



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

None available.

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

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

Public Hearing Items

On the following item(s) 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.

2. Area 4 Rezone – Rezone

[Attach 2](#)

Request a recommendation of approval to City Council to rezone fourteen (14) parcels totaling 17.268 acres from a C-2 (General Commercial) to an I-1 (Light Industrial) zone district.

FILE #: RZN-2011-1322

PETITIONER: City of Grand Junction

LOCATION: 1801 I70 Business Loop and 13 other parcels

STAFF: Brian Rusche

3. Area 1 Rezone – Rezone

[Attach 3](#)

Request a recommendation of approval to City Council to rezone one (1) parcel totaling 2.65 +/- acres from an I-2 (General Industrial) to an I-1 (Light Industrial) zone district.

FILE #: RZN-2011-1326

PETITIONER: City of Grand Junction

LOCATION: 2189 River Road

STAFF: Scott Peterson

4. Area 2 Rezone – Rezone

[Attach 4](#)

Request a recommendation of approval to City Council to rezone two (2) parcels totaling 6.569 acres from an I-2 (General Industrial) to an I-1 (Light Industrial) zone district.

FILE #: RZN-2011-1331

PETITIONER: City of Grand Junction

LOCATION: 637 & 681 Railroad Boulevard and 2225 River Road

STAFF: Senta Costello

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

**Attach 2
Area 4 Rezone**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: March 13, 2012
PRESENTER: Brian Rusche, Senior Planner

AGENDA TOPIC: Area 4 Rezone - (RZN-2011-1322)

ACTION REQUESTED: Recommendation to City Council to rezone fourteen (14) parcels totaling 17.268 acres from a C-2 (General Commercial) to an I-1 (Light Industrial) zone district.

BACKGROUND INFORMATION					
Location:		South side of I-70B between S. 17 th Street and 28 Road along E. Main Street			
Applicants:		City of Grand Junction			
Existing Land Use:		Commercial/Industrial			
Proposed Land Use:		No changes to land use(s) proposed			
Surrounding Land Use:	North	Commercial			
	South	Rail Yard			
	East	Rail Yard			
	West	Commercial			
Existing Zoning:		C-2 (General Commercial)			
Proposed Zoning:		I-1 (Light Industrial)			
Surrounding Zoning:	North	C-1 (Light Commercial) C-2 (General Commercial)			
	South	I-1 (Light Industrial)			
	East	I-1 (Light Industrial)			
	West	C-1 (Light Commercial) C-2 (General Commercial)			
Future Land Use Designation:		Industrial			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: A request to rezone approximately 17.268 acres from a C-2 (General Commercial) to an I-1 (Light Industrial) zone district.

RECOMMENDATION: Recommend approval to City Council.

ANALYSIS:

1. Background

Sandwiched between the I-70 Business Loop and the Union Pacific rail yard are approximately 17.268 acres fronting on East Main Street. The earliest known building within this area was constructed in 1953 at 2105 E. Main and is now home to a fencing contractor. The largest building (about 147,000 square feet) is currently known as Stockmasters Warehouse but was originally constructed in 1957 as Salt Lake Hardware. The area was annexed in part in 1959 and the remainder in 1969.

The 1996 Growth Plan designated these properties as Industrial. In 2010, the Comprehensive Plan was adopted, maintaining the existing industrial designation for these properties.

The purpose of the Comprehensive Plan is to outline the vision that the community has developed for its future. After adoption of the Comprehensive Plan, it became apparent that the zoning of several areas around the City were in conflict with the Future Land Use Map. Each area was evaluated to determine what the best course of action would be to remedy the discrepancy. This was necessary to provide clear direction to property owners on what the community envisioned for the areas. It is also important to eliminate conflicts between the Comprehensive Plan Future Land Use Map and the zone district applied to a given property, because the Zoning and Development Code, in Sections 21.02.070 (a)(6)(i) and 21.02.080(d)(1), requires that all development projects comply with the Comprehensive Plan. Eliminating the conflict will therefore create the greatest opportunity for landowners to use and develop their property.

Area 4 is an area in which the zoning is inconsistent with the Future Land Use Map. The area is currently zoned C-2 which places it in conflict with the Future Land Use designation of Industrial. Upon evaluation, it was determined that rezoning this property from C-2 to I-1 would be the best course of action to bring the area into conformance with the current Future Land Use designation.

The land uses in the area consist of many service oriented industrial uses, such as welding and fabrication, upholstery, refrigeration and HVAC, appliance and electronics, home restoration contractor, automotive repair services, fencing contractor, window and door contractor, installations, petrochemical distributing, warehousing and distribution, and public utilities. All of these uses are allowed in the proposed I-1 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 January 18, 2012. No comment sheets were received regarding the Area 4 proposal. Four (4) contacts have been made to date. Two attended the open house and asked general questions. One was a real estate inquiry about a vacant parcel of 2.68 acres adjacent to Stockmasters Warehouse.

The owner of the Stockmasters Warehouse expressed concern about future uses of his building, which has vacancies created by the downturn in homebuilding and, therefore, warehousing for building materials. His primary concern is the limitation of general retail within the I-1 zone. This limitation is intended to preserve the properties for industrial use, including offices, and moderate the cost of industrial space, which is lower than commercial space. With all due respect to this concern, the character of the area has been and remains industrial and in Staff's opinion commercial redevelopment is unlikely and would not fit successfully in the area. The area is well suited for industrial uses, as it is sandwiched between two major transportation corridors. However, despite the volume of traffic, the area is lacking in the amenities for commercial development, such as sidewalks. The frontage road is deteriorating and there is little room for the requisite parking and landscaping required for commercial development. As noted earlier, all of the current land uses are consistent with the proposed I-1 zone district.

2. Consistency with the Comprehensive Plan

The proposed rezone to I-1, (Light Industrial) meets the following goals from the Comprehensive Plan:

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

This area is a mix of industrial service businesses, including outdoor storage yards, and is presently designated as Industrial. The proposed zone change to I-1 would provide the opportunity for continued light industrial uses and also match the current zoning of I-1 to the south.

Goal 6: Land use decisions will encourage preservation of existing buildings and their appropriate reuse.

The current land uses are allowed land use in the I-1 zone districts. Changing the zoning will not impact the existing businesses and may allow greater opportunity to utilize or redevelop certain properties at some point in the future.

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

Rezoning the property to I-1, (Light Industrial) will maintain and potentially help spur the industrial development identified for this area of the City, for the creation of jobs and maintaining a healthy and diverse economy.

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

In order for the rezoning to occur, one or more of 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;

The 2010 adoption of the Comprehensive Plan designated the Future Land Use for this area as Industrial, rendering the existing C-2 (General Commercial) zoning inconsistent with the Plan. The proposed rezone to I-1 (Light Industrial) will resolve this inconsistency.

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;

Based on a visual survey, the existing uses are consistent with an industrial designation. The properties have been designated Industrial since 1996, though the zoning has not been changed. Rezoning the area to I-1 is consistent with the existing character of the area as well as with the Comprehensive Plan.

This criterion is not applicable, since the existing uses have not changed.

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

Infrastructure necessary to industrial uses is available and adequate to accommodate the existing uses.

This criterion is 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;

The Comprehensive Plan anticipated the need for additional commercial, office and industrial uses throughout the community. The location of the properties between the highway bypass (I-70 Business Loop) and the Union Pacific Rail Yard are ideally located for industrial use.

As stated in Goal 12 of the Comprehensive Plan, the City desires to be a regional provider of goods and services. To meet this Goal, the Future Land Use Map identified several areas that were deemed appropriate for commercial and industrial uses. This is such an area. The proposed rezone to I-1 will create consistency with the Comprehensive Plan as well as additional land for light industrial uses.

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

The proposed zoning amendment will bring the zoning into conformance with the Comprehensive Plan, consistent with the Goals of the Comprehensive Plan.

This criterion is met.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Area 4 Rezone, RZN-2011-1322, a request to rezone the area from a C-2 (General Commercial) to an I-1 (Light Industrial) 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. Review criteria in Section 21.02.140 of the Grand Junction Municipal Code have been met.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested zone, RZN-2011-1322, to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

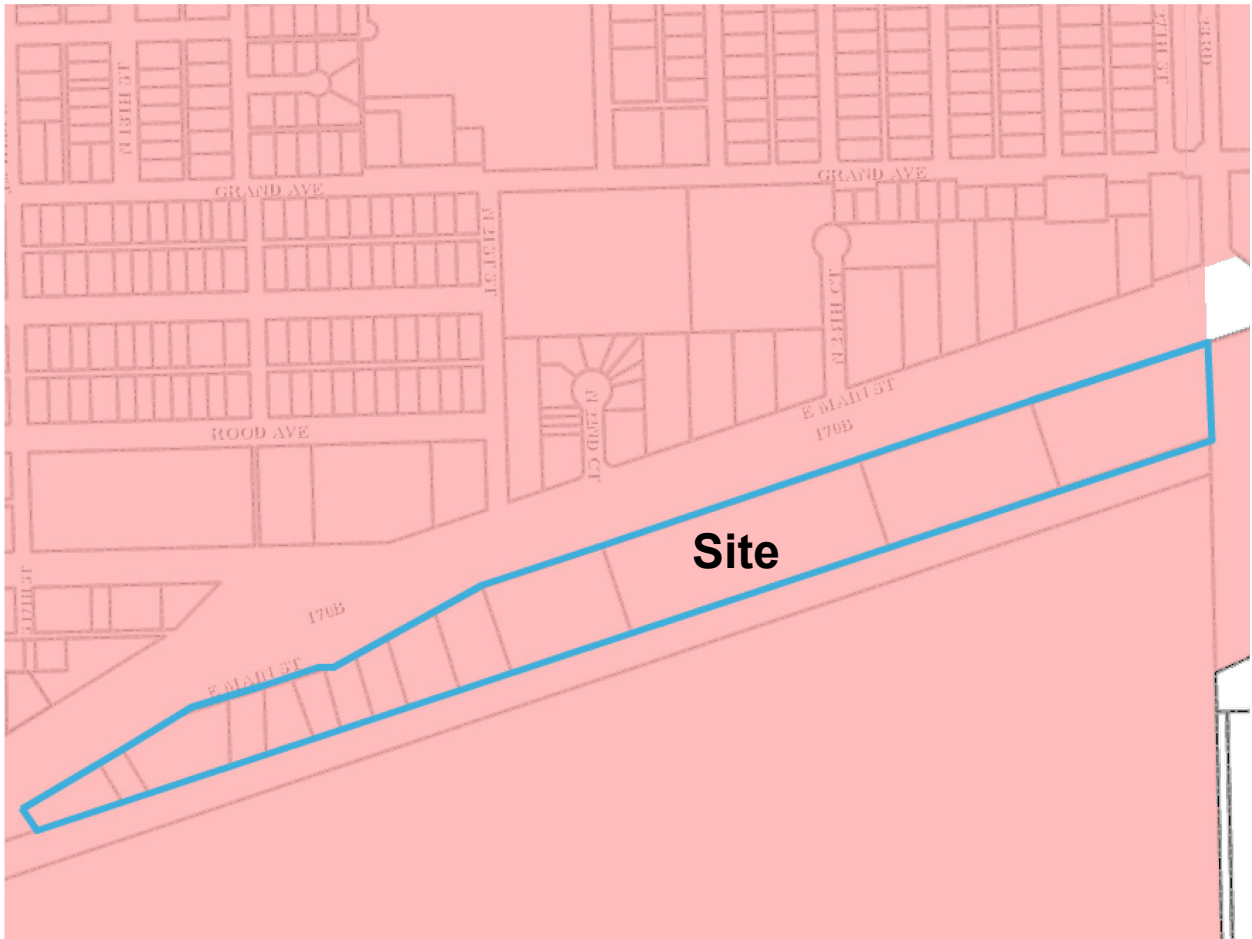
Mr. Chairman, on Rezone, RZN-2011-1322, I move that the Planning Commission forward a recommendation of the approval for the Area 4 Rezone from C-2 (General Commercial) to an I-1 (Light Industrial) zone district with the findings of fact and conclusions listed in the staff report.

Attachments:

Site Location Map
Aerial Photo Map
Future Land Use Map
Existing City and County Zoning Map
Proposed Ordinance

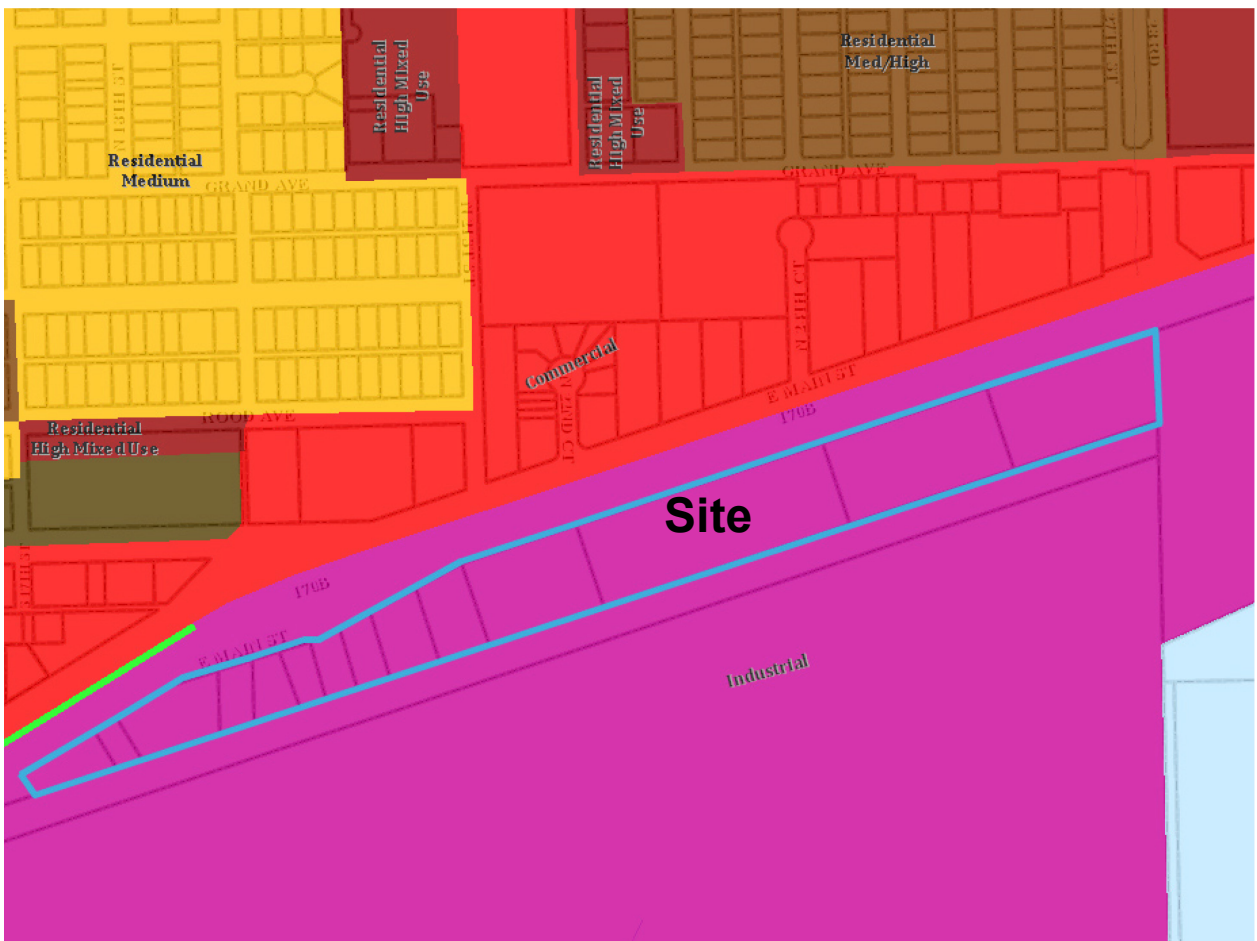
Site Location Map

Figure 1



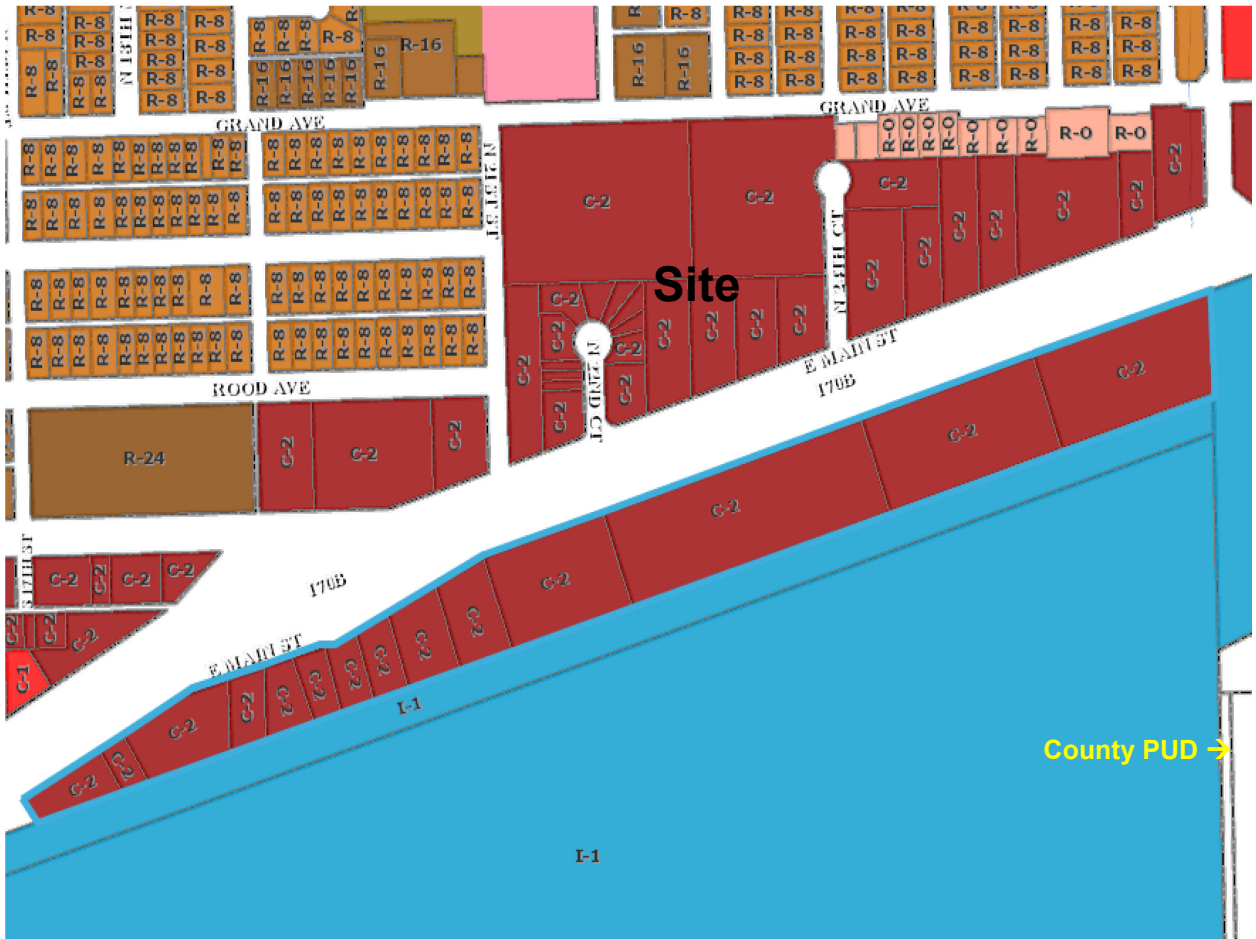
Comprehensive Plan Map

Figure 3



Existing City and County Zoning Map

Figure 4



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING PROPERTIES
LOCATED ON THE SOUTH SIDE OF I-70B
BETWEEN S. 17TH STREET AND 28 ROAD
ALONG E. MAIN STREET
FROM A C-2 (GENERAL COMMERCIAL)
TO AN I-1 (LIGHT INDUSTRIAL) 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. The Comprehensive Plan anticipated the need for additional commercial, office and industrial uses throughout the community and included land use designations that encouraged 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. City Staff analyzed these areas to consider how best to implement the vision, goals and policies of the Comprehensive Plan.

Upon analysis of this area, Staff has determined that the current Comprehensive Plan Future Land Use Map designation is appropriate, and that a proposed rezone is the most appropriate way to create consistency between the Comprehensive Plan's Future Land Use Map and the zoning of these properties and to allow maximum use of the property in the area consistent with the Comprehensive Plan.

Consistency between the Comprehensive Plan's future land use designation and the zone district of a given area is crucial to maximizing opportunity for landowners to make use of their property, because the Zoning and Development Code, in Sections 21.02.070 (a)(6)(i) and 21.02.080(d)(1), requires that all development projects comply with the Comprehensive Plan.

The I-1 zone district implements the Future Land Use designation of Industrial, furthers the Comprehensive Plan's goals and policies and is generally compatible with land uses in the surrounding area.

An Open House was held on January 18, 2012 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 ran 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. Review criteria in Section 21.02.140 of the Grand Junction Zoning and Development Code have 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 I-1 (Light Industrial):

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

Rezone Area 4



Rezone from
General Commercial (C-2)
to Light Industrial (I-1)

Area 4 (14 Parcels)

**Attach 3
Area 1 Rezone**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: March 13, 2012
PRESENTER: Scott D. Peterson

AGENDA TOPIC: Area 1 Rezone – (RZN-2011-1326)

ACTION REQUESTED: Recommendation to City Council to rezone one property located at 2189 River Road from I-2, (General Industrial) to I-1, (Light Industrial).

BACKGROUND INFORMATION					
Location:		2189 River Road			
Applicants:		City of Grand Junction			
Existing Land Use:		Industrial building – Energy Services			
Proposed Land Use:		N/A			
Surrounding Land Use:	North	CDOT and Railroad Right-of-Way			
	South	Industrial – Cameron (oil and gas company)			
	East	Industrial – bulk fuel products loading/transfer terminal (Suncor Energy)			
	West	Associated separate outside storage lot for this property (2189 River Road)			
Existing Zoning:		I-2, (General Industrial)			
Proposed Zoning:		I-1, (Light Industrial)			
Surrounding Zoning:	North	N/A. (Right-of-Way)			
	South	County PUD, (Planned Unit Development)			
	East	Proposed I-1, (Light Industrial) – City file # ANX-2011-1328			
	West	I-1, (Light Industrial)			
Future Land Use Designation:		Commercial/Industrial			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: A request to rezone one property totaling 2.65 +/- acres, located at 2189 River Road, from I-2, (General Industrial) to I-1, (Light Industrial) zone district.

RECOMMENDATION: Recommend approval to City Council.

ANALYSIS:

1. Background:

In 2010, the Comprehensive Plan was adopted by the City designating this property as Commercial/Industrial on the Future Land Use Map. The property is presently zoned I-2, (General Industrial) which is inconsistent with the Comprehensive Plan Future Land Use Map designation of Commercial/Industrial. The Comprehensive Plan was adopted by the City to help guide how future development should occur.

When the City adopted the Comprehensive Plan, properties were not rezoned at that time to be consistent with the land use designations. This means that in certain areas there is a conflict between the land use designation and the zoning of the property. This property is in one of these areas. It is important to eliminate conflicts between the Comprehensive Plan Future Land Use Map and the zone district applied to a given property, because the Zoning and Development Code, in Sections 21.02.070 (a)(6)(i) and 21.02.080(d)(1), requires that all development projects comply with the Comprehensive Plan. Eliminating the conflict will therefore create the greatest opportunity for landowners to use and develop their property.

In order to facilitate and encourage the types of development envisioned by the Comprehensive Plan, City Staff recommends a change of zoning for this area. The City is proposing to rezone this property from I-2, (General Industrial) to I-1, (Light Industrial) to support the vision and goals of the Comprehensive Plan and to implement the future land use designation of Commercial/Industrial. Changing the zoning will not impact the existing business and will allow the maximum opportunity to utilize or redevelop the property in the future.

The proposed I-1 zone district will allow more uses than what is allowed in the I-2 zone district. Examples of such uses include: business residence, medical and dental clinic, religious assembly, general offices, health club, drive-through uses, restaurants, retail sales, rental service, etc. Furthermore, the I-1 zone allows several uses upon approval of a conditional use permit that the I-2 does not allow. These uses include: indoor recreation, bar/nightclub, and outdoor animal boarding. The current manufacturing use (Energy Services) with outdoor storage is an allowed land use in both the I-1 and I-2 zone districts.

The property owner was notified of the proposed rezone change via mail and invited, along with other property owners in the area, to attend an Open House held on January 18, 2012 to discuss any issues, concerns, suggestions or support for the rezone request. To date the property owner and neighbors have not submitted any concerns regarding the proposed rezone.

2. Consistency with the Comprehensive Plan:

The proposed rezone to I-1, (Light Industrial) implements the future land use designation of Commercial/Industrial and meets the following goals from the Comprehensive Plan:

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

This existing property is located within an established industrial park which is presently designated as Commercial/Industrial. The proposed zone change to I-1 would provide the opportunity for future additional light industrial development and also match the current and proposed zoning of I-1 on adjacent properties within the existing industrial park.

Goal 6: Land use decisions will encourage preservation of existing buildings and their appropriate reuse.

The current land use as a manufacturing company (Energy Services) with outdoor storage is an allowed land use in the I-1 zone districts. Changing the zoning will not impact the existing business and may allow greater opportunity to utilize or redevelop the property at some point in the future.

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

Rezoning the property to I-1, (Light Industrial) will maintain and potentially help spur the current and anticipated industrial development identified for this area of the City, for the creation of jobs and maintaining a healthy and diverse economy.

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

In order to rezone property in the City, one or more of the following criteria must be met:

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

The existing property is currently zoned I-2, (General Industrial), however the Comprehensive Plan Future Land Use Map identifies these properties as Commercial/Industrial. The existing zoning of I-2 is not in compliance with the Future Land Use Map designation, therefore the proposed rezone to I-1, (Light Industrial) will bring this property 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;

The character and/or condition of the area have changed little over the years as the area has developed as commercial/industrial. The proposed rezone will bring

the zoning of the property into compliance with the Comprehensive Plan Future Land Use Map.

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

The property is part of an established industrial park (Railhead Industrial Park), with access to rail, Ute Water and City sewer and major roadways (I-70 and Hwy. 6 & 50).

(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;

As stated in Goal 12 of the Comprehensive Plan, the City desires to be a regional provider of goods and services. To meet this Goal, the Future Land Use Map identified several areas that were deemed appropriate for commercial and industrial uses. The property that is the subject of this rezone is in such an area. Therefore the proposed rezone, being consistent with the Comprehensive Plan, will create additional land zoned for light industrial uses.

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

The proposed rezone to I-1 from I-2 will provide the opportunity for future light industrial development and will also match the current and proposed zoning of I-1 on adjacent properties within the existing industrial park.

The proposed rezone will also alleviate and resolve the current conflict between the zoning designation and the Comprehensive Plan Future Land Use Map classification, thereby creating a greater opportunity for the land to be redeveloped or the use expanded or changed in the future.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Area 1 Rezone, RZN-2011-1326, a request to rezone one property from I-2, (General Industrial) to I-1, (Light Industrial), 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-2011-1326, to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

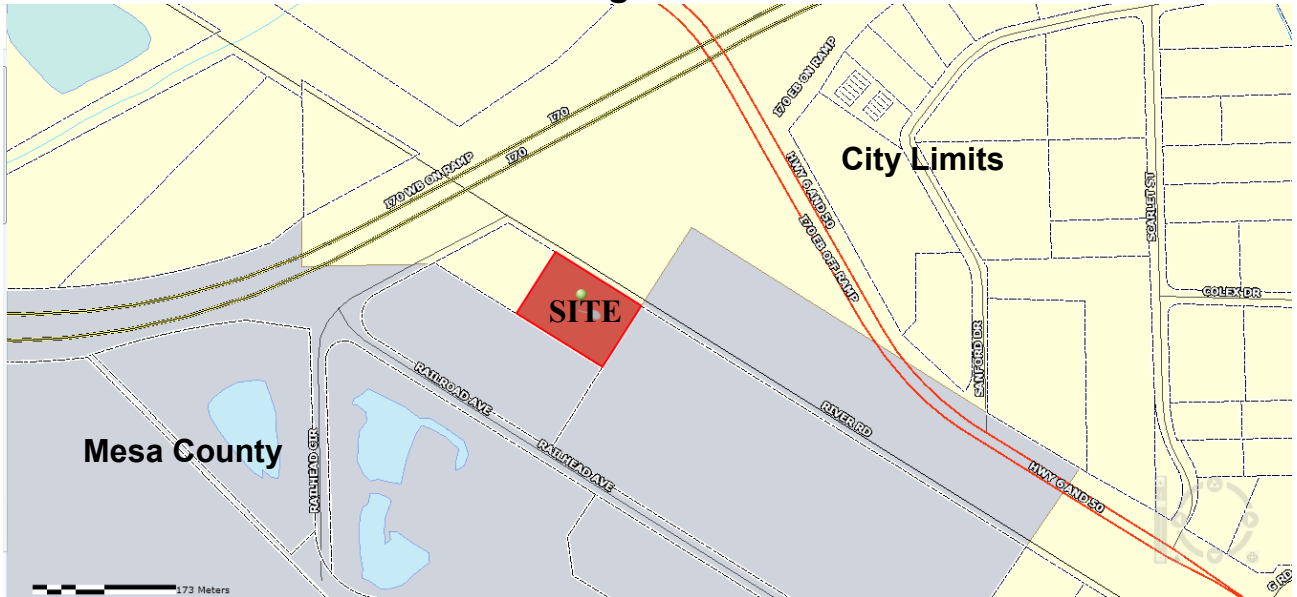
Mr. Chairman, on Rezone, RZN-2011-1326, I move that the Planning Commission forward a recommendation of the approval for the Area 1 Rezone from I-2, (General Industrial) to I-1, (Light Industrial) with the findings of fact, conclusions listed in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Existing City and County Zoning Map
Ordinance

Site Location Map – 2189 River Road

Figure 1



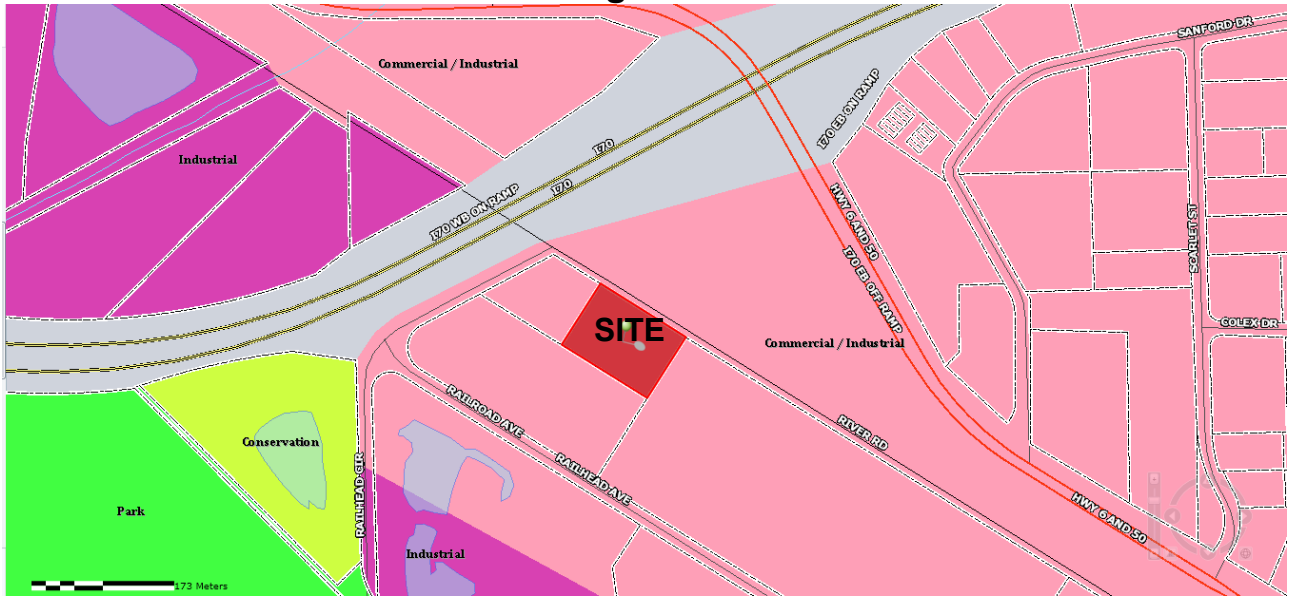
Aerial Photo Map – 2189 River Road

Figure 2



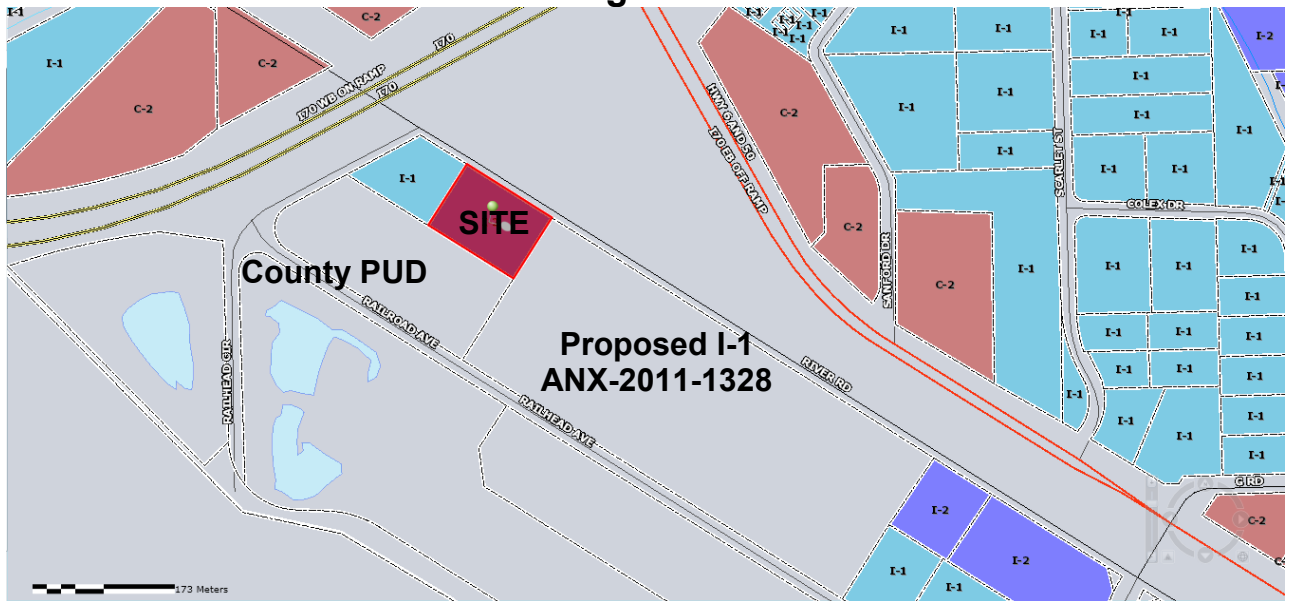
Comprehensive Plan

Figure 3



Existing City and County Zoning

Figure 4



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING ONE PROPERTY
FROM I-2, (GENERAL INDUSTRIAL) TO I-1, (LIGHT INDUSTRIAL)**

LOCATED AT 2189 RIVER 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. City Staff analyzed these areas to consider how best to implement the vision, goals and policies of the Comprehensive Plan.

Upon analysis of this area, City Staff determined that the current Comprehensive Plan Future Land Use Map designation is appropriate, and that a proposed rezone is the most appropriate way to create consistency between the Comprehensive Plan's Future Land Use Map and the zoning of this property and to allow for maximum use of the property consistent with the Comprehensive Plan.

Consistency between the Comprehensive Plan's future land use designation and the zone district of a given area is crucial to maximizing opportunity for landowners to make use of their property, because the Zoning and Development Code, in Sections 21.02.070 (a)(6)(i) and 21.02.080(d)(1), requires that all development projects comply with the Comprehensive Plan.

The I-1 zone district implements the Future Land Use Designation of Commercial/Industrial, is consistent with the Comprehensive Plan's goals and policies and is generally compatible with land uses in the surrounding area.

An Open House was held on January 18, 2012 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 ran 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) are consistent with the goals and policies of the Comprehensive Plan.
2. The applicable review criteria in Section 21.02.140 of the Grand Junction Zoning and Development Code are met.

After public notice and a public hearing, 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 I-1, (Light Industrial).

See attached map.

2189 River Road (Parcel # 2697-364-10-007)

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

Rezone Area 1



Area 1

**Attach 4
Area 2 Rezone**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: March 13, 2012
PRESENTER: Senta Costello

AGENDA TOPIC: Black Area 2 Rezone – (RZN-2011-1331)

ACTION REQUESTED: Recommendation to City Council to rezone property located at 637/681 Railroad Blvd and 2225 River Road from I-2 (General Industrial) to I-1 (Light Industrial).

BACKGROUND INFORMATION			
Location:		637/681 Railroad Blvd, 2225 River Road	
Applicants:		City of Grand Junction	
Existing Land Use:		Moving Company; Truck & Trailer Repair Business	
Proposed Land Use:		No changes to land uses proposed	
Surrounding Land Use:	North	Salvage business; truck stop; vacant industrial	
	South	Oil & Gas support company	
	East	Propane distributor	
	West	Vacant Industrial	
Existing Zoning:		I-2 (General Industrial)	
Proposed Zoning:		I-1 (Light Industrial)	
Surrounding Zoning:	North	I-1 (Light Industrial); C-2 (General Commercial)	
	South	I-1 (Light Industrial)	
	East	County PUD	
	West	County PUD (Currently annexing to I-1 (Light Industrial))	
Future Land Use Designation:		Commercial/Industrial	
Zoning within density range?		X	Yes
			No

PROJECT DESCRIPTION: A request to rezone 6.769 acres, located at 637/681 Railroad Blvd and 2225 River Road from I-2 (General Industrial) to I-1 (Light Industrial) zone district.

RECOMMENDATION: Recommend approval to City Council.

ANALYSIS:

1. Background

The properties in the Black Area 2 Rezone were annexed in 2000 with the Mesa Moving Annexation and zoned I-2. The I-2 did not implement the Commercial / Industrial Future Land Use designation but the zone district was consistent with the County zoning at the time of annexation and accommodated the existing and anticipated future uses on the property, while the I-1 zone district did not. The uses allowed in the I-1 zone district were expanded with the 2010 Zoning and Development Code update, such that the existing uses on the site are allowed in the I-1 zone.

In order to allow landowners in the area the greatest opportunity to develop, redevelop or expand use of their property, it is crucial to eliminate conflict between the zone district and the future land use designation. That is because the Zoning and Development Code requires that all development projects comply with the Comprehensive Plan. (Sections 21.02.070 (a)(6)(i) and 21.02.080(d)(1)). A rezone to I-1 will eliminate the conflict.

2. Consistency with the Comprehensive Plan:

The Comprehensive Plan Future Land Use Designation for this area is Commercial Industrial. The proposed rezone is consistent with that designation and with the following Goals and Policies of the Comprehensive Plan:

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

Policy A. City and County land use decisions will be consistent with the Comprehensive Plan Future Land Use Map.

The zone districts currently applied to these properties do not match the Comprehensive Plan Future Land Use designations. The proposed rezone will eliminate the conflict, because the I-1 zone district implements the Comprehensive Plan Future Land Use Designation of Commercial/Industrial.

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

In order for the zoning to occur, a finding of consistency with the Comprehensive Plan and one or more of the following findings must be made per Section 21.02.140(a):

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

The I-2 did not implement the Commercial / Industrial Future Land Use designation but the zone district was consistent with the County zoning at the time of annexation and accommodated the existing and anticipated future uses on the property, while the I-1 zone district did not. The I-1 zone district has been

revised with the 2010 update and the existing uses on the site are allowed in the I-1 zone.

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

Neither the character nor the conditions in the area have changed. The zoning of all of the properties in this area have been in conflict with the Future Land Use designation since the area was annexed and zoned in 2000. The conflict remained with the adoption of the Comprehensive Plan in 2010.

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

Adjacent to all of these properties are improved streets, sanitary sewer service, water service, and trash. Furthermore, the properties are located near restaurants and shopping. The infrastructure and nearby businesses would adequately support all the uses allowed in the I-1 zone.

(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;

This criterion does not apply to the properties as there is adequate supply of I-1 zoned property. The proposal for these properties is to rezone to the I-1 to eliminate the conflict between the Future Land Use designation of the Comprehensive Plan and the zoning on the properties. Approximately 1552 acres within the city limits are currently zoned I-1. This equates to 7% of the total acreage of zoned parcels within the city limits (21,200 acres).

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

The zoning of the properties in Area 2 has been in conflict with the Future Land Use designation since 2000. When the Comprehensive Plan was adopted in 2010, the Future Land Use designations were updated, but the conflicts still exist. The rezone to the I-1 zone district will eliminate the conflict. It is important to eliminate such conflict because the Zoning and Development Code requires that all development projects comply with the Comprehensive Plan. (Sections 21.02.070 (a)(6)(i) and 21.02.080(d)(1)). Eliminating the conflict thus creates the greatest opportunity for landowners to use and develop their property.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Black Area 2 Rezone, RZN-2011-1331, a request to rezone the property from I-2 (General Industrial) to I-1 (Light Industrial), 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-2011-1331, to the City Council with the findings and conclusions listed above.

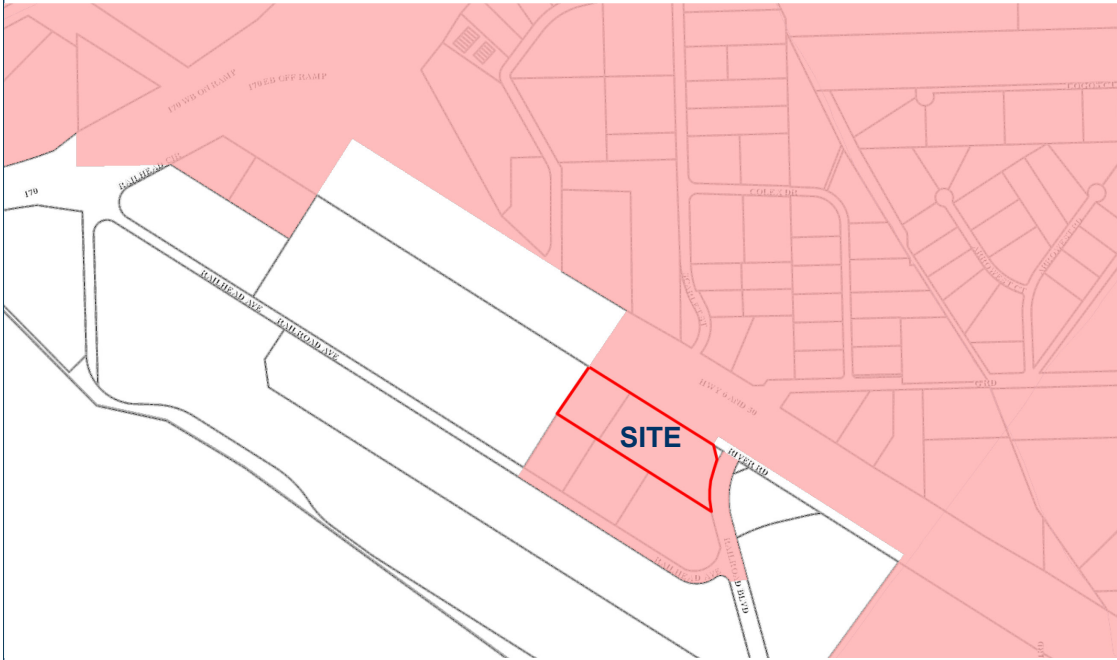
RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on Rezone, RZN-2011-1331, I move that the Planning Commission forward a recommendation of the approval for the Black Area 2 Rezone from I-2 to I-1 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
Ordinance

Site Location Map



Aerial Photo Map



Comprehensive Plan Future Land Use Map



Existing Zoning Map



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING TWO PROPERTIES LOCATED AT 637/681 RAILROAD
BLVD AND 2225 RIVER ROAD**

FROM I-2 (GENERAL INDUSTRIAL) TO I-1 (LIGHT INDUSTRIAL)

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 designations 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 allows. City Staff analyzed these areas, considering how best 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 is the most appropriate way to create consistency between the Comprehensive Plan's Future Land Use Map and the zoning of these properties.

Consistency between the Comprehensive Plan's future land use designation and the zone district of a given area is crucial to maximizing opportunity for landowners to make use of their property, because the Zoning and Development Code, in Sections 21.02.070 (a)(6)(i) and 21.02.080(d)(1), requires that all development projects comply with the Comprehensive Plan.

The I-1 zone district meets the Future Land Use designation of the Comprehensive Plan, Commercial Industrial. Rezoning this area to I-1 is also consistent with the goals and policies of the Comprehensive Plan and is generally compatible with land uses in the surrounding area.

An Open House was held on January 18, 2012 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 implements 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 I-1 (Light Industrial).

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

Rezone Area 2



Rezone from
General Industrial (I-2) to
Light Industrial (I-1)

Area 2 (2 Parcels)