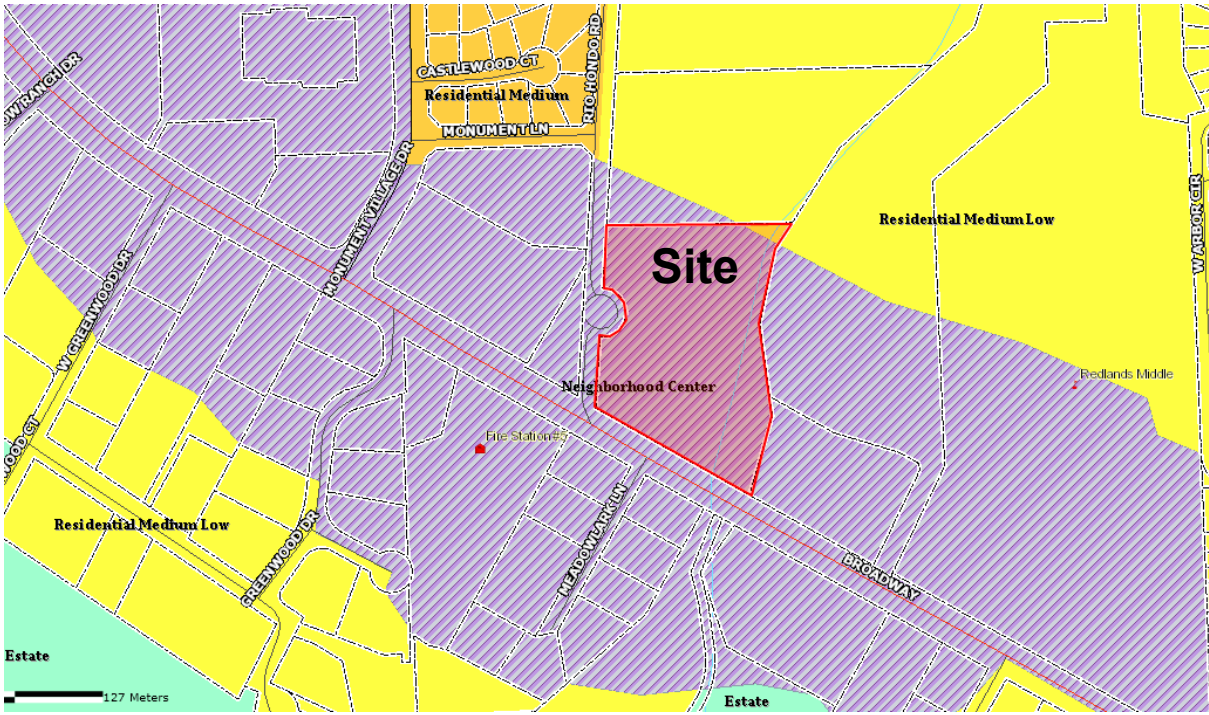
Aerial Photo Map

Figure 2



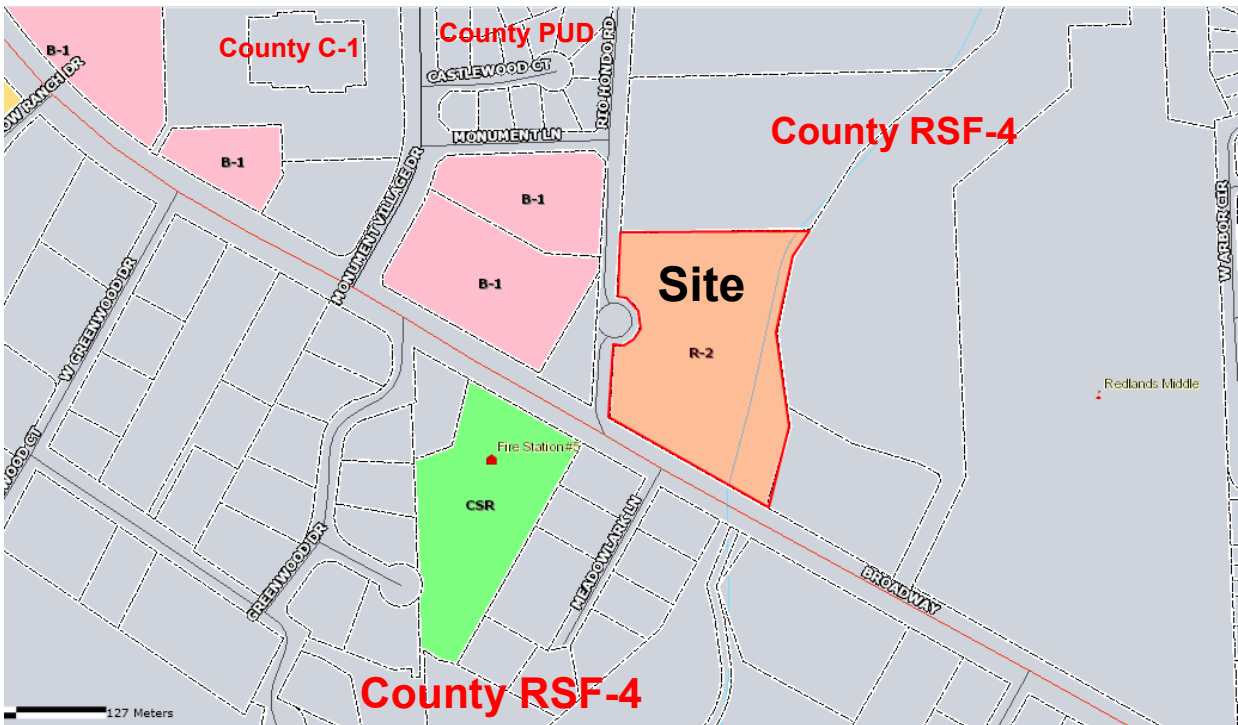
Comprehensive Plan Map

Figure 3



Existing City and County Zoning Map

Figure 4



From: Brian Rusche
To: Bruce Derrick
CC: jbishop@bishdevco.com
Date: 12/19/2011 3:32 PM
Subject: Re: Rezoning - 2170 Broadway
Attachments: Mailing_18.pdf

Mr. Derrick,

Thank you for your interest in the above referenced project.

The proposed rezone (RZN-2011-1152) under consideration includes only the existing church parcel (2947-231-00-950).

This property is proposed to be zoned R-8 (Residential 8 du/ac) in order to be consistent with the Comprehensive Plan designation of Neighborhood Center. This is a City initiated rezone and no development is proposed at this time. The church would remain an allowed use within the new zone district.

I have attached a map of this request, which is also available at the following website:

<http://www.gjcity.org/ProposedRezoneNo4.aspx> (<http://www.gjcity.org/ProposedRezoneNo2.aspx>)

The schedule for this request is also posted. Although the open house has already be held, public comments may be accepted prior to the Planning Commission hearing, scheduled for February 28, 2012.

If you have any further questions, please let me know.

Sincerely,

Brian Rusche
Senior Planner
City of Grand Junction
Public Works and Planning
(970) 256-4058

>>> "Bruce Derrick" <bderrick@derrickinterests.com> 12/17/2011 11:53 AM >>>

Brian,

I received the attached notice of the pending re-zoning application for property rear our property.

In an effort to visualize the property in question, is it the site of the church? If not, which property is this?

Thank you,
Bruce Derrick

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING PROPERTY
LOCATED AT 2170 BROADWAY
FROM AN R-2 (RESIDENTIAL 2 DWELLING UNITS/ACRE)
TO AN R-8 (RESIDENTIAL 8 DWELLING UNITS/ACRE) ZONE DISTRICT**

Recitals.

On February 17, 2010 the Grand Junction City Council adopted the Grand Junction Comprehensive Plan which includes the Future Land Use Map, also known as Title 31 of the Grand Junction Municipal Code of Ordinances.

The Comprehensive Plan established or assigned new land use designations to implement the vision of the Plan and guide how development should occur. In many cases the new land use designation encouraged higher density or more intense development in some urban areas of the City.

When the City adopted the Comprehensive Plan, it did not rezone property to be consistent with the new land use designations. As a result, certain urban areas now carry a land use designation that calls for a different type of development than the current zoning of the property. Staff analyzed these areas to consider whether the land use designation was appropriate, or if the zoning was more appropriate, to implement the vision, goals and policies of the Comprehensive Plan.

Upon analysis of each area, Staff has determined that the current Comprehensive Plan Future Land Use Map designation is appropriate, and that a proposed rezone would be justified in order to create consistency between the Comprehensive Plan's Future Land Use Map and the zoning of these properties.

The proposed zone district meets the recommended land use category as shown on the Future Land Use Map of the Comprehensive Plan, Commercial and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

An Open House was held on December 14, 2011 to allow property owners and interested citizens an opportunity to review the proposed zoning map amendments, to make comments and to meet with staff to discuss any concerns that they might have. A display ad noticing the Open House was run in the Daily Sentinel newspaper to encourage public review and comment. The proposed amendments were also posted on the City website with information about how to submit comments or concerns.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed zoning map amendment for the following reasons:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 21.02.140 of the Grand Junction Zoning and Development Code have all been met.

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed zoning map amendment will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

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

The following property shall be rezoned R-8 (Residential 8 du/ac):

SEE ATTACHED MAP.

INTRODUCED on first reading the ____ day of _____, 2012 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the ____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk

Proposed Rezone - Area 18



Rezone Area from R-2 (2 units/acre) to R-8 (5.5-8 units/acre)

PREPARED BY: OCTOBER 20, 2011
THE CITY OF GRAND JUNCTION AND GRAND JUNCTION COUNTY
THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT A CONTRACT.
FOR MORE INFORMATION, CONTACT THE CITY OF GRAND JUNCTION PLANNING DEPARTMENT AT 248-3100.

**Attach 4
Blue Area 17 Rezone**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: February 28, 2012
PRESENTER: Scott D. Peterson

AGENDA TOPIC: Area 17 Rezone – (RZN-2011-1215)

ACTION REQUESTED: Recommendation to City Council to rezone four properties located at the northeast corner of H and 22 Roads from M-U, (Mixed Use) to MXG-3, (Mixed Use General).

BACKGROUND INFORMATION					
Location:		2202, 2202 ½, 2204 H Road and 824 22 Road			
Applicant:		City of Grand Junction			
Existing Land Use:		Single-family residential (detached) and accessory private shop building			
Proposed Land Use:		N/A			
Surrounding Land Use:	North	Single-family residential (detached)			
	South	Commercial/Industrial			
	East	Single-family residential (detached)			
	West	Commercial/Industrial (Diesel Services) and Single-family residential (detached)			
Existing Zoning:		M-U, (Mixed Use)			
Proposed Zoning:		MXG-3, (Mixed Use General)			
Surrounding Zoning:	North	County - PUD, (Planned Unit Development)			
	South	County – PUD, (Planned Unit Development)			
	East	County – RSF-R, (Residential Single Family – Rural)			
	West	City – I-1, (Light Industrial) and County – RSF-R, (Residential Single Family – Rural)			
Future Land Use Designation:		Neighborhood Center			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: A request to rezone 26.28 +/- acres, located at 2202, 2202 ½, 2204 H Road and 824 22 Road, from M-U, (Mixed Use) to MXG-3, (Mixed Use General) zone district.

RECOMMENDATION: Recommend approval to City Council.

ANALYSIS:

1. Background:

In 2010, the current Comprehensive Plan was adopted by the City designating these four (4) properties as Neighborhood Center on the Future Land Use Map. These properties are presently zoned M-U, (Mixed Use) which is inconsistent with the Comprehensive Plan Future Land Use Map designation of Neighborhood Center. The Comprehensive Plan describes Neighborhood Center Mixed Use as an area which includes limited employment, residential, open space and limited retail focused on uses that provide convenience items to immediate neighborhood. Residential uses are encouraged to integrate with commercial uses. The M-U zone district is inconsistent with the Neighborhood Center designation because it allows manufacturing and production, industrial services – indoor operations and storage; contractors and trade shops – indoor operations and storage; warehouse and freight movement – indoor operations and storage and wholesale sales – no flammable materials or liquids. None of these uses are deemed appropriate; therefore the City is proposing that these properties be rezoned to MXG-3.

Form Based Districts are new zoning districts that were added to the 2010 Zoning and Development Code and are intended to implement the Neighborhood Center, Village Center, Downtown Mixed Use and the Mixed Use Opportunity Corridors identified in the Comprehensive Plan Future Land Use Map. The form districts are intended to create pedestrian-friendly urban areas where higher density mixed uses and mixed building types promote less dependence on the automobile. The form districts are intended to be used in combination to create mixed use centers. The centers are intended to transition in scale to existing neighborhoods, as with this rezone proposal, from the existing industrial land uses to the south and west to the existing residential properties to the north and east.

The Comprehensive Plan Neighborhood Center designation, as identified with this rezone application, would implement up to a maximum of three-story in height buildings or zone districts (MXG-3, MXR-3 & MXS-3), thus the number three distinction, not meaning dwelling units per acre. For background information, the Village Center designation is implemented with 3 to 5-story districts and the Downtown Mixed Use designation is implemented with 3, 5 and 8 story districts.

To date, the City has had only two requests for the MXG zone districts. The MXG-3 district does however promote buildings to be constructed near the front property line, with parking lots in the rear of the property. The MXG-3 zone allows multi-family residential development with no maximum density and commercial development with the exception of commercial parking and the recreation and entertainment indoor use categories.

Allowed building types in the MXG zone district include general, apartment, townhouse and civic categories. See Section 21.03.090 of the Zoning and Development Code for additional clarification and examples.

The property owners were notified of the proposed rezone change via mail and invited to an Open House which was conducted on December 14, 2011 to discuss any issues, concerns, suggestions or support for the rezone request. Project Manager has not heard from any of the affected property owners concerning this proposed rezone. Other adjacent property owners in the area have contacted City Staff but did not have a preference concerning the proposed rezone of these properties or as long as the properties remain in a transition area and not allow the encroachment of industrial development.

2. Consistency with the Comprehensive Plan:

The proposal to rezone this area to MXG-3 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.

Policy A: To create large and small “centers” throughout the community that provide services and commercial areas.

These four properties at the intersection of 22 and H Roads are designated as a Neighborhood Center. The idea of a Neighborhood Centers is that it would be convenience-oriented, serving the immediate neighborhood as well as some drive-to clientele. The proposed MXG-3 district would implement the Neighborhood Center designation by creating a pedestrian-friendly urban area where higher density mixed uses and mixed building types promotes less dependence on the automobile.

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.

The MXG-3 zone district allows multi-family development which would include apartments and townhouses both of which would provide increased density and a broader mix of housing types that would meet the needs of a variety of incomes, family types and life stages.

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

The proposed MXG-3 zone district provides a transition zone between the existing industrial development to the west and south and the existing single-family residential development to the north and east.

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

The MXG-3 zone district would create the opportunity for future commercial and residential mixed use development enhancing the health and diversity of the City's economy.

Therefore, the MXG-3 zone district implements the Neighborhood Center designation of the Comprehensive Plan Future Land Use Map.

3. Section 21.02.140 of the Grand Junction Zoning and Development Code:

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

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

Response: The existing properties are currently zoned M-U, (Mixed Use), however the Comprehensive Plan Future Land Use Map identifies these properties as Neighborhood Center Mixed Use. The existing zoning is not in compliance with the Future Land Use Map designation, therefore the proposed rezone to MXG-3, (Mixed Use General) will bring these properties into compliance with the Future Land Use Map.

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

Response: The character and/or condition of the area has changed little over the years as the properties have developed as single-family residential detached, with commercial/industrial development to the west and south. The proposed rezone will bring the zoning of the properties into compliance with the Comprehensive Plan Future Land Use Map and bring the existing single family homes into conformity. Presently, single-family detached residential is not an allowed land use in the M-U zone district. However, single-family detached residential would be an allowed land use in the MXG-3 zone district.

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

Response: Presently, sanitary sewer service is not available in the immediate vicinity and would have to be extended from the west along H Road at the developer's cost, when future development would occur. Ute Water is presently available in H and 22 Roads. Therefore, public and community facilities are

adequate, or will be adequate, to serve the properties at the time when future development would occur.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

Response: The proposed rezone is in conjunction with a City wide initiated rezone to remove conflicts that were created when the Comprehensive Plan was adopted.

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

Response: The proposed rezone to MXG-3 (Mixed Use General) will continue to provide the opportunity to transition and buffer future development from the existing industrial land uses to the south and west to the existing residential properties to the north and east.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Area 17 Rezone, RZN-2011-1215, a request to rezone four properties from M-U, (Mixed Use) to MXG-3, (Mixed Use General), the following findings of fact and conclusions have been determined:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 21.02.140 of the Grand Junction Zoning and Development Code have all been met.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested zone, RZN-2011-1215, to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

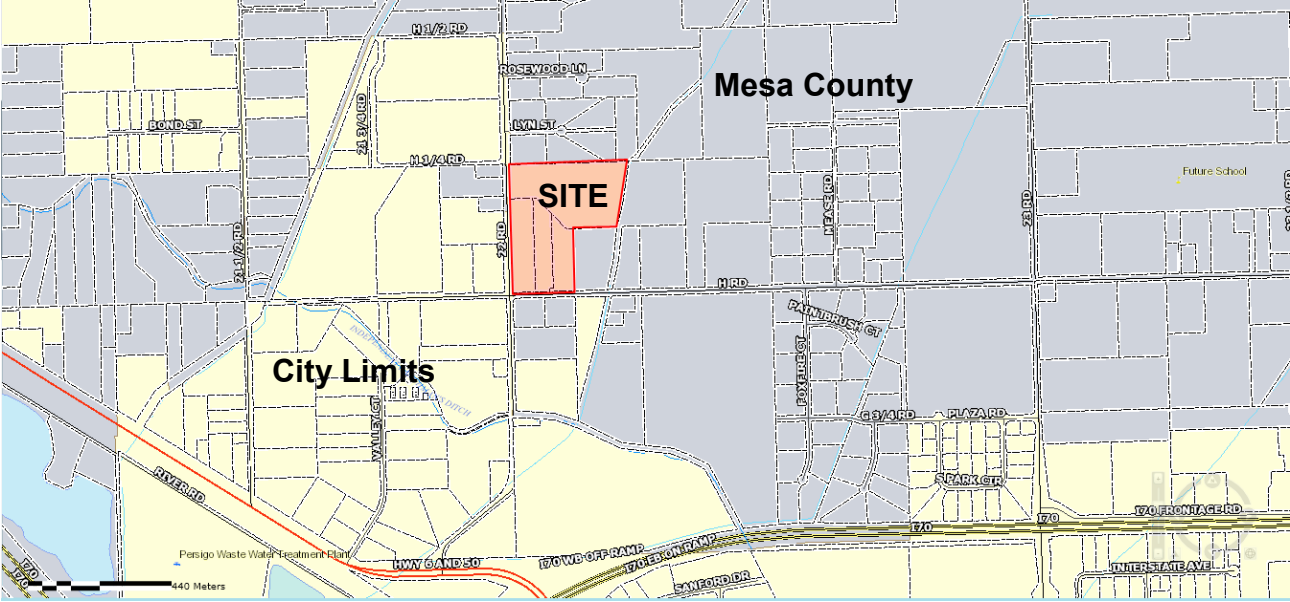
Mr. Chairman, on Rezone, RZN-2011-1215, I move that the Planning Commission forward a recommendation of the approval for the Area 17 Rezone from M-U, (Mixed Use) to MXG-3, (Mixed Use General) with the findings of fact and conclusions listed in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Blended Residential Map
Existing City Zoning Map
Ordinance

Site Location Map

Figure 1



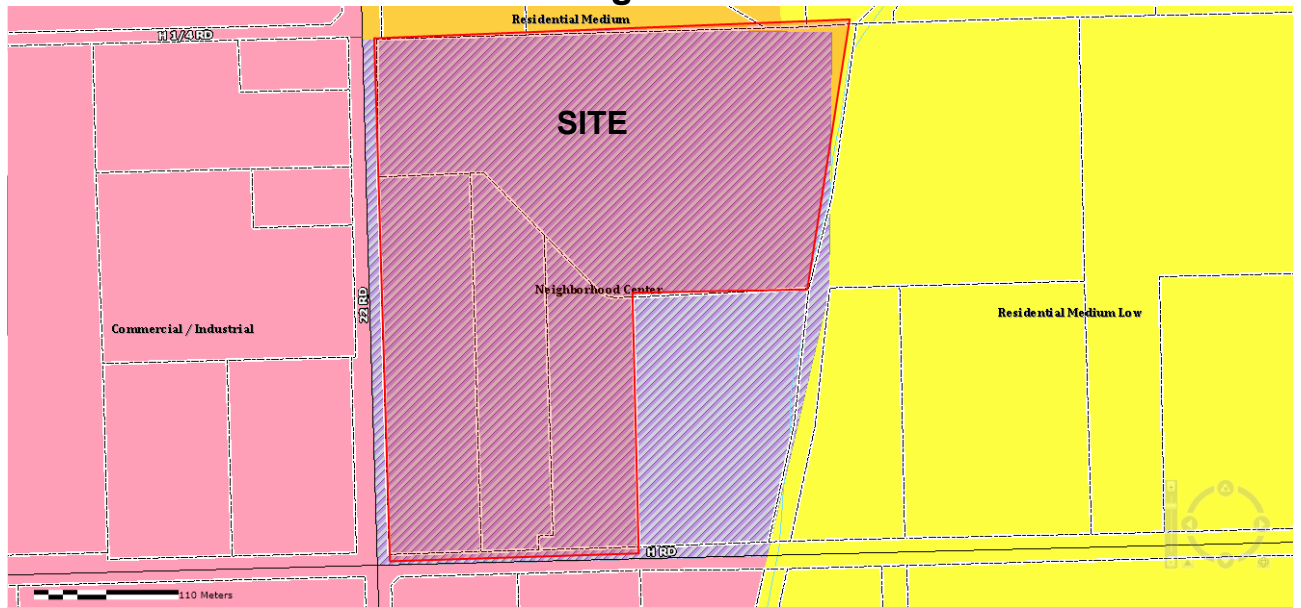
Aerial Photo Map

Figure 2



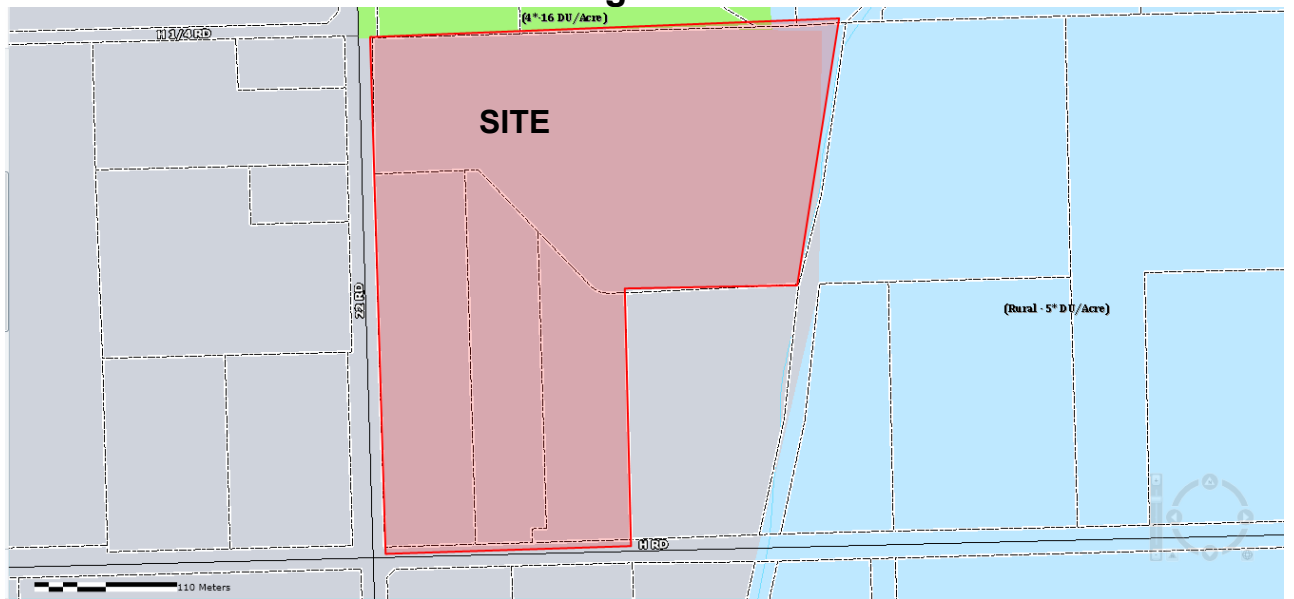
Comprehensive Plan

Figure 3



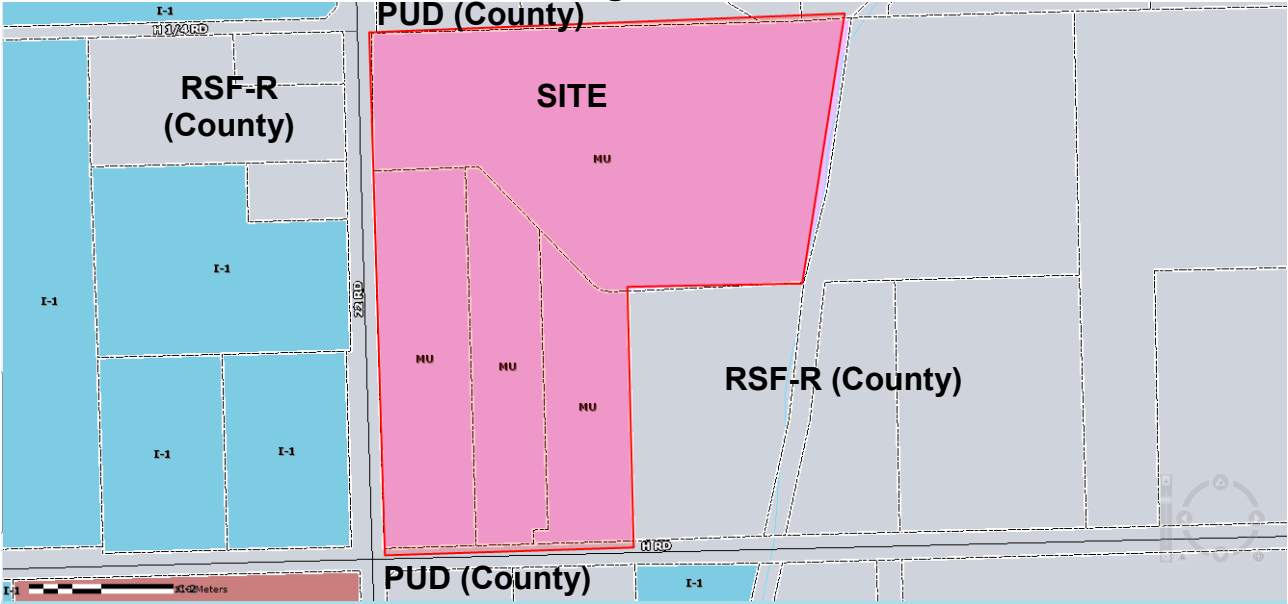
Blended Residential Map

Figure 4



Existing City & County Zoning

Figure 5



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING FOUR PROPERTIES FROM M-U, (MIXED USE) TO
MXG-3, (MIXED USE GENERAL)**

LOCATED AT 2202, 2202 1/2, 2204 H ROAD AND 824 22 ROAD

Recitals.

On February 17, 2010 the Grand Junction City Council adopted the Grand Junction Comprehensive Plan which includes the Future Land Use Map, also known as Title 31 of the Grand Junction Municipal Code of Ordinances.

The Comprehensive Plan established or assigned new land use designations to implement the vision of the Plan and guide how development should occur. In many cases the new land use designation encouraged higher density or more intense development in some urban areas of the City.

When the City adopted the Comprehensive Plan, it did not rezone property to be consistent with the new land use designations. As a result, certain urban areas now carry a land use designation that calls for a different type of development than the current zoning of the property. Staff analyzed these areas to consider whether the land use designation was appropriate, or if the zoning was more appropriate, to implement the vision, goals and policies of the Comprehensive Plan.

Upon analysis of each area, Staff has determined that the current Comprehensive Plan Future Land Use Map designation is appropriate, and that a proposed rezone would be justified in order to create consistency between the Comprehensive Plan's Future Land Use Map and the zoning of this property.

The proposed zone district meets the recommended land use category as shown on the Future Land Use Map of the Comprehensive Plan, Neighborhood Center and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

An Open House was held on December 14, 2011 to allow property owners and interested citizens an opportunity to review the proposed zoning map amendments, to make comments and to meet with staff to discuss any concerns that they might have. A display ad noticing the Open House was run in the Daily Sentinel newspaper to encourage public review and comment. The proposed amendments were also posted on the City website with information about how to submit comments or concerns.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed zoning map amendment for the following reasons:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 21.02.140 of the Grand Junction Zoning and Development Code have all been met.

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed zoning map amendment will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

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

The following four properties shall be rezoned MXG-3, (Mixed Use General). See attached map.

2202 H Road (Parcel # 2701-303-00-524)
2202 1/2 H Road (Parcel # 2701-303-12-001)
2204 H Road (Parcel # 2701-303-12-002)
824 22 Road (Parcel # 2701-303-00-514)

Introduced on first reading this ____ day of _____, 2012 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor

Proposed Rezone - Area 17



4 Parcels

Proposed Rezone Area



Rezone Area from M-U Mixed Use (8-24 units/acre) to MXG-3 Mixed Use General

**Attach 5
Blue Area 12 Rezone**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: February 28, 2012
PRESENTER: Senta Costello

AGENDA TOPIC: Area 12 Rezone – (RZN-2011-1221)

ACTION REQUESTED: Recommendation to City Council to rezone 92 properties located between 12th Street and 17th Street along Main Street and the north side of Colorado Avenue from R-8 (Residential 8 du/ac) to an R-O (Residential Office) zone district.

BACKGROUND INFORMATION			
Location:		Located between 12 th Street and 17 th Street along Main Street and the north side of Colorado Avenue	
Applicants:		City of Grand Junction	
Existing Land Use:		Single Family, Multi-Family	
Proposed Land Use:		No changes to land uses proposed	
Surrounding Land Use:	North	Single Family, Multi-Family	
	South	Commercial, Single Family, Multi-Family	
	East	Commercial, Multi-Family	
	West	Commercial, Single Family	
Existing Zoning:		R-8 (Residential 8 du/ac)	
Proposed Zoning:		R-O (Residential Office)	
Surrounding Zoning:	North	R-8 (Residential 8 du/ac)	
	South	R-O (Residential Office) / C-1 (Light Commercial)	
	East	R-8 (Residential 8 du/ac)	
	West	R-8 (Residential 8 du/ac)	
Future Land Use Designation:		Urban Residential Mixed Use	
Zoning within density range?		X	Yes
			No

PROJECT DESCRIPTION: A request to rezone approximately 13 acres, located between 12th Street and 17th Street along Main Street and the north side of Colorado Avenue, from R-8 (Residential 8 du/ac) to an R-O (Residential Office) zone district.

RECOMMENDATION: Recommend approval to City Council.

ANALYSIS:

1. Background

Area 12 is located in the Keiths Addition Subdivision, platted in 1890 and East Main Street Subdivision, platted in 1936 and has historically been zoned for single family, multi-family and civic uses. The current zoning for the entire area is R-8 (Residential 8 du/ac).

In 2000, a new Zoning and Development Code was adopted and contained several new zone districts, the R-O (Residential Office) being one of them. It is a zone district that is intended to allow property owners the opportunity to convert existing residences or construct new structures into office uses, while maintaining the residential character of the neighborhood and to minimize and mitigate potential impacts of the commercial use.

In 2010, the Comprehensive Plan was adopted which included new Future Land Use designations throughout the City. The properties in Area 12 were changed to Urban Residential High Mixed Use. The R-8 zone district does not implement the Urban Residential High Mixed Use category, creating a conflict between the Comprehensive Plan FLU designation and the zone district.

The proposal to eliminate the conflict is rezoning the properties to a R-O (Residential Office) zone district which is allowed within the Urban Residential High Mixed Use category.

The property owners were notified of the proposed rezone change via mail and invited to an Open House which was conducted on December 14, 2011 to discuss any issues, concerns, suggestions or support for the rezone request. Three written comments were turned in at the Open House, all in opposition to the proposal. Two emails from property owners have been received, both in support of the proposal. All comments are attached to this report.

2. Consistency with the Comprehensive Plan:

This project is consistent with the following Goals and Policies of the Comprehensive Plan:

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

The area is centrally located for ease of access for residents and customers, delivery services, transit, shopping, restaurants and other service business. The R-O zone district allows for the existing homes to remain, requires new construction and/or additions to maintain specific residential characteristics and give opportunities to property owners for new uses within the existing homes in the neighborhood.

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

The change to the R-O zone district will serve as a buffer between the traditional commercial to the south and the residential to the north and offer additional use opportunities to the residents and property owners while maintaining the residential character of the neighborhood.

3. Section 21.02.140(a) of the Grand Junction Municipal Code:

In order for the zoning to occur, the following questions must be answered and a finding of consistency with the Grand Junction Municipal Code must be made per Section 21.02.140(a) as follows:

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

Response: With the adoption of the Comprehensive Plan, the current zone district is no longer a valid option. Rezoning the properties to R-O would bring them into compliance with the Comprehensive Plan.

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

Response: There has not been any change in the character or condition of the area.

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

Response: The area has sanitary and storm sewer service, City water service, and trash and recycle pick-up. The area is centrally located for ease of access for emergency and delivery services, transit, shopping, restaurants and other service business.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

Response: There is approximately 81 acres within the city limits currently zoned R-O. This equates to less than 1% of the total acreage of zoned parcels within the city limits (21,200 acres). The change to the R-O zone district will add acreage to the zone district which will serve as a buffer between the traditional commercial to the south and the residential to the north.

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

Response: The change to the R-O zone district will serve as a buffer between the traditional commercial to the south and the residential to the north and offer additional use opportunities to the residents and property owners.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Area 12 Rezone, RZN-2011-1221, a request to rezone the property from R-8 (Residential 8 du/ac) to an R-O (Residential Office) zone district, the following findings of fact and conclusions have been determined:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 02.140 of the Grand Junction Municipal Code have all been met.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested zone, RZN-2011-1221, to the City Council with the findings and conclusions listed above.

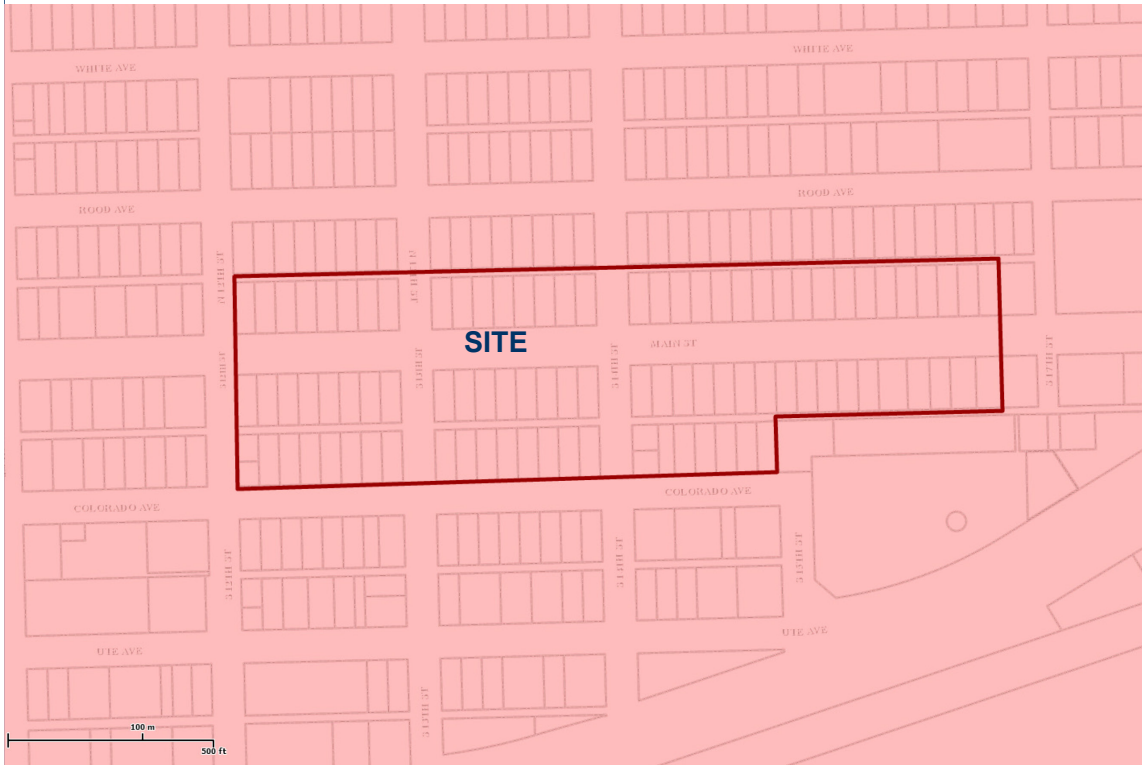
RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on Rezone, RZN-2011-1221, I move that the Planning Commission forward a recommendation of the approval for the Area 12 Rezone from R-8 (Residential 8 du/ac) to an R-O (Residential Office) zone district with the findings of fact and conclusions listed in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Future Land Use Map / Existing City and County Zoning Map
Blended Residential Map
Citizen comments
Ordinance

Site Location Map



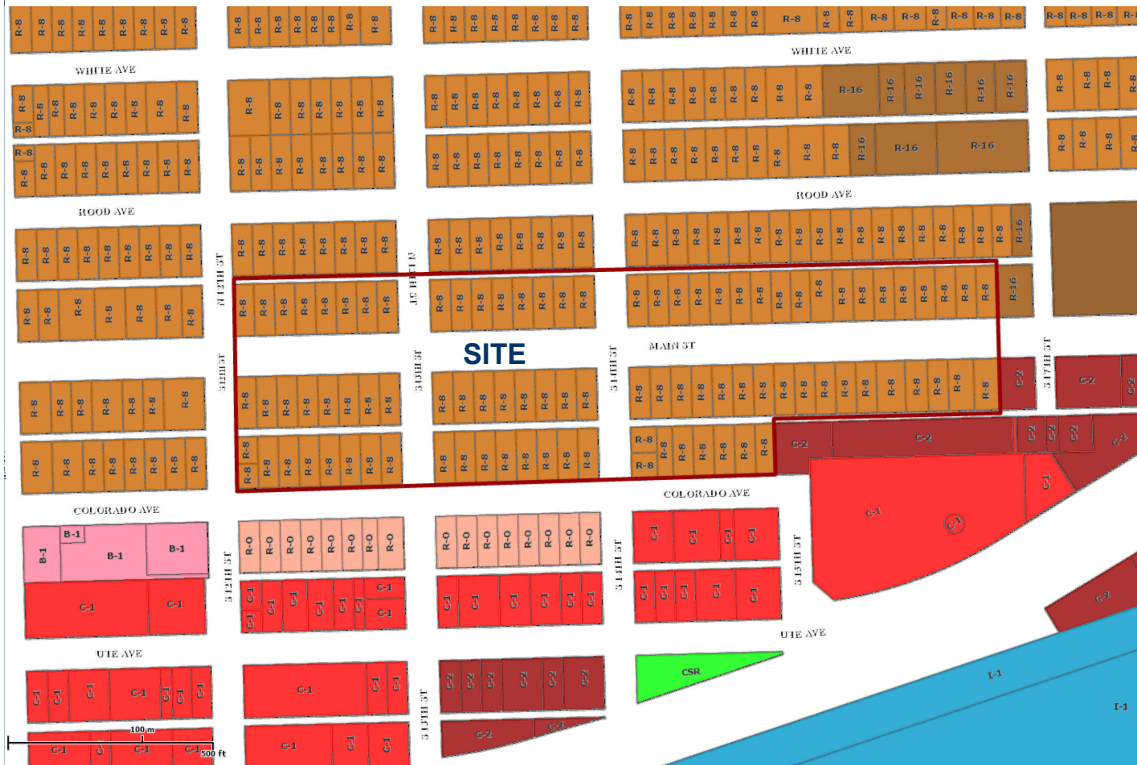
Aerial Photo Map



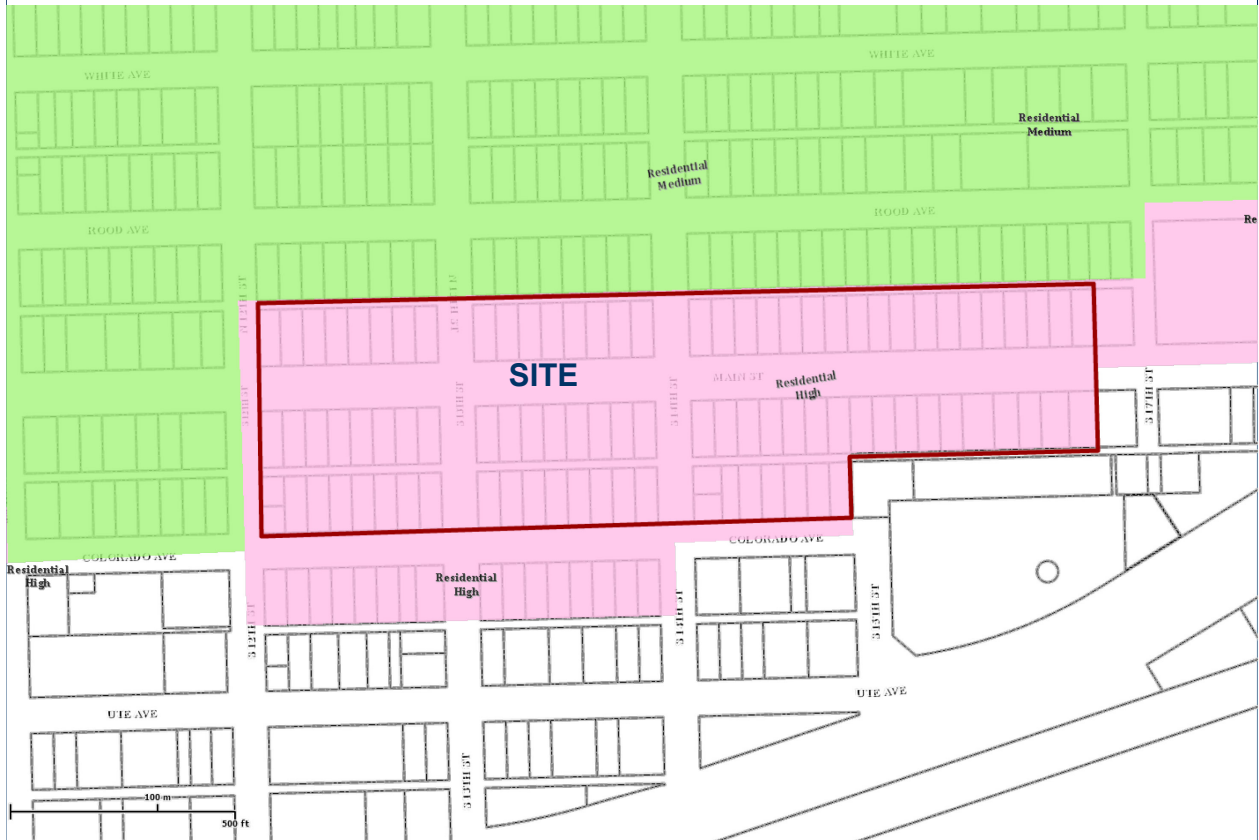
Comprehensive Plan Future Land Use Map



Existing Zoning Map



Blended Residential Map



From: "Tom Ramler" <tramler@coloradomesa.edu>
To: <sentac@gjcity.org>
Date: 11/15/2011 10:40 AM
Subject: Proposed Rezoning to Area 12
Attachments: Tom Ramler.vcf

Good Morning Ms Costello,

I am writing this email for inclusion as a public comment regarding the Proposed Rezone Map Area 12.

My wife and I own the property located at 1522 Main St, Grand Junction which is within the proposed rezone area and we are in support of the proposed rezoning.

The City of Grand Junction through proper planning as well as their focused investment of resources has created a wonderful space on Main Street east of the convention center. While adequate parking has been provided in the downtown area for those who chose to visit by car, provision has also been made for bicyclists by the creation of bike lanes on Main Street and 12th Street. The proposed zoning change would allow office uses that are compatible with the adjacent residential neighborhoods and would further encourage the use of alternative means of transportation. Grand Valley Transit Route 7 currently runs on 12th street and provides easy access to the proposed rezone area and, by extension, the community serving offices that would be allowed along Main Street.

I am familiar with some of my neighbors on Main Street and I am aware of several folks who have been quietly operating home based businesses in the area for years. Their business activities have only served to conserve and enhance economic, social and aesthetic values of the community while protecting and maintaining the integrity and character of established neighborhoods. The proposed zoning change is simply allowing business activities to legally continue that are already established.

Proper planning insures the logical and orderly growth and development of the physical elements of the City. The proposed rezoning will allow property owners to focus their investments and partner with the City and community to build upon the foundation laid during the initial downtown project. Businesses have the opportunity to thrive when they have a clear understanding of what the long term plans are for the area they are servicing. Your approval of the Proposed Rezoning Map Area 12 will provide the direction required.

Sincerely

Tom & Brenda Ramler
1522 Main Street
Grand Junction, CO 81501

Please note that my new email address is tramler@coloradomesa.edu

From: Rachel May <raylynmay@gmail.com>
To: <sentac@gjcity.org>
Date: 12/5/2011 3:25 PM
Subject: Proposed Rezoning to Area 12

Greetings Ms. Costello,

My intention for writing this email is for it to be included as a public comment regarding the Proposed Rezone Map Area 12.

I am the property owner of 1532 Main St, Grand Junction which is within the proposed rezoning area and I am in full support of the proposed R/O rezoning.

I am aware that Main St west of 12th and most of Colorado Ave have the R/O designation and do well combining small businesses with residential homes. I feel strongly that as Rocky Mtn Health Care Plans have become a model for the nation, so too could the city planning of Grand Junction and Main St in particular in demonstrating how local residents can get their needs met by simply walking or riding their bikes. The state of Colorado is already the forerunner of fitness and outdoor activities, expanding the zoning on Main St to allow for more business would continue in kind with the idea of Coloradan's outdoor lifestyle.

Please pass the proposed rezoning changes to Area 12. Thank you.

Best Regards,

Rachel May
1532 Main Street
Grand Junction, CO 81501



OPEN HOUSE
December 14, 2011
4-6:00 p.m.
Grand Junction City Hall

Zoning Change Open House

Blue polygons, Areas 6, 12, 17 and 18

Comment Sheet

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

1450 Colorado

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

Would like this property excluded from the
proposed m-zone / Would ~~also~~ ideally
prefer the entire m-zone be abandoned

Name Jim Hoffman
Address PO Box 2557
GJ 81502
Phone 640-1561
Email jim-hoffman@juve.com

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

Zoning Change Open House
Blue polygons, Areas 6, 12, 17 and 18
Comment Sheet

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

1260 Main Street, ~~Area~~ Area 12

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

Currently this area is a very nice, historic neighborhood, that is residential. These older houses are very close together. I would appose changing this residential area to office/residential because of the closeness of the buildings.

I think that its important to preserve our neighborhood in this older area of Grand Junction as residential. I would not want to have a parking lot next to my back yard nor a business 8-10 ft from our bedrooms walls.

Please send us dates of the City Council meetings that will be addressing our area.

Name Alice Betts
Address 1260 Main Street
Grand Junction, CO 81501
Phone 970-257-1231
Email s.betts@bresnen.net

Please turn your comments in tonight or mail them to:

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



OPEN HOUSE
December 14, 2011
4-6:00 p.m.
Grand Junction City Hall

Zoning Change Open House

Blue polygons, Areas 6, 12, 17 and 18

Comment Sheet

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

1260 Main St. Area 12

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

We own and live in one of the many historic
homes in this area. We were attracted to this
area due to its pleasant and quaint residential
character and its convenient proximity to downtown.
I believe that operating small businesses in the
neighborhood, especially since the houses are so
close together, would be harmful to the historic
and pleasant character of the area.

Name Scott Betts
Address 1260 Main St.
Grand Junction, CO 81501
Phone 970-257-1231
Email s.betts@bresnan.net

Please turn your comments in tonight or mail them to:

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

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING 92 PROPERTIES
FROM R-8 (RESIDENTIAL 8 DU/AC) TO AN R-O (RESIDENTIAL OFFICE) ZONE
DISTRICT**

**LOCATED BETWEEN 12TH STREET AND 17TH STREET ALONG MAIN STREET
AND THE NORTH SIDE OF COLORADO AVENUE**

Recitals:

On February 17, 2010 the Grand Junction City Council adopted the Grand Junction Comprehensive Plan which includes the Future Land Use Map, also known as Title 31 of the Grand Junction Municipal Code of Ordinances.

The Comprehensive Plan established or assigned new land use designations to implement the vision of the Plan and guide how development should occur. In many cases the new land use designation encouraged higher density or more intense development in some urban areas of the City.

When the City adopted the Comprehensive Plan, it did not rezone property to be consistent with the new land use designations. As a result, certain urban areas now carry a land use designation that calls for a different type of development than the current zoning of the property. Staff analyzed these areas to consider whether the land use designation was appropriate, or if the zoning was more appropriate, to implement the vision, goals and policies of the Comprehensive Plan.

Upon analysis of each area, Staff has determined that the current Comprehensive Plan Future Land Use Map designation is appropriate, and that a proposed rezone would be justified in order to create consistency between the Comprehensive Plan's Future Land Use Map and the zoning of these properties.

The proposed zone district meets the recommended land use category as shown on the Future Land Use Map of the Comprehensive Plan, Urban Residential Mixed Use and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

An Open House was held on December 14, 2011 to allow property owners and interested citizens an opportunity to review the proposed zoning map amendments, to make comments and to meet with staff to discuss any concerns that they might have. A display ad noticing the Open House was run in the Daily Sentinel newspaper to encourage public review and comment. The proposed amendments were also posted on the City website with information about how to submit comments or concerns.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed zoning map amendment for the following reasons:

1. The requested zone(s) is consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 21.02.140 of the Grand Junction Zoning and Development Code have all been met.

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed zoning map amendment will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

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

The following properties shall be rezoned R-O (Residential Office).

See attached map.

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

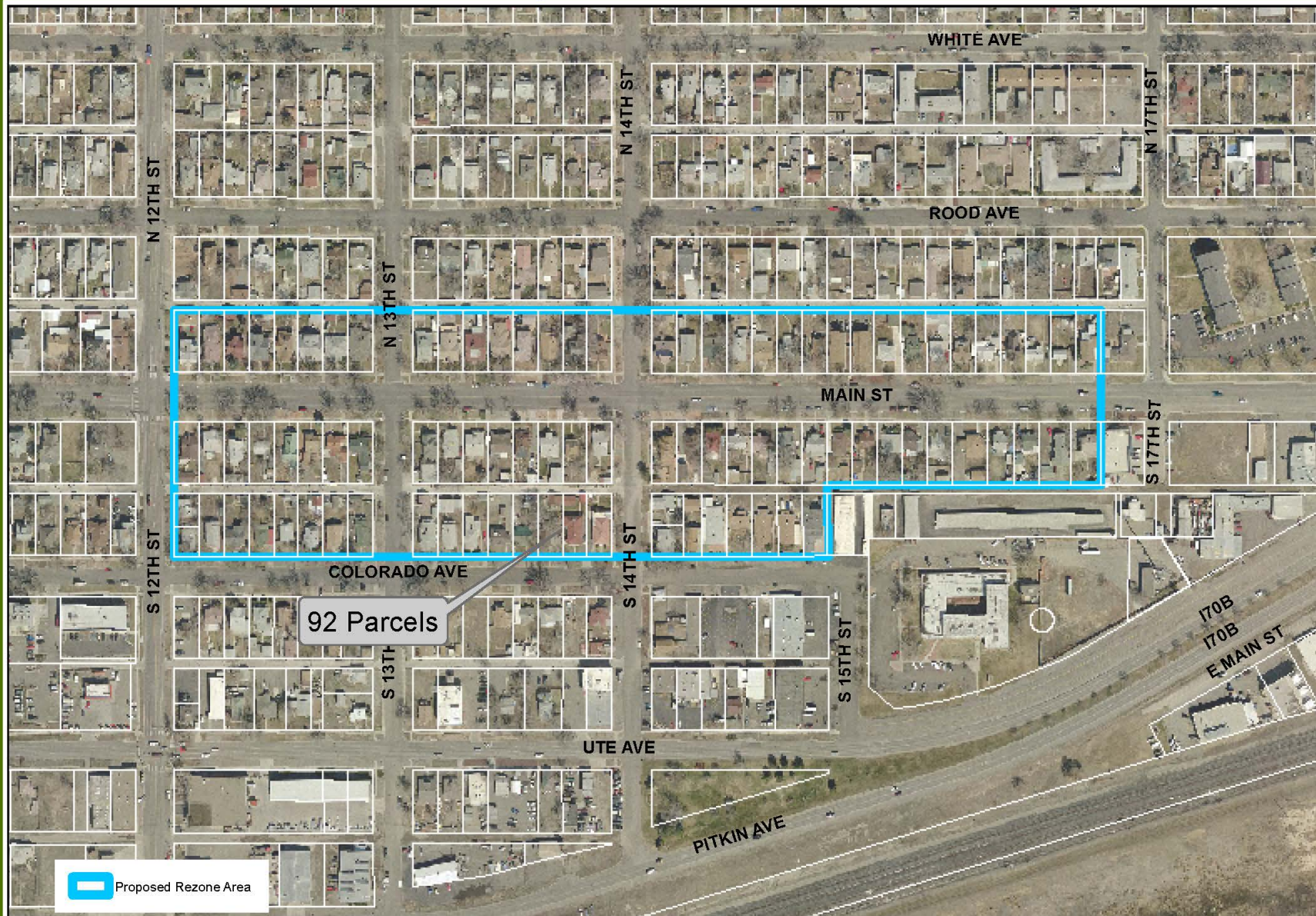
Adopted on second reading this _____ day of _____, 2012.

ATTEST:

City Clerk

Mayor

Proposed Rezone - Area 12



Rezone Area from R-8 (5.5-8 units/acre) to R-O (Residential Office 4 units/acre)