



PLANNING COMMISSION AGENDA
*****Temporary Meeting Location*****
MESA COUNTY BOARD OF COMMISSIONERS
PUBLIC HEARING ROOM, 2ND FLOOR
544 ROOD AVENUE
TUESDAY, MARCH 27, 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. 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 room.

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 February 14, 2012 regular meeting.

[Attach 1](#)

- 2. Hernandez Enclave Annexation – Zone of Annexation** [Attach 2](#)
 Request a recommendation of approval to City Council to zone 0.527 acres from County RSF-R (Residential Single-Family Rural) to a City R-8 (Residential 8 du/ac) zone district.
FILE #: ANX-2012-188
PETITIONER: City of Grand Junction
LOCATION: 2956 D Road
STAFF: Brian Rusche

- 3. St. Joseph Church Right-of-Way Vacation – Vacation** [Attach 3](#)
 Request a recommendation of approval to City Council to vacate public right-of-way in the 300 block of White Avenue.
FILE #: VAC-2012-203
PETITIONER: Justin Stein – The Blythe Group
LOCATION: 300 block of White Avenue
STAFF: Lori Bowers

- 4. Area 1 Rezone – Rezone** [Attach 4](#)
 Request a recommendation of approval to City Council to rezone two (2) parcels totaling 11.515 acres from a C-2 (General Commercial) to an I-1 (Light Industrial) zone district.
FILE #: RZN-2012-11
PETITIONER: City of Grand Junction
LOCATION: 2173 & 2175 River Road
STAFF: Brian Rusche

- 5. Area 8 Rezone – Rezone** [Attach 5](#)
 Request a recommendation of approval to City Council to rezone one (1) parcel totaling 0.275 acres from an R-8 (Residential 8 du/ac) to a CSR (Community Services and Recreation) zone district.
FILE #: RZN-2012-27
PETITIONER: City of Grand Junction
LOCATION: Parcel number 2945-104-04-949
STAFF: Senta Costello

- 6. Area 14 Rezone – Rezone** [Attach 6](#)
 Request a recommendation of approval to City Council to rezone one (1) parcel totaling 6.22 +/- acres from an C-1 (Light Commercial) to a C-2 (General Commercial) zone district.
FILE #: RZN-2012-29
PETITIONER: City of Grand Junction
LOCATION: 483 30 Road
STAFF: Scott Peterson

***** 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.

7. Area 5 Rezone – Rezone [Attach 7](#)

Request a recommendation of approval to City Council to rezone forty-two (42) parcels totaling approximately 3.6 acres from an R-24 (Residential 24 du/ac) to an R-16 (Residential 16 du/ac) zone district.

FILE #: RZN-2012-24
PETITIONER: City of Grand Junction
LOCATION: 2650 North 1st Street and 41 other parcels
STAFF: Brian Rusche

8. Area 4 Rezone – Rezone [Attach 8](#)

Request a recommendation of approval to City Council to rezone one (1) 4.18 acre parcel from R-12 (Residential 12 du/ac) to CSR (Community Services and Recreation) and one (1) 1.87 acre parcel from a CSR (Community Services and Recreation) to an R-12 (Residential 12 du/ac) zone district.

FILE #: RZN-2012-26
PETITIONER: City of Grand Junction
LOCATION: Parcel numbers 2945-101-00-158 and 976
STAFF: Senta Costello

9. Area 2 Rezone – Rezone [Attach 9](#)

Request a recommendation of approval to City Council to rezone one (1) parcel totaling 1.89 +/- acres from an R-E (Residential Estate) to an R-O (Residential Office) zone district.

FILE #: RZN-2012-28
PETITIONER: City of Grand Junction
LOCATION: 763 23 1/2 Road
STAFF: Scott Peterson

10. Area 7 Rezone – Rezone [Attach 10](#)

Request a recommendation of approval to City Council to rezone three (3) parcels totaling 0.66 acres from a C-1 (Light Commercial) to an R-5 (Residential 5 du/ac) zone district.

FILE #: RZN-2012-32
PETITIONER: City of Grand Junction
LOCATION: 1801 & 1815 Bass Street and 1810 Minnow Drive
STAFF: Lori Bowers

11. Area 13 Rezone – Rezone

[Attach 11](#)

Request a recommendation of approval to City Council to rezone one (1) parcel totaling 6.362 acres from a C-2 (General Commercial) to a C-1 (Light Commercial) zone district.

FILE #: RZN-2012-8
PETITIONER: City of Grand Junction
LOCATION: 510 29 1/2 Road
STAFF: Dave Thornton

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

**Attach 1
Minutes of Previous Meetings**

**GRAND JUNCTION PLANNING COMMISSION
FEBRUARY 14, 2012 MINUTES
6:00 p.m. to 8:00 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, Lyn Benoit, Keith Leonard and Loren Couch (Alternate). Commissioner Greg Williams was absent.

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), Senta Costello (Senior Planner), Scott Peterson (Senior Planner) and Kristen Ashbeck (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 20 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 January 10, 2012 Regular Meeting.

2. Brookwillow Village Planned Development – Request for Extension

Request a two year extension of the approved Preliminary Planned Development Plan to develop the final phase consisting of 5.116 acres in a Planned Development (PD) zone district.

FILE #: PP-2004-130
PETITIONER: Darin Carei
LOCATION: 650 24 1/2 Road
STAFF: Lori Bowers

3. Red Rocks Valley Planned Development – Request for Extension

Request a recommendation of approval to City Council to amend the approved Phasing Schedule in the Planned Development Ordinance for Red Rocks Valley Planned Development (PD) zone district.

FILE #: PP-2006-217
PETITIONER: Kirk Rider – Rider & Quesenberry, LLP
LOCATION: South Camp Road & Monument Road
STAFF: Lori Bowers

4. Mobility Auto Center CUP – Conditional Use Permit

Request approval of a CUP to allow outdoor storage and display in the front half of the property on 0.314 acres in a C-1 (General Commercial) zone district.

FILE #: CUP-2011-1290
PETITIONER: Paul Harmon – Mobillity Auto Center LLC
LOCATION: 215 South 15th Street
STAFF: Senta Costello

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

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

Public Hearing Items

5. North Seventh Street Historic Residential District – Planned Development – Amendment; and Text Amendment to Section 21.07.040 – Zoning Code Amendment

Request a recommendation of approval to City Council to 1) amend Ordinance No. 4403 to establish a new Plan for the North Seventh Street Historic Residential District Planned Development, including the North Seventh Street Historic Residential District Guidelines and Standards, to maintain and enhance the historic character of those properties and to apply those same Guidelines and Standards in an advisory manner to properties located at 327, 337 and 310 North 7th Street; and (2) amend the Zoning and Development Code to authorize the Grand Junction Historic Preservation Board to review and approve applications for construction/alteration to sites and/or structures within the entire District, located on North 7th Street between Hill Avenue and White Avenue.

FILE #: PLD-2012-80 and ZCA-2012-107
PETITIONER: Seventh Street Historic Residential District Neighborhood
LOCATION: North 7th Street between Hill Avenue and White Avenue
STAFF: Kristen Ashbeck

STAFF’S PRESENTATION

Kristen Ashbeck, Senior Planner with the Neighborhood Services Division of the Public Works and Planning Department, addressed the Commission regarding the request

from the North Seventh Street Historic Residential Neighborhood District. She advised that the subject area was located on North 7th Street and encompassed 35 properties that fronted North Seventh Street from White Avenue on the south to Hill Avenue on the north.

Ms Ashbeck next referenced the split of the Comprehensive Plan as the properties south of Grand Avenue were part of the Downtown Mixed Use designation and the properties to the north were part of the Residential Medium land use designation with all of the existing uses within the District being consistent with the Comprehensive Plan. As there was a split land use designation, there was split zoning as well – the properties north of Grand Avenue were PD (Planned Development) properties and the properties south were B-2 (Downtown Business) with surrounding zoning being compatible and comparable to the uses that exist.

Ms. Ashbeck provided some background on the District as it was designated on the National Register of Historic Places in 1984 and she believed it was the only nationally registered district in the City of Grand Junction and perhaps the only designated district in Mesa County. She said the neighborhood would like to establish a process and standards to maintain and enhance the District as they were experiencing changes over time to the properties and would like to ensure the properties were maintained and continued in the current historic character as they now were.

The PD (Planned Development) zoning was re-established in February 2010 and at that time the PD zoning did not include any guidelines or standards for how decisions were to be made for changes in the District. She advised that the guidelines were recommended statements but standards were mandatory. In the creation of the guidelines and standards, an inventory of the homes and their current architectural characteristics was created which served as a guide for property owners and decision-makers as proposed alterations were evaluated. Ms Ashbeck said that the District had surveyed all of the property owners and 71% of the property owners preferred a mix of both guidelines and standards and determined that this document was tailored to the desires of the neighborhood.

Ms. Ashbeck next outlined the topics addressed by the guidelines and standards which were based on the evaluation of the properties in the survey. The neighborhood also did some choices exercises at their neighborhood meetings and discussed different elements such as window shapes, siding, and color palate. The most essential elements to be preserved and enhanced were determined. There were also some guidelines and standards which addressed overall characteristics of the District such as streetscape, setbacks, views along the street, street trees, and front yard landscaping. She said the guidelines and standards also distinguished between a contributing – those which retained the most historic character and integrity - and non-contributing structures – those which were already heavily altered or new structures.

Ms. Ashbeck concluded that the proposal was two-fold: To adopt a new PD zone district whereas the guidelines and standards would become the new plan for the properties in

the PD zoning and for the properties south of Grand Avenue not in the PD zoning the document would be adopted as an advisory document only. For the PD zoning, the underlying R-8 zoning would be retained. She noted that the new guidelines and standards would create separate bulk standards. There was also a review process established for how changes or alterations to structures and sites within the District. The second part of the proposal was a recommendation on a Zoning and Development Code revision that would provide new authority for the Historic Preservation Board to make final decisions. A Certificate of Appropriateness would be applied for and submitted to the Planning Division for staff review. It would then go to the Historic Preservation Board for a final decision. Any appeals to those decisions would go to City Council.

Ms. Ashbeck briefly outlined some of the guidelines and standards which addressed such things as new bulk requirements, landscaping, utility systems and the placement of the same, fencing, parking and lighting. Architectural guidelines went back to the essential elements the neighborhood felt were the most critical to try to retain whether for new construction, an addition or other alteration and determined there should be certain elements of the character of those homes that should be retained.

These included building proportions, exterior materials and promotion of trim and architectural details that looked similar to what was already there, porches, doors, spacing of windows, roof forms, additions and demolitions. Ms. Ashbeck concluded that the proposal was consistent with applicable sections of the Comprehensive Plan, sections of the Code, and the community would continue to derive benefits.

QUESTIONS

Commissioner Eslami asked if the guidelines would become something similar to covenants. Ms. Ashbeck confirmed they would and the Historic Board could be compared to an architectural control committee but it would be zoning oriented as there was no homeowners association.

Commissioner Eslami asked if the Historic Preservation Board would become an agent to enforce the guidelines. Ms. Ashbeck said the Zoning Code itself would serve that way and could result in code enforcement actions.

Commissioner Eslami next asked if a building was destroyed in some manner, would they have to go through the Historic Preservation Board to approve a rebuilding. Ms. Ashbeck believed the owner would have to apply for a Certificate of Appropriateness.

Commissioner Benoit asked if the 71% were in favor of both standards and guidelines. Ms. Ashbeck confirmed they were.

Commissioner Benoit then asked if there was a percentage of those affected by the change in favor of the change. Ms. Ashbeck stated that it was basically the same percentage – 71%. She added that 5 out of 35 failed to respond; and 25 of the 30 who did respond were in favor of both a mix of the guidelines and standards. She believed

there was only one response received that voted in favor of no change and opined that the majority of those who did respond did not necessarily agree with the current process in that every alteration would have to go to City Council and, thus, saw the need to do something.

PETITIONER'S PRESENTATION

Kathy Jordan, 440 North 7th Street, said that she had worked with the rest of the neighborhood for approximately two years in the development of the guidelines and standards for the District. She confirmed that the City had helped with clarification and felt that she did not have much to add to Staff's presentation except that she was impressed with the neighborhood participation. She explained that there were four meetings held; choices were presented to the neighborhood from which a survey was developed; and a decision was made after guidance from staff together with the survey results to meet the best interest of the neighborhood's goals.

PUBLIC COMMENT

Peter Robinson, 710 Hill Avenue, said that he had been involved with this process for two years and added that as a real estate broker for 25 years he came to appreciate the value of having a historic district tied in with the downtown renovation and development authority. He said the area had been described by many as a jewel of the community and it was their desire to preserve that for the benefit of the entire community. Mr. Robinson said that there were contributing and non-contributing structures in the District and there were guidelines, or suggestions, and standards, more rigid. He added that the standards only applied to the contributing structures. He thanked the Commission for its attention to this.

DISCUSSION

Commissioner Eslami stated that he agreed with the comment that 7th Street was one of the most beautiful streets he had seen. He thought the District, as well as staff, had done a beautiful job. He would happily vote in favor of this project.

Commissioner Benoit said the Downtown Historic District was a jewel and deserved special attention. He said this particular change would create another level of City involvement and a process. In addition, the overwhelming support told him that it was the will of the people who lived in the neighborhood along with the absence of opposition and he too would be in favor of it.

Chairman Wall concurred that it was a nice example of how people work together to reach a common goal which was good for everyone who lived here.

MOTION:(Commissioner Pavelka) "Mr. Chairman, on the PD Plan Amendment, PLD-2012-80, I move that the Planning Commission forward a recommendation of approval of the request to establish a new Plan for the Planned Development (PD) properties in the North Seventh Street Historic Residential District which Plan includes the North Seventh Street Historic Residential District Guidelines and Standards, which will apply to all properties within the North Seventh Street

Historic Residential District with the findings of fact, conclusions, and conditions 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.

MOTION:(Commissioner Pavelka) “Mr. Chairman, on the Code text amendment, ZCA-2012-107, I move that the Planning Commission forward a recommendation of approval of the amendment to the Zoning and Development Code (Section 21.07.040 – Historic Preservation) authorizing the Historic Preservation Board to review and decide certain applications for development within the District, with the findings of fact, conclusions and conditions listed in the staff report.”

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

Lisa Cox, Planning Manager, provided some background on the Public Hearing items involving either a rezone or a Comprehensive Plan Amendment. She explained that the City of Grand Junction and Mesa County adopted a Comprehensive Plan in February 2010. One of the key elements of the Plan was to encourage development in neighborhood centers and village centers. As part of the new Comprehensive Plan new land use designations were created to implement the new Plan. Ms. Cox said those new land use designations were applied in certain parts of the community. However, at the time of the adoption of the Plan, the City did not change the zoning of property to be consistent with the vision of the Comprehensive Plan and the new land use designation.

After working with the Plan for over a year, several observations were made. She pointed out that there were areas in the community where the zoning should be changed in order to support the new land use designation and the vision of the Plan. In other areas, the zoning currently in place should be maintained because it did support the vision of the Comprehensive Plan and the Comprehensive Plan land use designation needed to be changed. Ms. Cox pointed out that the changes, if adopted, would not change taxes on property.

The Comprehensive Plan involved a process that took over 30 months with a significant amount of community participation, and more than 300 meetings. The City initiated rezone applications mirrored the process that an individual applicant would go through. That included notice to all of the impacted property owners so that each property owner was notified by individual letter of the City's intent to either change the Comprehensive Plan to support the current zoning or to change the zoning of their property. The letter explained why the City was going through the process and outlined what the public hearing process would be so that citizens had an opportunity to attend an Open House and the Planning Commission public hearing. Notification to residents who lived within 500 feet of property to be rezoned were also sent. Ms. Cox added that the Open House was held to encourage participation of the neighborhood as well as the property owners.

There was opportunity for submission of written comments and additional information could be obtained via the City's website.

6. Future Land Use Map Amendments #2 – Comprehensive Plan Amendment

Request a recommendation of approval to City Council to amend the Grand Junction Comprehensive Plan Future Land Use Map in various areas throughout the community to resolve conflicts between the current zoning of certain parcels and the Future Land Use designations. If adopted, the proposed amendments will be reflected as changes to the Comprehensive Plan Blended Residential Land Use Categories.

FILE #: CPA-2011-1324
PETITIONER: City of Grand Junction
LOCATION: Various areas throughout the City
STAFF: Greg Moberg

STAFF'S PRESENTATION

Greg Moberg (Planning Services Supervisor) presented the second round of City-initiated Future Land Use Map Amendments. He added that many properties were looked at in terms of deciding how they should be rezoned. In this instance, five properties were looked at to change the Comprehensive Plan back to what it was previously. These areas had some use in the areas and it was decided that it would be a much better position for the City to allow these zonings to remain.

Mr. Moberg provided a brief description of the zoning, the land use, the existing Future Land Use designation and the City's proposal. The first area was located around 24 Road and included some uses that were fairly well established within the area. The zoning on the property was currently C-1. He added that C-1 was to the west; I-1 to the south; PD, C-1 to the east and MU to the north. In terms of the Future Land Use designation, currently this area was designated as Village Center; however, Village Center did not allow C-2 as a zone under that designation. As a result the C-2 zoning was currently inconsistent with the Future Land Use Map. This proposal was to change the designation from Village Center to Commercial and that would bring the existing C-2 zoning into conformance with the designation.

QUESTIONS

Commissioner Couch asked if the Village Center to be moved would go elsewhere. Mr. Moberg said that the Village Center would go east and cross over the Mesa Mall over to 25 Road.

Chairman Wall asked if everything there now was compatible with the Commercial. Mr. Moberg stated that almost all of the uses there currently were allowed by the C-2. He added that a couple of uses not allowed by the C-2 would remain non-conforming uses within the zone.

Chairman Wall asked if the non-conforming uses would only be affected if they were to update or remodel. Mr. Moberg said there were regulations under a non-conforming section within the Code that restricted it to some degree.

STAFF'S PRESENTATION

Mr. Moberg went on to discuss the second area which was located to the west of 25 Road and to the north of Highway 6 and 50. The property was currently zoned C-2 and this property was surrounded by a lot of C-2 to the north, east and south and C-1 zoning to the west. This area also was designated Village Center and the proposal was to change the Comprehensive Plan to Commercial which would bring the C-2 zoning into compliance with that designation.

Mr. Moberg identified Area 3 as the area mostly occupied by City-owned property with a current zoning of I-1. There were a mix of zones surrounding this property – C-1, C-2, R-8, CSR and R-8 to the south and a lot of County zoning to the west and to the north. He said the designation for this area was Business Park Mixed Use; however, under that designation, I-1 was not an allowed use so it would be necessary to downzone that property. The proposal was to amend that to Commercial Industrial which would allow the I-1 in that area and allow those uses to maintain and expand.

Mr. Moberg next discussed Area 4 as being primarily a residential area. Most of the uses within the area were single-family detached with a current zoning of R-8. Both R-16 and R-24 were to the west and to the south; R-5 and some R-8 to the north and to the east. The Comprehensive Plan designation for this area was Residential High Mixed Use and the R-8 zone was a zone that would not be allowed under that designation and so to keep the zoning in place, there was a recommendation that the Comprehensive Plan be amended to Residential Medium.

Mr. Moberg identified Area 20 as being located east of 25½ Road and south of the fire house and the zoning on that property was currently Community Services and Recreation (CSR) and also R-12. Under the existing Comprehensive Plan designation of Residential Medium High, at least in terms of the fields, the CSR was not a zone that was consistent with that Comprehensive Plan designation. However, R-12 to the east was and if approved, the proposal was to change the Comprehensive Plan designation to Park and move forward to rezone the property to the east to CSR.

Mr. Moberg concluded that after reviewing these proposals, he said that they met the Comprehensive Plan goals and policies, the requested zones would become consistent with the Comprehensive Plan if the Plan was amended and the review criteria to amend the Plan had been met.

PUBLIC COMMENT

None.

MOTION:(Commissioner Pavelka) “Mr. Chairman, on File CPA-2011-1324, Grand Junction Comprehensive Plan Future Land Use Map Amendments to Title 31 of

the Grand Junction Municipal Code (GJMC), I move that the Planning Commission forward a recommendation of approval of the proposed amendments with the facts and conclusions listed in the staff report.”

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

7. Blue Polygon – Area 16 Rezone – Rezone

Request a recommendation of approval to City Council to rezone 4.952 acres from an R-E (Residential Estate) to an R-8 (Residential 8 du/ac) zone district.

FILE #: RZN-2011-1151
PETITIONER: City of Grand Junction
LOCATION: 3015 D Road
STAFF: Brian Rusche

STAFF’S PRESENTATION

Brian Rusche, Senior Planner with the Public Works and Planning Department, addressed the Commission regarding the request for one property to be rezoned from R-E to R-8. The property, just under five acres, was annexed into the City in May 2004. At that time, the property was designated as Estate with an assigned zoning of Residential Estate. He said the property was currently vacant and was owned by a church.

In 2005 the Pear Park Neighborhood Plan was amended to designate the property as Residential Medium along with other properties on the south side of D Road. The Future Land Use Map maintained the Residential Medium designation and, as a result, the Residential Estate zoning was in conflict with the Future Land Use designation which required a minimum of four dwelling units per acre. The requested rezone would bring it into conformance with the Future Land Use designation.

There were no comments expressed on this property as a result of the open house. There were a few phone calls questioning the timing of annexation of some properties on the north side of D Road. The request would resolve the inconsistency and would be consistent with the character of the neighborhood. Mr. Rusche added that the Pear Park Plan anticipated some restrictions to access to D Road that would be mitigated by the development as well as a population build-out of about 22,000 and the rezoning would potentially accommodate some of that build-out.

He concluded that the R-8 zone district would provide the opportunity for additional development and/or density along an established corridor and was consistent with the goals and policies of the Comprehensive Plan Future Land Use Map and he opined that the review criteria had been met.

PUBLIC COMMENT

None.

MOTION:(Commissioner Pavelka) “Mr. Chairman, on Rezone, RZN-2011-1151, I move that the Planning Commission forward a recommendation of approval for the Area 16 Rezone from R-E (Residential Estate) to an R-8 (Residential 8 dwelling units per acre) with the findings of fact and conclusions listed in the staff report.”

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

8. Blue Polygon – Area 11 Rezone – Rezone

Request a recommendation of approval to City Council to rezone 201 parcels totaling 37.25 +/- acres from an R-8 (Residential 8 du/ac) to an R-12 (Residential 12 du/ac) zone district.

FILE #: RZN-2011-1212
PETITIONER: City of Grand Junction
LOCATION: 2520 Gunnison Avenue and 200 other parcels
STAFF: Scott Peterson

STAFF’S PRESENTATION

Scott Peterson, Senior Planner with the Public Works and Planning Department, came before the Commission on the request to rezone 201 properties from an R-8 zone district to an R-12 zone district. Applicant, City of Grand Junction, identified the properties included within the requested rezone as within the City center area located east of North 22nd Street and west of 28 Road between Grand and Hill Avenues. The Site Location Map showed the properties in relation to the City. He said that the Comprehensive Plan and the corresponding Future Land Use Map designated the properties as Urban Residential Mixed Use at 24 plus dwelling units per acre. He added that the land use designation allowed a neighborhood of very high density of 24 or more dwelling units per acre along with limited retail and commercial businesses.

Mr. Peterson said that after working with the Comprehensive Plan, it was determined that this category and designation would allow too much density and non-residential development in the neighborhood. The City Council approved a Comprehensive Plan Amendment in 2011 to change or lower the Future Land Use designation to the Residential Medium High category which allowed a density of 8 to 16 dwelling units per acre. It would also allow a limited type office use such as an R-O.

He noted that increased density in this area was important due to its location within the City center and should be sought for this neighborhood. Additionally, the Comprehensive Plan’s guiding principle of achieving a wider range of housing variety could be achieved through increased density. A density of R-16 was determined to be too much density for this existing neighborhood by the City Council at a workshop in 2011 and concluded that an R-12 zone would be more appropriate. The Comprehensive Plan Future Land Use Map identified the property as Residential Medium High and stated the properties were presently zoned R-8 and staff had requested that the density for this area be increased to at least the middle of the Comprehensive Plan designation (8 to 16) for potential residential development at a

higher density than what currently was allowed.

Mr. Peterson said the area was located within the City center and was in close proximity to schools, hospitals, retail business, restaurants, transportation and employers. The proposed R-12 zoning met the goals and policies of the Comprehensive Plan to support the continued development of the City center area with a broader variety of mixed housing types to take advantage of existing infrastructure and a walkable area of the community. He added that the area was generally surrounded by higher residential and commercial zoning on three sides – R-16, R-24, C-1, C-2 and R-O. He pointed out that the west boundary was R-8 and CSR. The proposed zoning would provide for better transitioning of densities. The Blended Residential Map indicated an acceptable range of density for this area.

He next stated that the property owners were notified of the proposed rezone via mail and invited to an open house held in December. The general sentiment from both the neighborhood and adjacent property owners was to leave the existing zoning as it was presently since this area was fully developed with predominantly single-family detached residential housing. Mr. Peterson pointed out that the existing overall estimated residential density for the area was a little over 6 dwelling units per acre and a little over 4 if the right-of-way was included.

Mr. Peterson concluded that the requested rezone was consistent with the goals and policies of the Comprehensive Plan and the applicable review criteria had been met.

QUESTIONS

Commissioner Couch raised a question regarding comments received by some residents who attended the open house who wanted to leave things as they were and asked if there was a benefit to changing all of this at once as opposed to individual property owners coming forward. Mr. Peterson said that the Comprehensive Plan was a guiding principle that looked forward and this proposal was merely setting the stage to initiate development now rather than later.

Commissioner Benoit asked what the zoning was for the undeveloped land to the east. Mr. Peterson said that was presently zoned C-1; however, that too would be coming for a rezone change and believed it would then be an R-24. Lisa Cox, Planning Manager, interjected that the request for a rezone for the area mainly to the east had not yet been scheduled. Additional time was necessary to enable staff an opportunity for further discussions with the property owners' representatives.

Chairman Wall asked if this was zoned to R-12, would the homes ultimately be non-conforming to the use and the zone. Mr. Peterson said that was correct; however, as long as the home stayed as single-family detached housing, it would fall back into the non-conforming section and so as long as the property stayed current and not vacant, single-family housing could be rebuilt under the non-conforming section. He added that under the R-12, single-family detached housing could not be built brand new on a vacant lot; however, if there was a house there presently and it had been vacant for less

than one year there were provisions that it could still remain a single-family house.

Chairman Wall asked if he was correct that the future goal was to not have any single-family detached homes in this area but rather for multi-family. Mr. Peterson said that was the vision for this area.

Commissioner Carlow asked what the effective density for the area was. Mr. Peterson said that right now there were 237 dwelling units in the area, or a little over 6 dwelling units to the acre which matched an R-8 type of zoning.

PUBLIC COMMENT

Tim Cunningham said that he lived at the 500 block on 24 Street and added that all of those homes were currently in good shape with the only older homes being in the area of 22nd. The neighborhood, he believed, was over 80% owner occupied and he did not share in the vision. He added that he had received several letters from the City whereby different conclusions were noted. With regard to the proposed rezone, he did not want to feel like a conditional resident in his neighborhood and did not feel that there was any reason for the vision to be shared.

Tom Matthews, 2112 Chipeta, went to the open house to obtain answers to some of his questions such as the reason for the change in zoning and what the benefits to the current residents were. He was told that the change was because that was what the Comprehensive Plan indicated it to be and there were no benefits to the residents. He raised a question regarding the failure of coordination between the Mesa County Valley School District 51 and the Comprehensive Plan. Mr. Matthews added that the plan failed to meet the needs and requirements of the Mesa County Valley School District. According to Mr. Matthews, adequate size properties available to accommodate new schools tended to be outside of the developed areas of the City. Future schools should be located within walking distance of as many homes as possible. He discussed additional transportation of students, busing of students because schools were full and added that Mesa County Valley School District was currently under a great financial shortfall and future funding did not look to improve either in the short or the long term. He did not find any benefit to property taxpayers of Mesa County by forcing the School District to incur additional expense to meet the requirement of the 2009 Comprehensive Plan criteria. He recommended that the request for the Area 11 rezone be denied for its failure to address the needs and requirements of the Mesa County Valley School District and the lack of any defined plan to resolve this issue. In response to a question posed by Chairman Wall, Mr. Matthews said that even without this change there were already too many students and did not think the downtown area would be able to provide any more space to build an elementary school so the only option available would be to bus kids.

QUESTIONS

Commissioner Benoit asked if the School District was involved in the formulation and finalization of the Comprehensive Plan. Lisa Cox, Planning Manager, said that the School District was one of the partners in the planning process. There was a technical

advisory committee and a representative of School District 51 was a part of that in addition to numerous meetings and open houses so their input was solicited and included within that process towards the development of the Comprehensive Plan.

Commissioner Benoit asked if the School District could essentially be considered a stakeholder in the evolvment of the Plan. Ms. Cox said that was correct. She next addressed the issue and confusion raised by a member of the audience in connection with conflicting letters he had received. She said that in this particular planning area, she brought forward a number of Comprehensive Plan Amendments and this area was one of those. This area, as well as to the area to the west, were slated on the Comprehensive Plan for higher residential development and part of that reasoning was due to its proximity to Lincoln Park, the facilities at the corner of 12th and North Avenue, the VA Hospital, Teller Arms Shopping Center, among others, that were within walking distance. However, after looking at a couple of areas and discussions with City Council, neighborhood residents, and stakeholders, it was determined that these two areas really weren't appropriate for quite as much density as anticipated by the Comprehensive Plan. Both Amendments were meant to lower the land use designations for the two areas. In an effort to still support a variety of housing units but not as intense as the R-16, a map amendment was adopted last October.

Ms. Cox said that the letter she had sent out in December was meant to advise property owners that the Comprehensive Plan Map Amendment process had been concluded and that the land use designation had been changed. In the 24 areas where Map Amendment changes were made, in all but two of those areas, there would be no change to the proposed zoning. However, this area was one where subsequent to the Map Amendment, Mr. Peterson advised that there was a proposed amendment to rezone the property. Ms. Cox said that her intent was to clarify that the Comprehensive Plan Map Amendment would be coming but the zoning would not be changed. Mr. Peterson's letter later advised that the Map Amendment had been accomplished and the Planning Department wanted a slight increase to the zoning. She hoped that clarified any confusion and apologized for the confusion. She added that the Map Amendment for this area had been changed primarily because of wanting to have a higher density that would be able to take advantage of the walkability of the neighborhood and services. She also discussed the property to the east and stated that it was meant to cluster and increase the residential density so that not only walkability of the neighborhood could be taken advantage of but also potentially provide a school site. She assured that the impacts of the land use designations and proposed zoning changes were considered.

Chairman Wall asked if the area to be rezoned was considered one neighborhood. Mr. Peterson said that from a visual standpoint it was surrounded on three sides by higher zoning which could make it look like a separate neighborhood. He added that it did provide a transition and was basically one neighborhood with a mixture of single-family detached, some two family and also some apartments.

Commissioner Leonard asked if this rezone would potentially create non-conformities

and asked if a home were destroyed would it be able to be rebuilt as it was. Mr. Peterson said that as long as it was within a year timeframe, it could so long as the land use was kept current.

PUBLIC COMMENT

Tim Cunningham said that this was a single developed area except for a few homes on 22nd that were somewhat older. He pointed out that there was an undeveloped area on the east side marked R-8 which actually was a large drainage ditch maintained by the City. He added that he was totally opposed to the basic concept of the Comprehensive Plan that said that this should be a higher density area.

DISCUSSION

Commissioner Carlow said that to date he had been in favor of these changes but he was real reluctant to vote for an area to change the zoning in an area that was fully built out.

Commissioner Eslami said that since this was already built, it should be left alone and right now he did not want the neighbors disrupted at this time. He was not in favor of this project.

Commissioner Leonard said that it also made him uncomfortable and was not in favor of this rezone.

Commissioner Pavelka concurred and said that although there were a lot of services and benefits with the park and walkability, it was a stable neighborhood. The opportunity to take advantage of higher densities across 28 Road to the east was available and it would be a good transition and would maintain the integrity of the neighborhood. With current conditions and the market, she thought she would have a hard time voting in favor of it.

Chairman Wall said that with this particular project he looked at the risk and reward and did not see much reward associated with this particular item. He looked at what could be put in with both the R-8 and R-12 and did not see the reward in changing it from an R-8 to an R-12 and would not be in favor of this zone change.

MOTION:(Commissioner Pavelka) “Mr. Chairman, on Rezone, RZN-2011-1212, I move that the Planning Commission forward a recommendation of approval for the Area 11 Rezone from R-8 (Residential 8 dwelling units per acre) to R-12 (Residential 12 dwelling units per acre) with the findings of fact, conclusions and the conditions listed in the staff report.”

Commissioner Eslami seconded the motion. A vote was called and the motion failed by a vote of 7 - 0.

9. Blue Polygon – Area 2 Rezone – Rezone

Request a recommendation of approval to City Council to rezone 14 parcels totaling 64.055 acres from an R-12 (Residential 12 du/ac) to an R-24 (Residential 24 du/ac) zone district.

FILE #: RZN-2011-1216
PETITIONER: City of Grand Junction
LOCATION: 2427 G Road and 13 other parcels
STAFF: Senta Costello

STAFF'S PRESENTATION

Senta Costello, Senior Planner with the Public Works and Planning Department, addressed the Commission on the Area 2 Rezone. She identified the subject property as being located south and west of the intersection of G and 24½ Road. She pointed out that there were three properties under active agriculture use; two were vacant; and the balance was large acreage single-family with some agricultural uses. She added that the Comprehensive Plan designation was Urban Residential Mixed Use with a current zoning of R-12 and there were two intervening properties already zoned R-24. She discussed adjacent properties and their designations.

Ms. Costello pointed out that these particular properties were annexed in 1995 and zoned RSF-R at that time. With the adoption of the Growth Plan, these properties were designated for higher density and in 2000 when properties were looked at these were rezoned to the R-12 zone district. The Blended Map shows these properties designated as Residential High, 16 to 24 dwelling units per acre. She advised that she had received a few phone calls from neighboring properties and some were very supportive that it was a good location for additional residential development at higher densities. Ms. Costello added that she had received one phone call this morning that was in opposition because the increase in density would overload the street system with traffic.

PUBLIC COMMENT

None.

DISCUSSION

Chairman Wall said that it seemed pretty straightforward and made sense.

MOTION:(Commissioner Pavelka) “Mr. Chairman, on Rezone, RZN-2011-1216, I move that the Planning Commission forward a recommendation of approval for Area 2 Blue Rezone from R-12 (Residential 12 dwelling units per acre) to R-24 (Residential 24 dwelling units per acre) with the findings of fact, conclusions and conditions listed in the staff report.”

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

10. Blue Polygon – Area 4 Rezone – Rezone

Request a recommendation of approval to City Council to rezone 8 parcels from an R-2 (Residential 2 du/ac) to an R-4 (Residential 4 du/ac) zone district to be in conformance with the Comprehensive Plan.

FILE #: RZN-2011-1219

PETITIONER: City of Grand Junction

LOCATION: 2608 & 2612 G Road and 719, 720, 721, 725 & 726 26 Road and 1 other parcel

STAFF: Lori Bowers

STAFF'S PRESENTATION

Lori Bowers, Senior Planner, Public Works and Planning Department, spoke to the Commission on the Blue Area 4 Rezone request from R-2 to R-4. She pointed out that I-70 was directly to the north. Totalling 41.27 acres, the parcels ranged in size from .84 acres to 24.43 acres; four of the parcels are located on the west side of 26 Road; all of which abut the Grand Valley Canal. Two parcels are located on the east side of 26 Road. The remaining two parcels abut G Road. Two of the eight parcels are vacant. After notification by mail to property owners, she had received one phone call in favor of the application. After preparation of the staff report, she had received two more phone calls voicing no concerns with the proposal.

Ms. Bowers said that this area was annexed in 2000 as part of the G Road North Annexation area. The Comprehensive Plan showed this area to redevelop at Residential Medium, 4 to 8 units per acre, and thus the R-4 request would be consistent with the Comprehensive Plan. She concluded that the requested rezone from R-2 to R-4 was consistent with the goals and policies of the Comprehensive Plan and the pertinent review criteria of the Grand Junction Municipal Code had been met.

QUESTIONS

Chairman Wall asked if the property to the north was a Planned Development. Ms. Bowers said that it was an R-4 zoning with a cluster provision.

PUBLIC COMMENT

None.

DISCUSSION

Commissioner Pavelka said that it seemed pretty straightforward.

MOTION:(Commissioner Pavelka) "Mr. Chairman, on Rezone, RZN-2011-1219, I move that the Planning Commission forward a recommendation of approval for the Area 4 Rezone from R-2 to R-4 with the findings of fact and conclusions listed in the staff report."

Commissioner Eslami 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 8:00 p.m.

**Attach 2
Hernandez Enclave Annexation**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: March 27, 2012
PRESENTER: Brian Rusche, Senior Planner

AGENDA TOPIC: Hernandez Enclave - Zone of Annexation – ANX-2012-188

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

<i>STAFF REPORT / BACKGROUND INFORMATION</i>				
Location:		2956 D Road		
Applicant:		City of Grand Junction		
Existing Land Use:		Residential		
Proposed Land Use:		Residential		
Surrounding Land Uses:	North	Residential		
	South	Agricultural		
	East	Residential		
	West	Residential		
Existing Zoning:		County RSF-R (Residential Single-Family Rural)		
Proposed Zoning:		R-8 (Residential 8 du/ac)		
Surrounding Zoning:	North	R-8 (Residential 8 du/ac)		
	South	R-8 (Residential 8 du/ac)		
	East	R-8 (Residential 8 du/ac)		
	West	R-8 (Residential 8 du/ac)		
Future Land Use Designation:		Residential Medium (4-8 du/ac)		
Zoning within density range?		X	Yes	No

PROJECT DESCRIPTION: A request to zone the Hernandez Enclave Annexation, located at 2956 D Road, which consists of one (1) parcel, to an R-8 (Residential 8 du/ac) zone district.

RECOMMENDATION: Recommend approval to the City Council of the R-8 (Residential 8 du/ac) zone district.

ANALYSIS:

1. Background:

The 0.527 acre Hernandez Enclave Annexation consists of one (1) parcel, located at 2956 D Road. The Hernandez Enclave was enclaved by the Morning View Annexation on May 20, 2007. The property is a single-family residence, currently zoned County RSF-R (Residential Single-Family Rural). 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 R-8 (Residential 8 du/ac) conforms to the Comprehensive Plan – Future Land Use Map, which has designated the property as Residential Medium (4-8 du/ac).

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 R-8 (Residential 8 du/ac) conforms to the Comprehensive Plan – Future Land Use Map, which has designated the property as Residential Medium (4-8 du/ac). 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:

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 R-8 (Residential 8 du/ac) zone district is consistent with the Comprehensive Plan – Future Land Use Map designation of Residential Medium (4-8 du/ac).

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

The current zoning is County RSF-R (Residential Single-Family Rural). 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 20, 2007 by the Morning View Annexation.

The proposed zoning of R-8 (Residential 8 du/ac) conforms to the Comprehensive Plan – Future Land Use Map, adopted in 2010, which has designated the property as Residential Medium (4-8 du/ac).

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

The existing residence is a manufactured home built in 1974.

The adjacent properties on the north, east, and west have all been subdivided and developed, beginning with Flint Ridge Phase I in 2001, Flint Ridge Phase II in 2003 (combined density of 4.75 du/ac) and Country Place Estates (6.15 du/ac) in 2006. The property on the south side of D Road was annexed for subdivision in 2007 and approved in 2009 for 180 lots as Morning View Heights (5.24 du/ac). All these subdivisions are zoned R-8.

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

D Road is a minor arterial providing primary east/west access through the Pear Park neighborhood between 29 Road and 32 Road. The Pear Park Neighborhood Plan anticipates restricted access to D Road, which has already been mitigated by the construction of Bear Dance Drive to the rear of this property.

The existing land use is already served by the appropriate infrastructure. Adequate infrastructure exists to accommodate, with upgrades as necessary, additional development on this parcel.

- 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

The Pear Park neighborhood has historically seen significant residential development, with an anticipated built-out population of about 22,000 people, according to the Pear Park Neighborhood Plan. There is approximately 212 acres of undeveloped land on Pear Park (28 Road to 32 Road between the railroad and the Colorado River) within the city limits currently zoned R-8. If built at maximum density, this acreage would accommodate only 3900 persons.

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

The annexation of unincorporated areas adjacent to the City is critical to providing efficient urban services. The proposed R-8 zone district will provide the opportunity for additional development and/or density along an established corridor in an urbanizing area of the valley. Additional density allows for more efficient use of City services and infrastructure, minimizing costs to the City and therefore the community.

After reviewing the criteria for a zoning amendment, I find that the above criteria have been met. Therefore, I recommend approval of the R-8 Zone District.

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

1. R-4 (Residential 4 du/ac)
2. R-5 (Residential 5 du/ac)
3. R-12 (Residential 12 du/ac)
4. R-16 (Residential 16 du/ac)
5. R-O (Residential Office)

If the Planning Commission chooses an alternative zone designation, specific alternative findings must be made.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Hernandez Enclave Zone of Annexation, ANX-2012-188, I recommend that the Planning Commission make the following Findings of Fact and Conclusions:

1. The proposed R-8 (Residential 8 du/ac) 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 R-8 (Residential 8 du/ac) zone district for the Hernandez Enclave Zone of Annexation, ANX-2012-188, to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on the Hernandez Enclave Zone of Annexation, ANX-2012-188, I move that the Planning Commission forward to the City Council a recommendation of

approval of the R-8 (Residential 8 du/ac) zone district with the findings and conclusions listed in the staff report.

Attachments:

Annexation Map

Aerial Photo

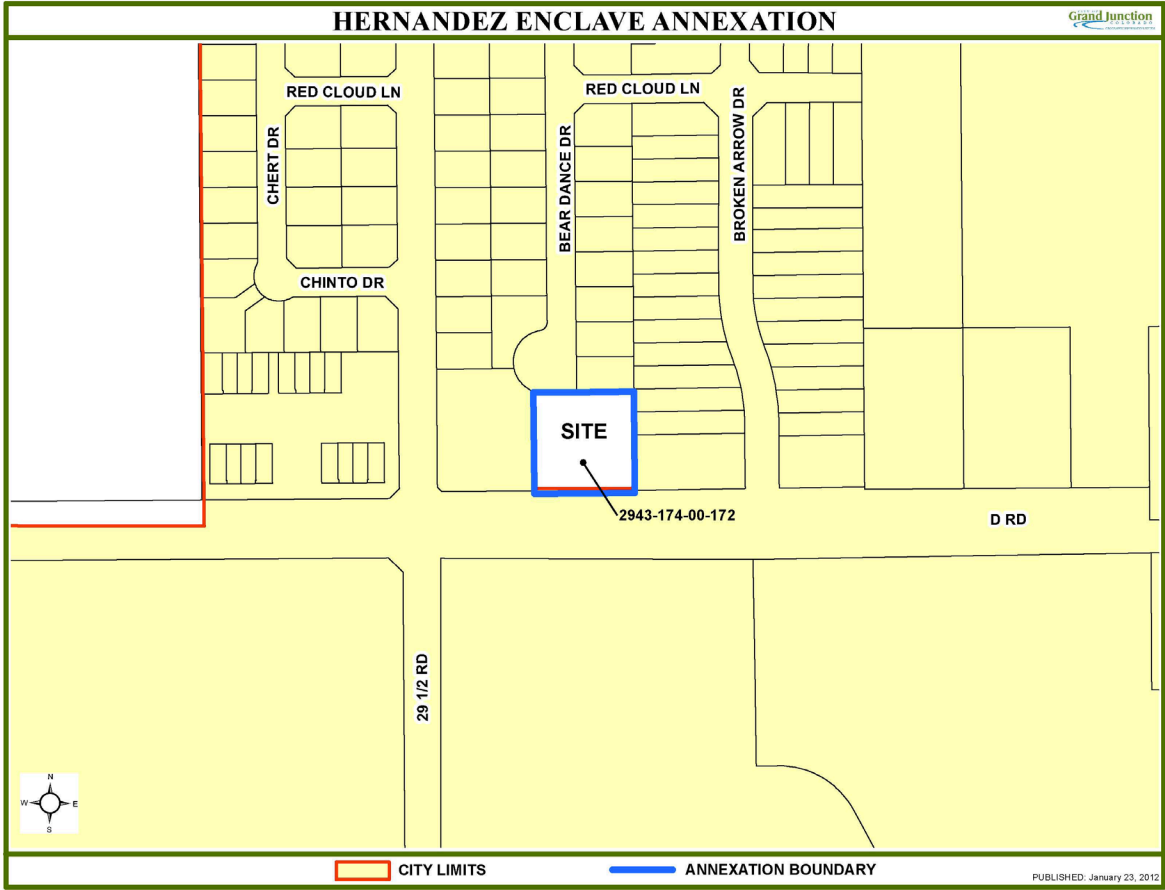
Future Land Use Map

Existing City and County Zoning Map

Zoning Ordinance

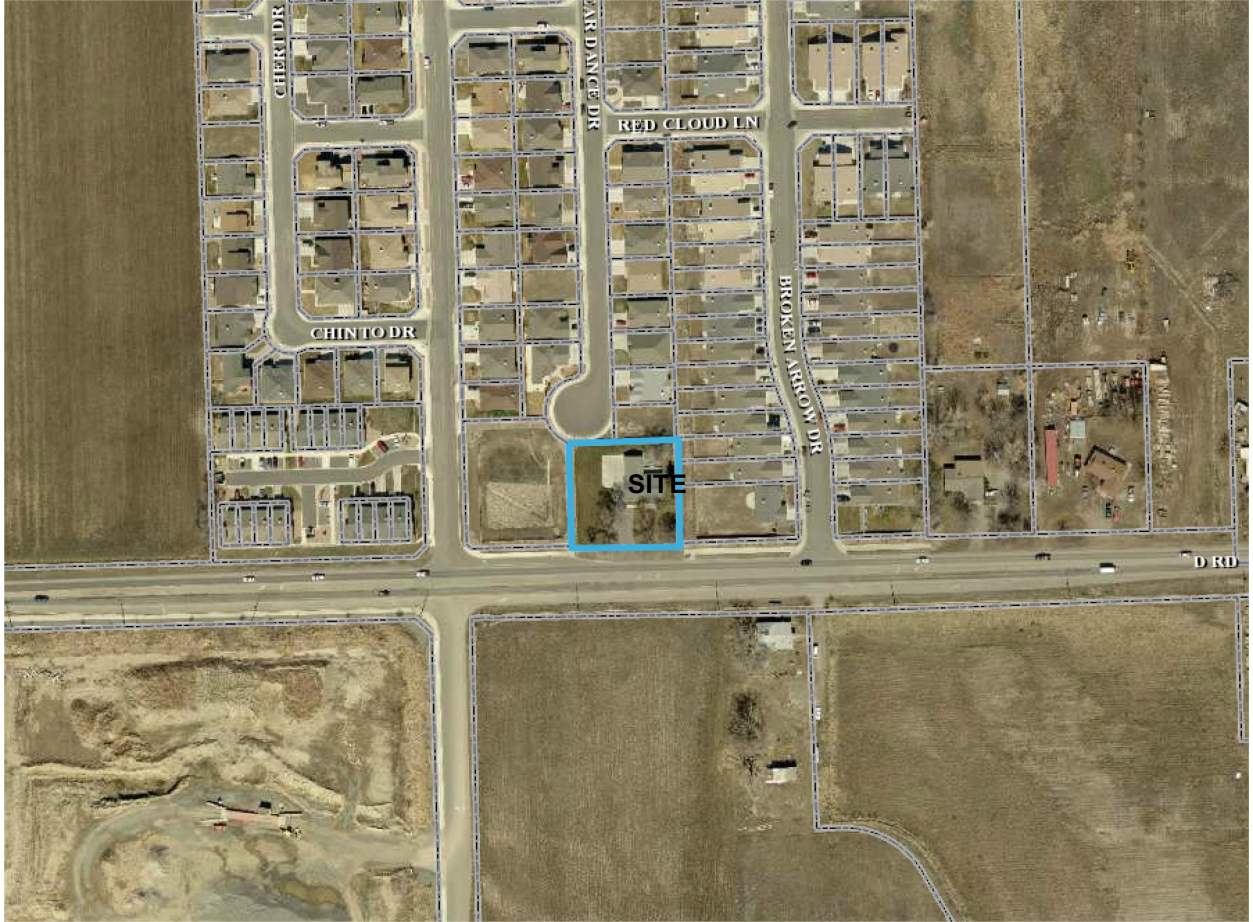
Annexation/Site Location Map

Figure 1



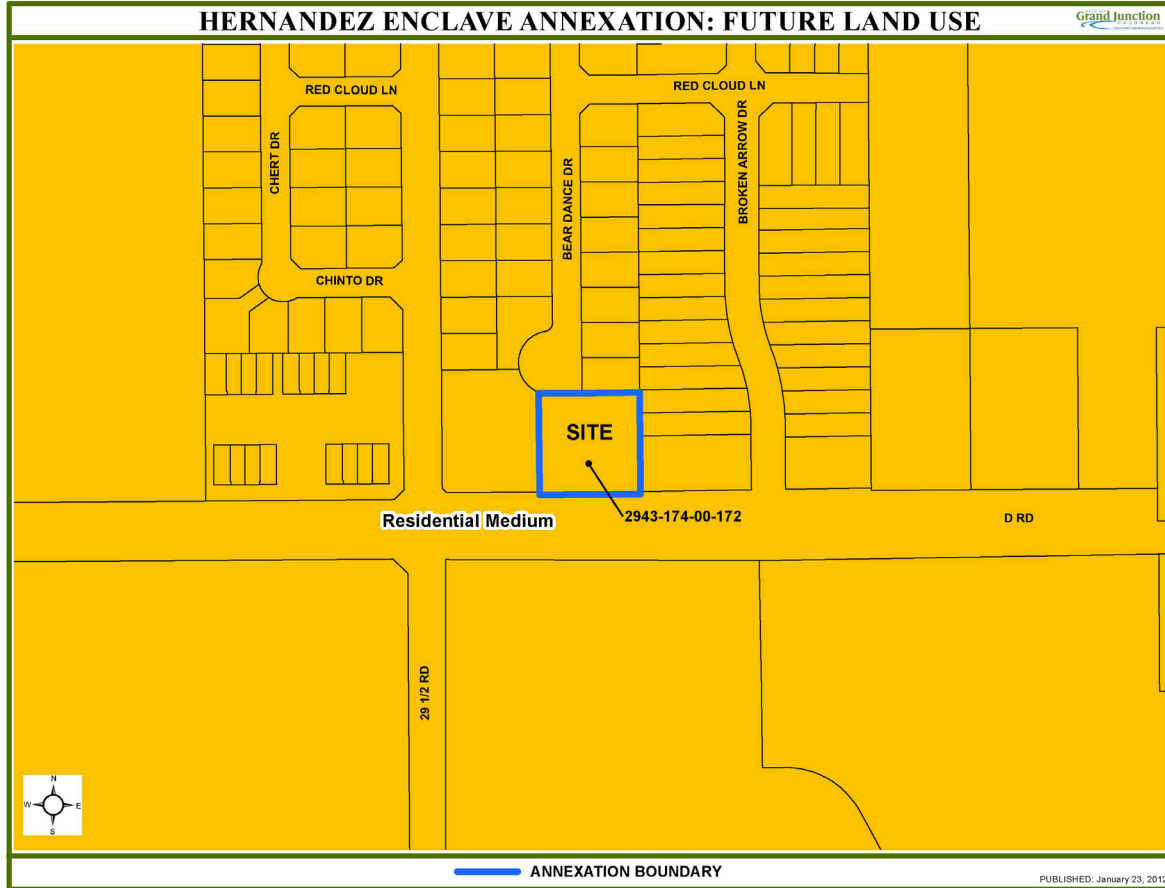
Aerial Photo Map

Figure 2



Comprehensive Plan – Future Land Use Map

Figure 3



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE HERNANDEZ ENCLAVE ANNEXATION
TO R-8 (RESIDENTIAL 8 DU/AC)**

LOCATED AT 2956 D ROAD

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 Hernandez Enclave Annexation to the R-8 (Residential 8 du/ac) 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 R-8 (Residential 8 du/ac) 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 R-8 (Residential 8 du/ac):

HERNANDEZ ENCLAVE ANNEXATION

A certain parcel of land lying in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

That certain parcel of land bounded on the North and West by the Flint Ridge III Annexation, City of Grand Junction Ordinance 3656, as same is recorded in Book 3724, Page 542, Public Records of Mesa County, Colorado and bounded on the East and South by the Parham Annexation, City of Grand Junction Ordinance 3349, as same is recorded in Book 2856, Page 425, Public Records of Mesa County, Colorado.

CONTAINING 22,950 Square Feet or 0.527 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
St. Joseph Church ROW Vacation**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: March 27, 2012
PRESENTER: Lori V. Bowers

AGENDA TOPIC: St. Joseph Church Alley Right-of-Way Vacation – (VAC-2012-203)

ACTION REQUESTED: Recommendation to City Council on the Requested Alley Right-of Way Vacation.

BACKGROUND INFORMATION					
Location:		300 Block of White Avenue			
Applicants:		St. Joseph Catholic Church, applicant; The Blythe Group, representative			
Existing Land Use:		Alley Right-of-way			
Proposed Land Use:		Expansion of the church			
Surrounding Land Use:	North	Chamber of Commerce			
	South	U.S. Post Office			
	East	Bank			
	West	Children’s Center			
Existing Zoning:		B-2 (Downtown Business)			
Proposed Zoning:		B-2 (Downtown Business)			
Surrounding Zoning:	North	B-1 (Neighborhood Business)			
	South	B-2 (Downtown Business)			
	East	B-2 (Downtown Business)			
	West	B-2 (Downtown Business)			
Future Land Use Designation:		Downtown Mixed Use			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: A request to vacate the remaining alley right-of-way of the 300 Block of White Avenue for the proposed church and ancillary additions.

RECOMMENDATION: Recommendation of approval to City Council.

ANALYSIS

1. Background

Several years ago St. Joseph Catholic Church acquired the property directly East of them from Colorado National Bank, addressed as 351 Grand Avenue. This area was previously used as parking and the bank's drive-up facility. The acquisition of this property now makes the entire 300 Block of White Avenue owned by the church. As the church plans for their future expansions, they request that the remainder of the dog-legged alley be vacated. The Western most portion of the East/West alley was previously vacated in 1950. The dog-leg was created at that time for continuous access for maintenance of the sewer line and the subject alley. In 1993, the North/South alley portion was moved East, by two platted lots to accommodate construction of the new chapel.

The sewer line in the alley only serves the church property. If the alley right-of-way is vacated the City's Utility Department would consider this as a private service line and it would become the responsibility of the property owner to maintain and service it. Other utilities such as Excel Energy may require that lines be re-routed for the future expansions proposed by the church, but this typical of any new construction involving additions and expansions.

By vacating the remaining alley right-of-way, the church will have more usable area for the proposed expansions. The alley right-of-way is not utilized by any other entity. By vacating the remaining alley, this removes the City from any further obligations for repair and maintenance of the alley itself and the sewer line within it.

Actual construction drawings, access, parking and landscaping will be reviewed when the church submits an application for review. It is anticipated that the church will be submitting a formal application for review of a Civic and Institutional Master Plan in the near future. A neighborhood meeting to discuss these items was held on March 12, 2012 in the community room of the church.

2. Section 21.02.100 of the Grand Junction Municipal Code

The vacation of the alley right-of-way shall conform to the following:

- a. The Comprehensive Plan, Grand Valley Circulation Plan, and other adopted plans and policies of the City.

The Comprehensive Plan is met with goal number 4: "Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions." The Grand Valley Circulation Plan does not show the proposed alley on the plan and the vacation of the alley will not impact circulation in the area.

- b. No parcel shall be landlocked as a result of the vacation.

No parcel will be landlocked as a result of the vacation. It will create one contiguous lot. By vacating the alley it clears the parcel for more efficient development.

- c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation.

Access will not be restricted. The entire block is owned by the Bishop of the Catholic Church; therefore it will not be prohibitive or affect any other property owner by vacating the subject alley.

- d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).

There shall be no adverse impacts on the health, safety or welfare of the general community. The existing sewer line has been confirmed to be in good shape by the City Utility Engineer, with the proposed vacation the public will no longer be responsible for the sewer line. Access from the surrounding City Streets will provide access for police and fire protection.

- e. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 of the Grand Junction Municipal Code.

Adequate public facilities and services will not be inhibited by the vacation of the subject alley. All utilities exist and may be expanded for the future growth of the church.

- f. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

The applicant states that the result of this alley vacation will be one congruous block individually owned by the church to provide worship and education support for the religious community in the area, while reducing on-street parking in the neighborhood and some of the congestion in the area.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the St. Joseph Alley Vacation application, VAC-2012-203, for the vacation of a public alley right-of-way, I make the following findings of fact and conclusions:

1. The requested right-of-way vacation is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.02.100 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 alley right-of-way vacation, VAC-2012-203 to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

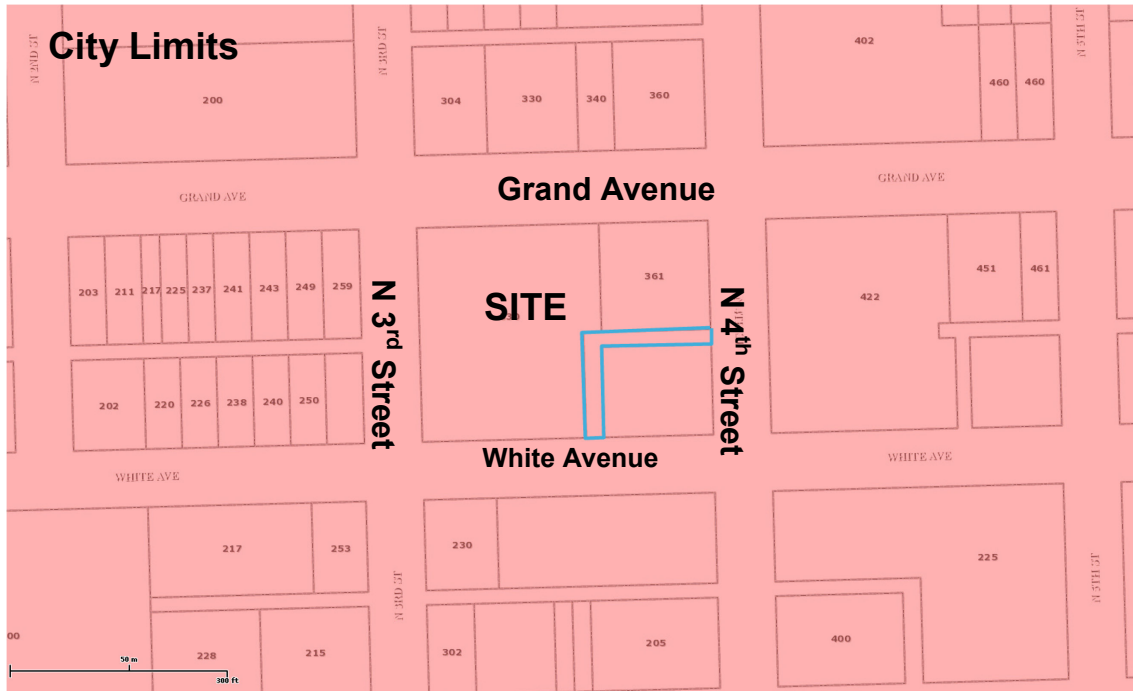
Mr. Chairman, on item VAC-2012-203, I move we forward a recommendation of approval to the City Council on the request to vacate the remaining alley right-of-way on the 300 Block of White Avenue for St. Joseph Church, with the findings of fact and conclusions in the staff report.

Attachments:

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

Site Location Map

Figure 1



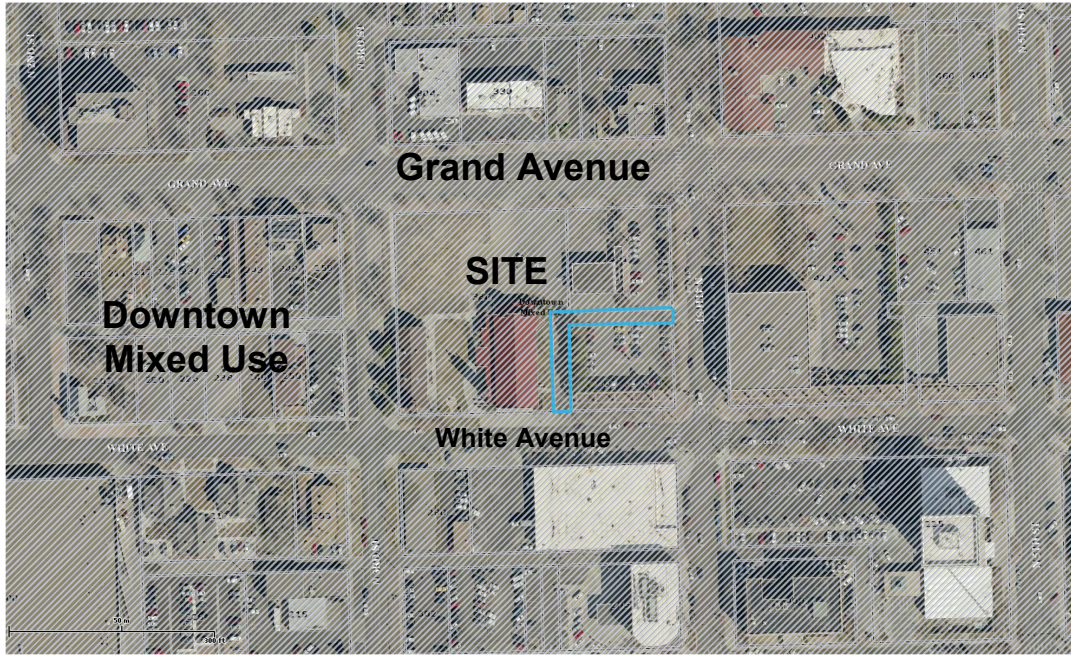
Aerial Photo Map

Figure 2



Comprehensive Plan Map

Figure 3



Existing Zoning Map

Figure 4



CITY OF GRAND JUNCTION

Ordinance No.

**AN ORDINANCE VACATING RIGHT-OF-WAY FOR
ST. JOSEPH CHURCH
LOCATED IN THE 300 BLOCK OF WHITE AVENUE**

RECITALS:

A vacation of the dedicated alley right-of-way for St. Joseph Church has been requested by the property owner.

The City Council finds that the request is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommends that the vacation be approved.

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

The following described dedicated right-of-way for is hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Ordinance, any easement documents and dedication documents.

The following right-of-way is shown on "Exhibit A" as part of this vacation of description.

Dedicated right-of-way to be vacated:

All of the remaining alleys located in Lot A of Saint Joseph's Subdivision; TOGETHER WITH that portion of vacated White Avenue as evidenced by instrument recorded May 07, 1993 at Reception No. 1638163 in Book 1974 at Page 763. County of Mesa State of Colorado, and Lots 11-22 in Block 80 of the City of Grand Junction. County of Mesa, State of Colorado.

Containing approximately 6,648 square feet.

Introduced for first reading on this day of , 2012.

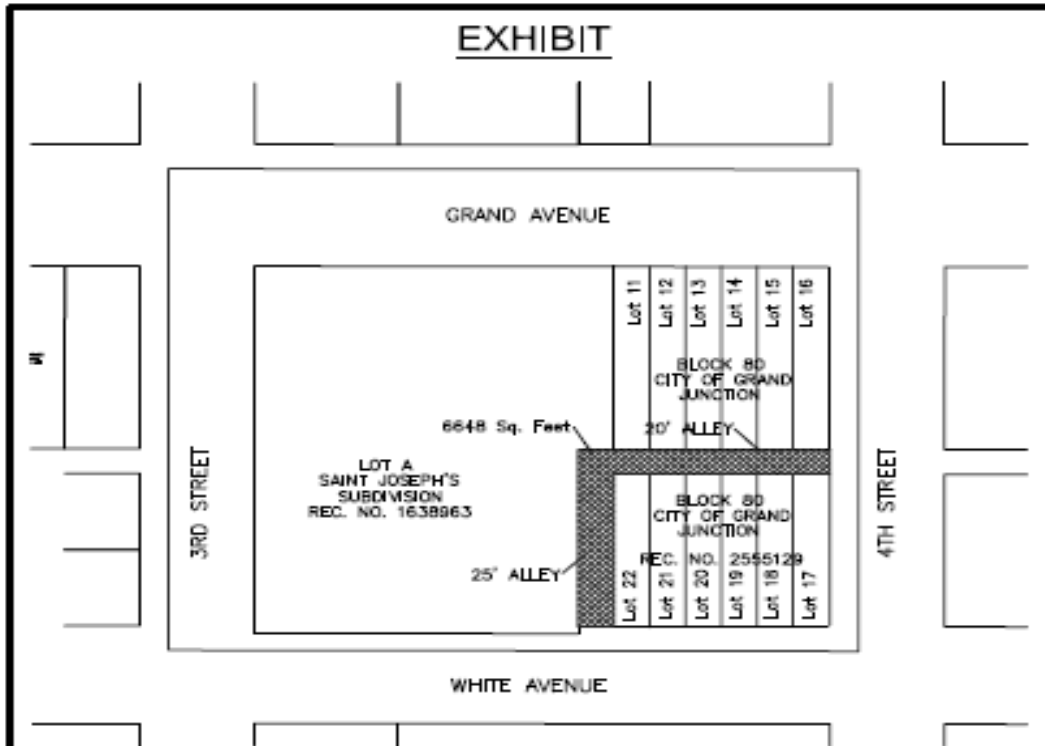
PASSED and ADOPTED this day of , 2012.

ATTEST:

President of City Council

City Clerk

EXHIBIT



LEGEND

REC. NO. RECEPTION NUMBER
R.O.W. RIGHT-OF-WAY

SUBJECT PROPERTY

ALL OF THE REMAINING ALLEYS IN SAINT JOSEPH'S SUBDIVISION TOGETHER WITH ALL OF THE REMIANING ALLEYS IN BLOCK 80 OF THE CITY OF GRAND JUNCTION.

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



Jodie L. Grein
Registered Professional Land Surveyor
P.L.S. No. 38075

Date _____

<p style="font-size: small;">G&B Geographic Information Systems, LLC 8120 E. 27th Ave. Suite A Denver, CO 80231 Phone: (303) 440-4400 www.gandb.com</p>	<p>EXHIBIT ALLEY VACATION</p> <p>IN THE W1/2 OF SECTION 5 T1S. 37N. OF THE UTE MERIDIAN IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO</p>
SHEET NO. 1 TOTAL SHEETS 1 DATE 10/12/12	SHEET NO. 1 TOTAL SHEETS 1 DATE 10/12/12

Exhibit "A"

**Attach 4
Area 1 Rezone**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: March 27, 2012
PRESENTER: Brian Rusche, Senior Planner

AGENDA TOPIC: Area 1 Rezone - RZN-2012-11

ACTION REQUESTED: Recommendation to City Council rezone two (2) parcels located at 2173 and 2715 River Road from a C-2 (General Commercial) to an I-1 (Light Industrial) zone district.

BACKGROUND INFORMATION				
Location:		2173 and 2715 River Road		
Applicants:		City of Grand Junction		
Existing Land Use:		Trailer Sales and Vacant		
Proposed Land Use:		No changes to land use(s) proposed		
Surrounding Land Use:	North	Railroad / Vacant		
	South	I-70		
	East	I-70		
	West	Vacant		
Existing Zoning:		C-2 (General Commercial)		
Proposed Zoning:		I-1 (Light Industrial)		
Surrounding Zoning:	North	C-2 (General Commercial)		
	South	County PUD		
	East	I-1 (Light Industrial) County PUD		
	West	I-1 (Light Industrial)		
Future Land Use Designation:		Industrial		
Zoning within density range?		X	Yes	No

PROJECT DESCRIPTION: A request to rezone two (2) parcels totaling 11.515 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 railroad, I-70, and Persigo Wash are approximately 24 acres in three (3) parcels fronting on River Road. These parcels were included in the Persigo No. 2 Annexation in 1992. The easternmost parcel (2175 River Road) is a metes and bounds description and has never been developed. The two western parcels were created through the Murdock Minor Subdivision in 1996. A shop and office were built on Lot 1 in 1997 (SPR-1996-238) for “farm implement sales” at 2173 River Road. Both properties were zoned I-1 at that time. Lot 2 remains vacant and is presently zoned I-1.

In 2010, the Comprehensive Plan was adopted, establishing an 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.

The current C-2 zoning is in conflict with the Future Land Use designation of Industrial. Upon evaluation, it was determined that rezoning these properties from C-2 to I-1 would be the best course of action to bring them into conformance with the existing Future Land Use designation.

The only existing land use is Murdock Trailer Sales, which was approved as “farm implement sales” in 1996 when the property was previously zoned I-1. Farm implement/Equipment Sales/Service is allowed in the I-1 zone district per Section 21.04.010 of the Grand Junction Municipal Code (GJMC).

The property owners 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 25, 2012. No comment sheets were received regarding the Area 1 proposal. The owner of the Murdock Trailer Sales, Scott Murdock, expressed concern about future uses of his property. He stated that the land has interstate frontage which is more valuable if the property was zoned commercial than if it were zoned industrial. The commercial zoning would also give a broader range of options, according to Mr. Murdock. 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 and the Persigo plant. Despite visibility from I-70, there is neither direct access to the Interstate nor to US Highway 6 & 50, which is separated by a railroad, with the nearest crossing $\frac{3}{4}$ of a mile away at G Road. As noted earlier, the property was previously zoned I-1 and the current land use was approved and remains consistent with an 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 along a corridor of industrial uses accessed from River Road and is presently designated as Industrial. The proposed zone change to I-1 would provide the opportunity for future light industrial uses and also match the current zoning of I-1 of the third parcel to the west.

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 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 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 is met.

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

These two properties were zoned I-1 in 1996, though they were subsequently rezoned to C-2. Despite their visibility from the Interstate, they do not have direct access to either I-70 or US Highway 6 & 50, rendering them difficult to attract

commercial development. Rezoning the area to I-1 is consistent with the existing character of the area as well as with the Comprehensive Plan.

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

Infrastructure necessary for industrial uses is available and is 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 industrial uses throughout the community. The location of these properties between I-70 and the Union Pacific railroad, with access to River Road, an existing industrial corridor, make them 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 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 1 Rezone, RZN-2012-11, a request to rezone two (2) parcels totaling 11.515 acres 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-2012-11, to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

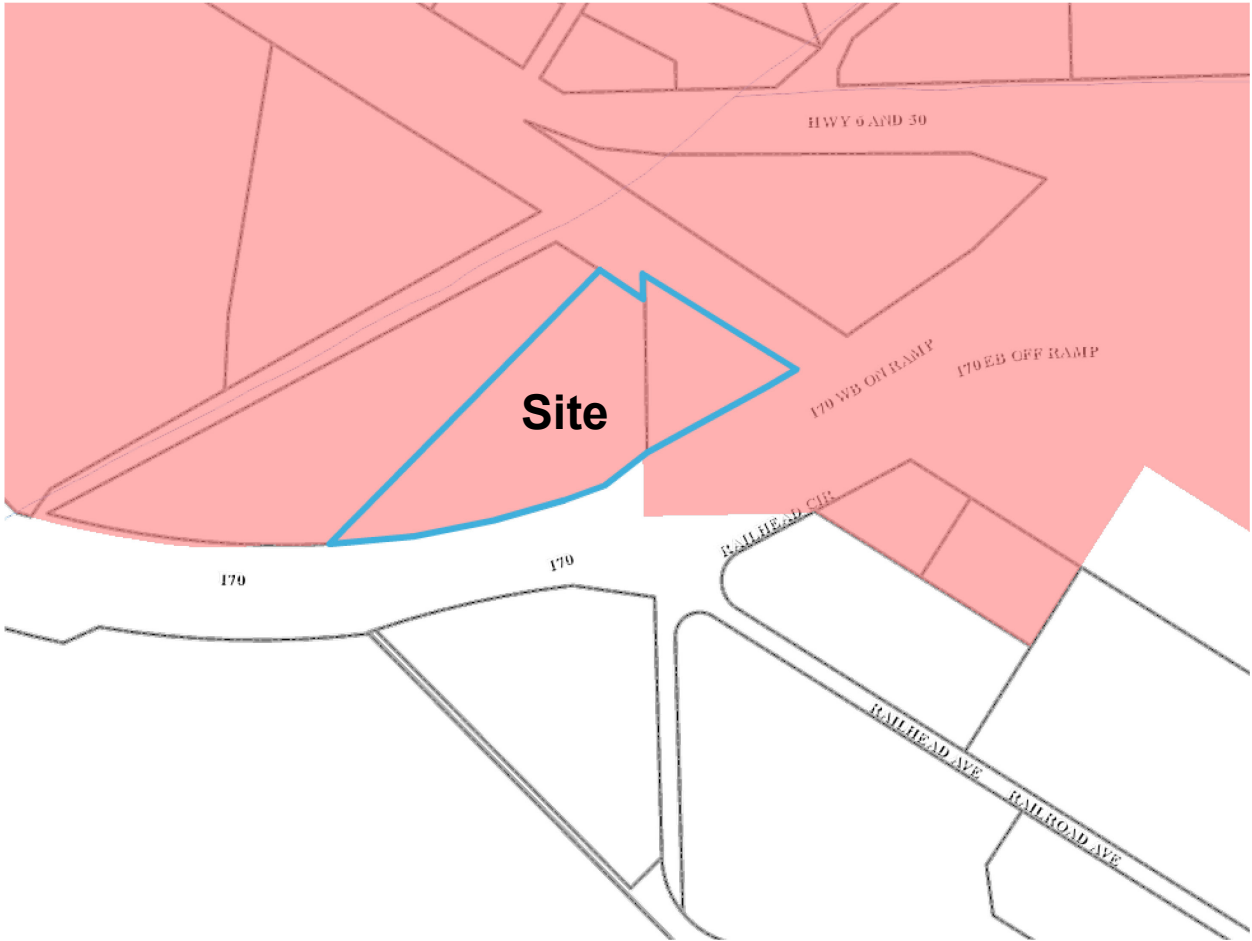
Mr. Chairman, on Rezone, RZN-2012-11, I move that the Planning Commission forward a recommendation of the approval for the Yellow Area 1 Rezone from C-2 (General Commercial) to an I-1 (Light Industrial) zone district with the findings of fact and conclusions listed in the staff report.

Attachments:

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

Site Location Map

Figure 1



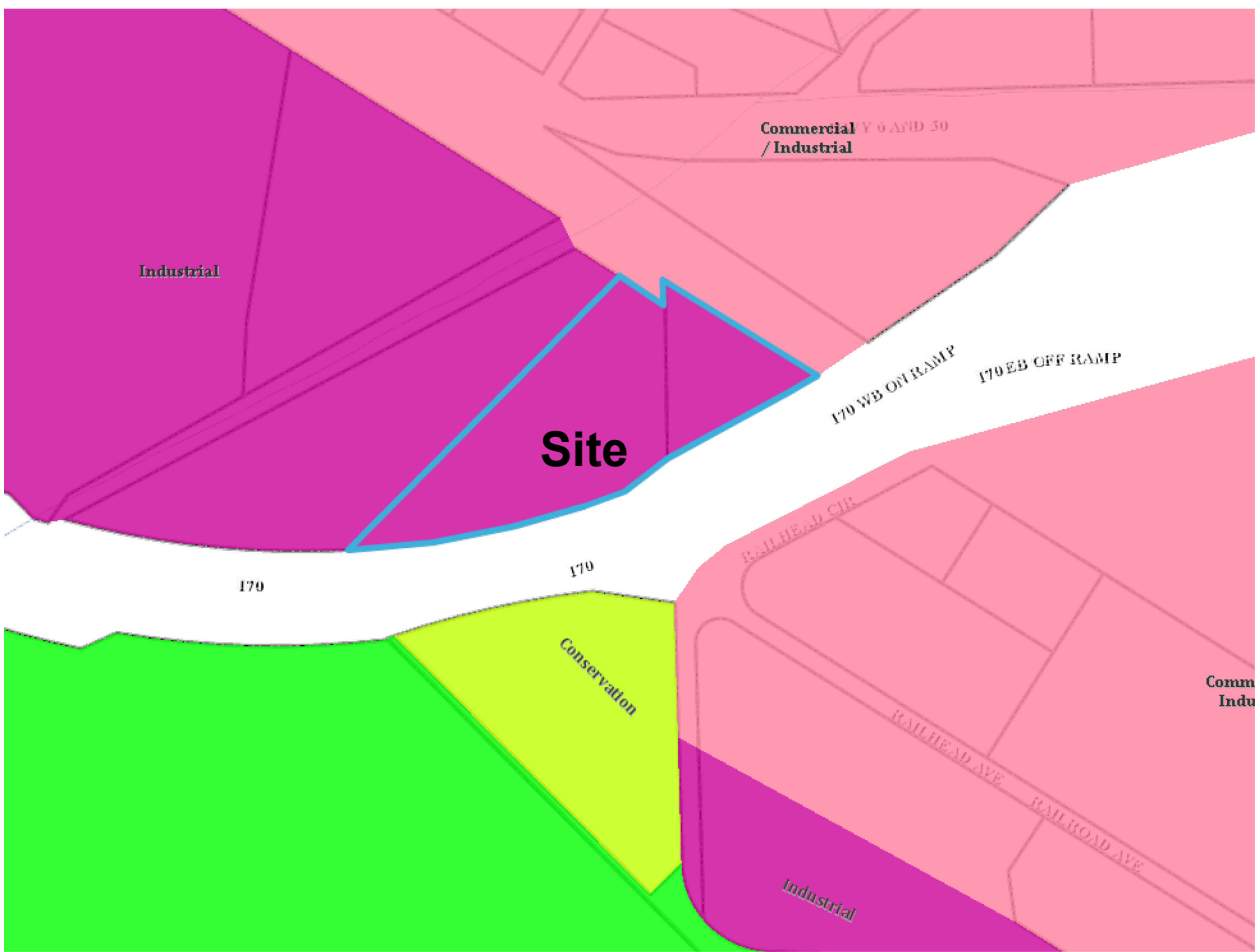
Aerial Photo Map

Figure 2



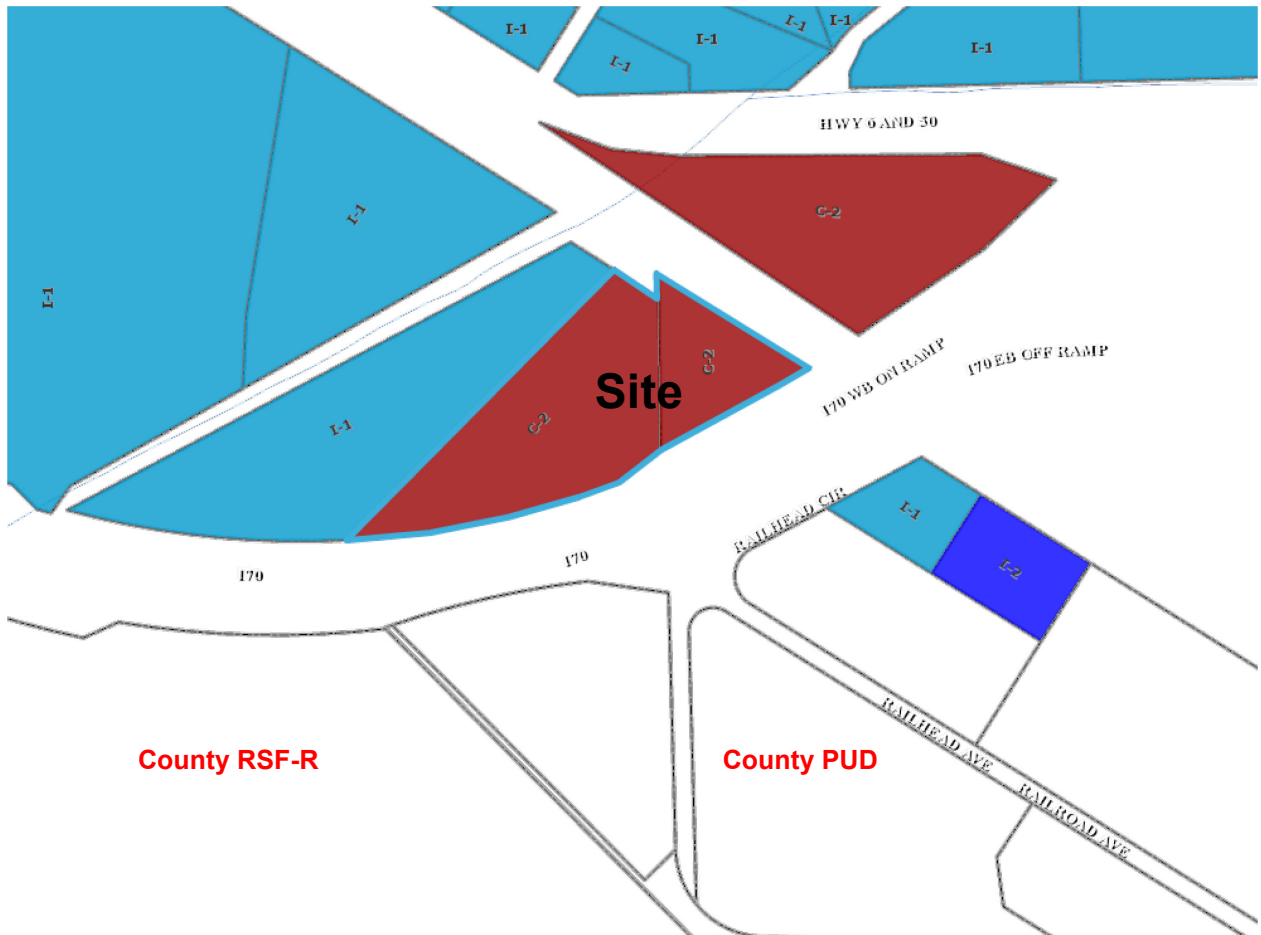
Comprehensive Plan Map

Figure 3



Existing City and County Zoning Map

Figure 4



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING PROPERTIES AT
2173 AND 2175 RIVER ROAD
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 25, 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 1



2 Parcels

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

VALLEY CT

HWY 6 AND 50

-22 RD

RIVER RD

170 170 WB ON RAMP
170 EB OFF RAMP

170

RAILHEAD CIR

RAILROAD AVE RAILHEAD AVE



**Attach 5
Area 8 Rezone**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: March 27, 2012
PRESENTER: Senta Costello

AGENDA TOPIC: Yellow Area 8 Rezone – RZN-2012-27

ACTION REQUESTED: Recommendation to City Council to rezone property located on the west side of Bass Street between W Hall Avenue and W Mesa Avenue from R-8 (Residential 8 du/ac) to CSR (Community Services and Recreation).

BACKGROUND INFORMATION					
Location:		Located on the west side of Bass Street between W Hall Avenue and W Mesa Avenue			
Applicants:		City of Grand Junction			
Existing Land Use:		Vacant			
Proposed Land Use:		No changes to land use proposed			
Surrounding Land Use:	North	Vacant Publicly Owned Land			
	South	Single Family Residential			
	East	Single Family Residential			
	West	West Lake Mobile Home Park			
Existing Zoning:		R-8 (Residential 8 du/ac)			
Proposed Zoning:		CSR (Community Services & Recreation)			
Surrounding Zoning:	North	CSR (Community Services & Recreation)			
	South	R-8 (Residential 8 du/ac)			
	East	R-8 (Residential 8 du/ac)			
	West	C-1 (Light Commercial)			
Future Land Use Designation:		Park			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: A request to rezone 0.275 acres, located on the west side of Bass Street between W Hall Avenue and W Mesa Avenue from R-8 (Residential 8 du/ac) to CSR (Community Services and Recreation).

RECOMMENDATION: Recommend approval to City Council.

ANALYSIS:

1. Background

The property was annexed in 1959 and zoned R-1-C (single family). The R-8 zone district is the current equivalent. The City of Grand Junction acquired the property in 1960.

The property is not developed most likely due to the steep grade change and at this time there are no plans for improvements to the property.

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 R-8, (Residential 8 du/ac) which is inconsistent with the Comprehensive Plan Future Land Use Map designation of Park. 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 property. The City is proposing to rezone this property from R-8, (Residential 8 du/ac) to CSR (Community Services and Recreation) to support the vision and goals of the Comprehensive Plan and to implement the future land use designation of Park.

An open house was held on January 25, 2012. Two neighbors attended, but did not submit comments.

2. Consistency with the Comprehensive Plan:

This project is consistent 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 district currently applied to this property is inconsistent with the Comprehensive Plan Future Land Use designation. The proposed rezone will eliminate the conflict, because the CSR zone district implements the Comprehensive Plan Future Land Use Designation of Park.

3. Section 21.02.140(a) of the Grand Junction Municipal 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; and/or

When the property was originally zoned, a zone district did not exist for parks or publicly owned land; so the zoning of the rest of the subdivision was applied. The CSR zone district in the current Zoning and Development Code is a more appropriate zone district for the City owned property and will eliminate the conflict between the Comprehensive Plan future land use designation of Park and the current zoning of R-8.

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

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

The property is not developed most likely due to the steep grade change and at this time there are no plans for improvements to the property.

(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

This criterion does not apply to this property as there is adequate supply of CSR zoned property. The proposal for this property is to rezone to CSR to eliminate the conflict between the Future Land Use designation of the Comprehensive Plan and the zoning on the properties. Approximately 2128 acres within the city limits are currently zoned CSR. This equates to 10% 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 this property has been in conflict with the Future Land Use designation since 1996 when the original Growth Plan was adopted. When the Comprehensive Plan was adopted in 2010, the Future Land Use designations were updated, but the conflict still exists. The rezone to the CSR 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 Area 8 Rezone, RZN-2012-27, a request to rezone the property from R-8 (Residential 8 du/ac) to CSR (Community Services and Recreation), 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-2012-27, to the City Council with the findings and conclusions listed above.

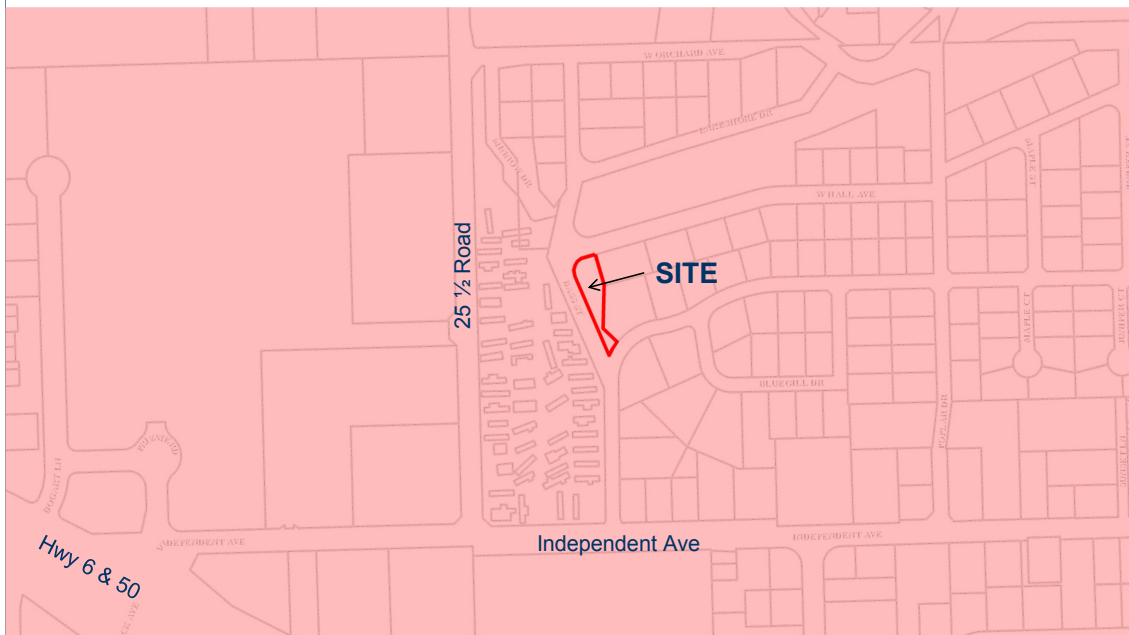
RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on Rezone, RZN-2012-27, I move that the Planning Commission forward a recommendation of the approval for the Yellow Area 8 Rezone from R-8 (Residential 8 du/ac) to CSR (Community Services and Recreation) with the findings of fact, conclusions, and conditions listed in the staff report.

Attachments:

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

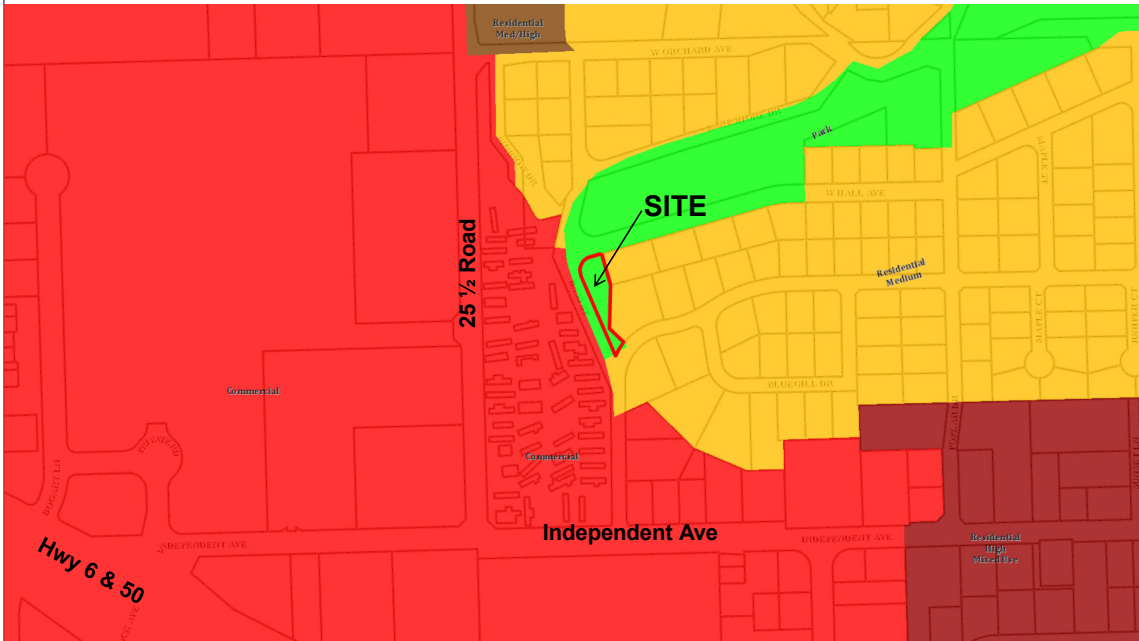
Site Location Map



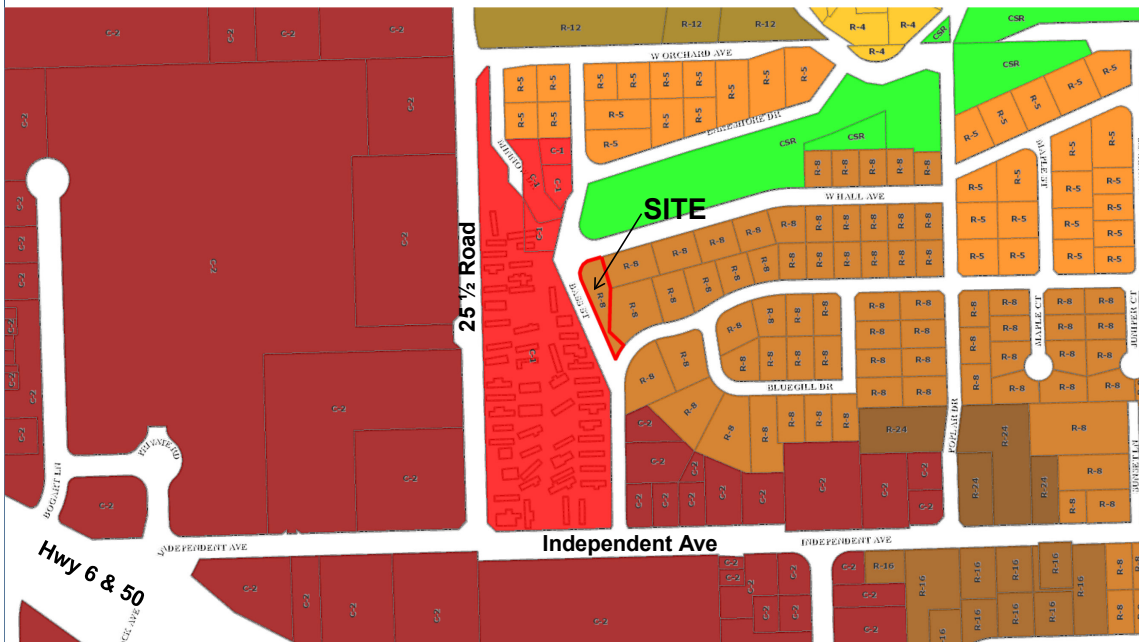
Aerial Photo Map



Comprehensive Plan Future Land Use Map



Existing Zoning Map



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING 0.275 ACRES
FROM R-8 (RESIDENTIAL 8 DU/AC) TO
CSR (COMMUNITY SERVICES AND RECREATION)**

**LOCATED ON THE WEST SIDE OF BASS STREET BETWEEN W HALL AVENUE
AND W MESA 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 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 CSR zone district meets the Future Land Use designation of the Comprehensive Plan, Park. Rezoning this area to CSR 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 25, 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 CSR (Community Services and Recreation).

See map.

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

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

ATTEST:

City Clerk

Mayor

Rezone - Area 8



1 Parcel

Rezone from
R-8 (5.5-8 unit/acre)
to CSR Community Services & Recreation

BASS ST

WHALL AVE

W MESA AVE

BLUEGILL DR

**Attach 6
Area 14 Rezone**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: March 27, 2012
PRESENTER: Scott D. Peterson

AGENDA TOPIC: Area 14 Rezone – RZN-2012-29

ACTION REQUESTED: Recommendation to City Council to rezone one property located at 483 30 Road from C-1 (Light Commercial) to C-2 (General Commercial).

BACKGROUND INFORMATION			
Location:	483 30 Road		
Applicants:	City of Grand Junction		
Existing Land Use:	Church (Jubilee Family Church)		
Proposed Land Use:	N/A		
Surrounding Land Use:	North	Industrial – Cal-Frac	
	South	Single-family residential detached (non-conforming)	
	East	Single-family residential detached	
	West	Industrial – Cal-Frac	
Existing Zoning:	C-1 (Light Commercial)		
Proposed Zoning:	C-2 (General Commercial)		
Surrounding Zoning:	North	I-1 (Light Industrial)	
	South	County – I-2 (General Industrial)	
	East	County – RSF-4 (Residential Single Family – 4 du/ac)	
	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 6.22 +/- acres, located at 483 30 Road, from C-1 (Light Commercial) to C-2 (General Commercial) 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 C-1 (Light Commercial) 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. The property was annexed into the City in 1999.

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 C-1 (Light Commercial) to C-2 (General Commercial) 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 church and will allow the maximum opportunity to utilize or redevelop the property in the future. Religious Assembly is an allowed land use within all zone districts with the exception of the I-O (Industrial Office) and I-2 (Heavy Industrial) zones.

The proposed rezone to C-2 (General Commercial) will allow more opportunity to redevelop the property in the future to allow for more heavy commercial and light industrial land uses such as; manufacturing/processing indoor operations with outdoor storage, industrial services, contractors and trade shops, oil and gas support, warehouse and freight movement, etc., and manufacturing/production with outdoor operations and storage with a Conditional Use Permit, as examples that would not be allowed in the present C-1 zone district.

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 25, 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 C-2 (General Commercial) 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 area designated as Commercial/Industrial on the Future Land Use Map. The proposed zone change to C-2 would provide the opportunity for future heavy commercial and light industrial development.

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

The existing church is an allowed land use in the C-2 zone district. Changing the zoning will not impact the existing land use 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 C-2 (General Commercial) will maintain and potentially help spur the current and anticipated heavy commercial and light 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 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 C-1 (Light Commercial), however the Comprehensive Plan Future Land Use Map identifies this property as Commercial/Industrial. The existing zoning of C-1 is not in compliance with the Future Land Use Map designation, therefore the proposed rezone to C-2 (General Commercial) 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 with some non-conforming single-family detached housing. The proposed rezone will bring the zoning of this 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 located at the intersection of 30 Road and Teller Court with access to I-70 B. Ute Water and Central Grand Valley sanitary sewer service is also available adjacent to the property.

(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 heavy commercial and light 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 possibly create additional land zoned for heavy commercial and 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 C-2 from C-1 will provide the opportunity for future heavy commercial and light industrial development. 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 14 Rezone, RZN-2012-29, a request to rezone one property from C-1 (Light Commercial) to C-2 (General Commercial), 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-2012-29, to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

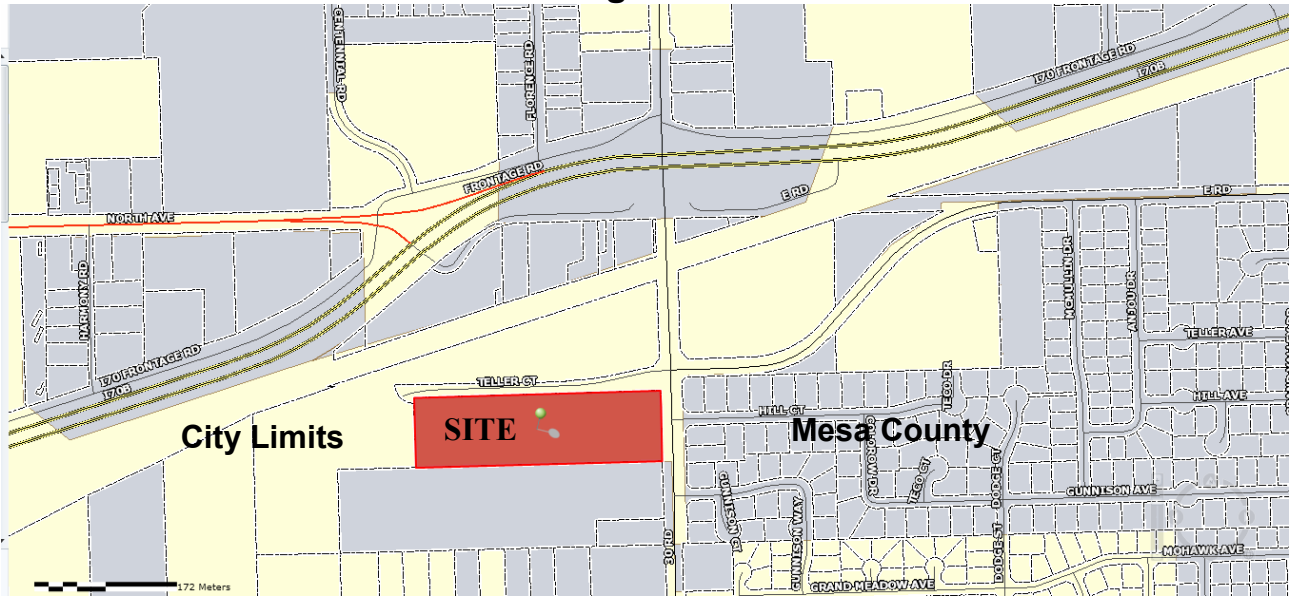
Mr. Chairman, on Rezone, RZN-2012-29, I move that the Planning Commission forward a recommendation of the approval for the Area 14 Rezone from C-1 (Light Commercial) to C-2 (General Commercial) with the findings of fact and conclusions listed in the staff report.

Attachments:

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

Site Location Map – 483 30 Road

Figure 1



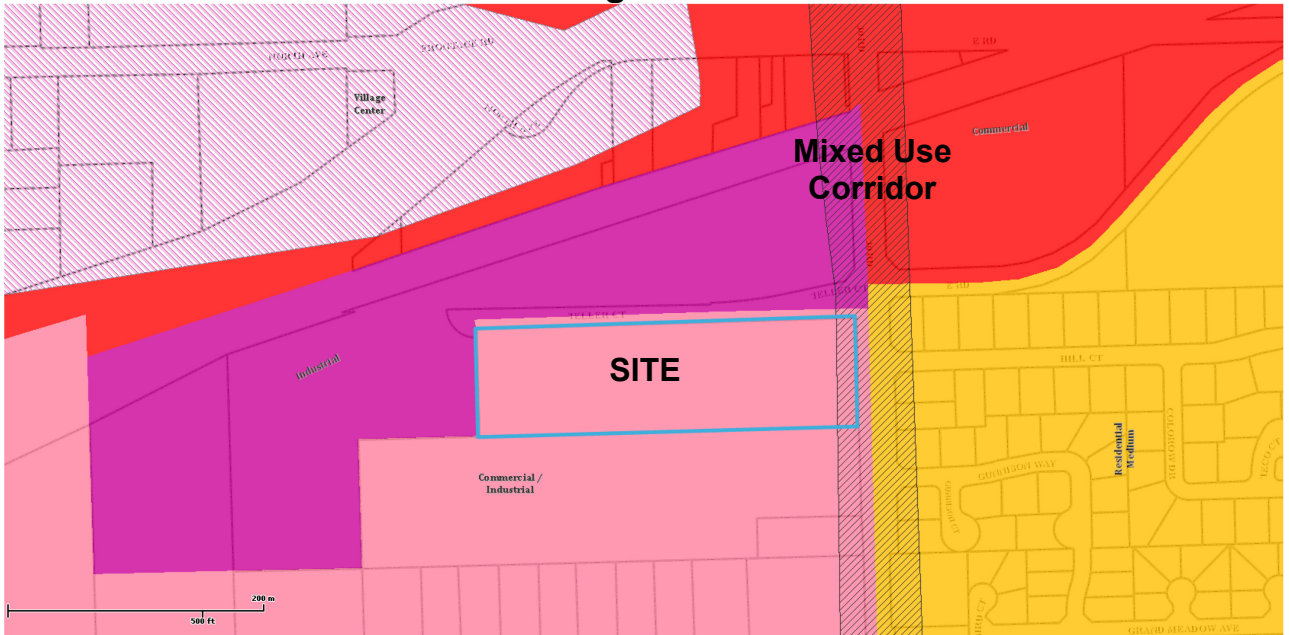
Aerial Photo Map – 483 30 Road

Figure 2



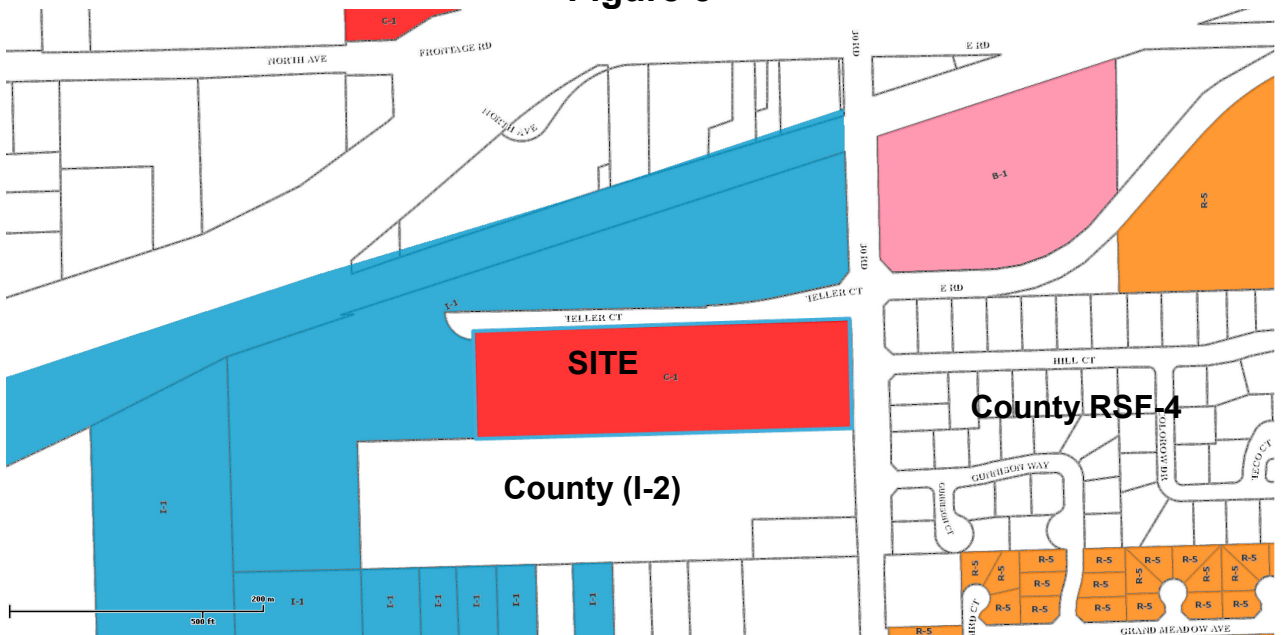
Comprehensive Plan – 483 30 Road

Figure 3



Existing City and County Zoning

Figure 5



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING ONE PROPERTY
FROM C-1 (LIGHT COMMERCIAL) TO C-2 (GENERAL COMMERCIAL)**

LOCATED AT 483 30 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. The Comprehensive Plan anticipated the need for additional commercial, office and industrial uses throughout the community.

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 C-2 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 25, 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. 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 C-2 (General Commercial).

See attached map.

483 30 Road (Parcel # 2943-171-00-953)

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 14



**Attach 7
Area 5 Rezone**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: March 27, 2012
PRESENTER: Brian Rusche, Senior Planner

AGENDA TOPIC: Area 5 Rezone - RZN-2012-24

ACTION REQUESTED: Recommendation to City Council to rezone 42 parcels from an R-24 (Residential 24 du/ac) to an R-16 (Residential 16 du/ac) zone district.

BACKGROUND INFORMATION					
Location:		2650 N. 1 st Street, etal 42 Parcels located east of N. 1 st Street, south of Patterson Road, north and west of Park Drive			
Applicant:		City of Grand Junction			
Existing Land Use:		Multi-family Residential			
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			
	West	Mixed Use (Corner Square)			
Existing Zoning:		R-24 (Residential 24 du/ac)			
Proposed Zoning:		R-16 (Residential 16 du/ac)			
Surrounding Zoning:	North	R-4 (Residential 4 du/ac)			
	South	R-5 (Residential 5 du/ac)			
	East	R-5 (Residential 5 du/ac)			
	West	PD (Planned Development – Corner Square)			
Future Land Use Designation:		Residential Medium (Blended Map – 4-16 du/ac)			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: A request to rezone 42 parcels totaling approximately 3.6 acres from an R-24 (Residential 24 du/ac) to an R-16 (Residential 16 du/ac) zone district.

RECOMMENDATION: Recommend approval to City Council.

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.

These parcels currently have an R-24 (Residential 24 du/ac) zoning, which is in conflict with the Future Land Use designation of Residential Medium. Upon evaluation, it was determined that rezoning this area from R-24 to R-16 would be the best course of action to bring the area into conformance with the current Future Land Use designation.

The existing gross density of the neighborhood is approximately 12 du/ac, when including all of the Belaire Drive right-of-way (ROW) and half of the ROW of adjacent roads, as permitted by the Grand Junction Municipal Code (GJMC). The lots themselves are irregular in shape, so calculating individual lot density does not provide an accurate portrayal of the neighborhood.

The only differences between the R-24 and R-16 zones, except for the density, is the maximum amount of lot coverage (80% vs. 75%) and the maximum building height (72' or 6 stories vs. 60' or 5 stories). Reference Sections 21.03.040(i) and (j) of the GJMC.

The property owners 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 25, 2012. No comment sheets were received regarding the Area 5 proposal. Several of the mailed letters were returned.

Three (3) contacts have been made about this proposal. One was a phone call representing the owner of 175 Belaire Drive, who would like the option of adding additional dwelling units in the future. Based on the proposed change, one (1) additional unit would be allowed under the R-16 zone, subject to site plan approval. Another call was from a neighbor on Lost Lane. An email to her is attached.

Finally, one of the condominium owners expressed concern with the property being "down-zoned" and the loss of rights associated with the adoption of the Comprehensive Plan. With all due respect to this concern, the existing density of the neighborhood does not exceed the maximum density of the proposed zone; therefore all existing land use rights are preserved. The Comprehensive Plan represents the community's vision and, with the adoption of the Blended Map, continues to permit high residential density in this neighborhood. Specific to the existing structures, the addition of dwelling units

would likely necessitate replacement of these structures and significantly increased height in order to accommodate the additional density. Furthermore, the condominium owner would not be able to unilaterally add units to the building, due to the nature of this type of ownership.

2. Consistency with the Comprehensive Plan

The proposed rezone to R-16, (Residential 16 du/ac) 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.

The establishment of this group of multi-family dwellings in the 1970s represented an early attempt at this goal. The proposed zone would maintain this use. This area is located adjacent to a neighborhood center, which includes retail and restaurant space to serve the adjacent neighborhood.

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

The existing four-plexes provide a necessary housing type in a centralized location and will continue to be maintained under the proposed zoning.

Goal 7: New development adjacent to existing development should transition itself by incorporating appropriate buffering.

While no new development is proposed as part of this request, the proposed rezone will fit within the Blended Map designation of Residential Medium and provide a buffer to lower density neighborhoods on the south and east. These land uses have been around for decades, so this change only affirms what has taken place and provides more certainty about the potential of this neighborhood.

3. Section 21.02.140(a) of the Grand Junction Municipal 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 2010 adoption of the Comprehensive Plan designated the Future Land Use for this area as Residential Medium, permitting up to 16 dwelling units per acre through the Blended Map. The existing R-24 zoning is inconsistent with the Plan. The proposed rezone to R-16 (Residential 16 du/ac) will resolve this inconsistency.

This criterion is met.

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

The neighborhood subject to the proposed rezone consists of fifteen (15) four-plexes, for a total of 60 dwelling units. They were all constructed in the 1970s.

New development on the west side of N. 1st Street (Corner Square) has added retail and restaurant uses within the larger neighborhood.

The proposed zoning would maintain the existing multi-family residential uses, currently having a gross density of 12 du/ac, adjacent to a neighborhood center. Reducing the maximum density from 24 to 16 du/ac will provide appropriate transition to the lower density uses on the east and south sides of the neighborhood, while maintaining consistency with the Plan.

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

Infrastructure necessary for multi-family uses is available and is 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 purpose of the Blended Residential Map is to allow an appropriate mix of density for a specific area without being limited to a specific land use designation and does not create higher densities than what would be compatible with adjacent development (Page 36 – Comprehensive Plan). The Residential Medium allows up to 16 du/ac in certain circumstances.

By modifying the zoning of this neighborhood to R-16, the existing density is respected and the potential, maximum density remains compatible with adjacent development.

(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 5 Rezone, RZN-2012-24, a request to rezone approximately 3.6 acres in 42 parcels from an R-24 (Residential 24 du/ac) to an R-16 (Residential 16 du/ac) 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-2012-24, to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on Rezone, RZN-2012-24, I move that the Planning Commission forward a recommendation of the approval for the Yellow Area 5 Rezone from R-24 (Residential 24 du/ac) to R-16 (Residential 16 du/ac) with the findings of fact and conclusions listed in the staff report.

Attachments:

Site Location Map
Aerial Photo Map
Comprehensive Plan Map
Existing City Zoning Map
Existing Density
E-mail correspondence
Proposed Ordinance

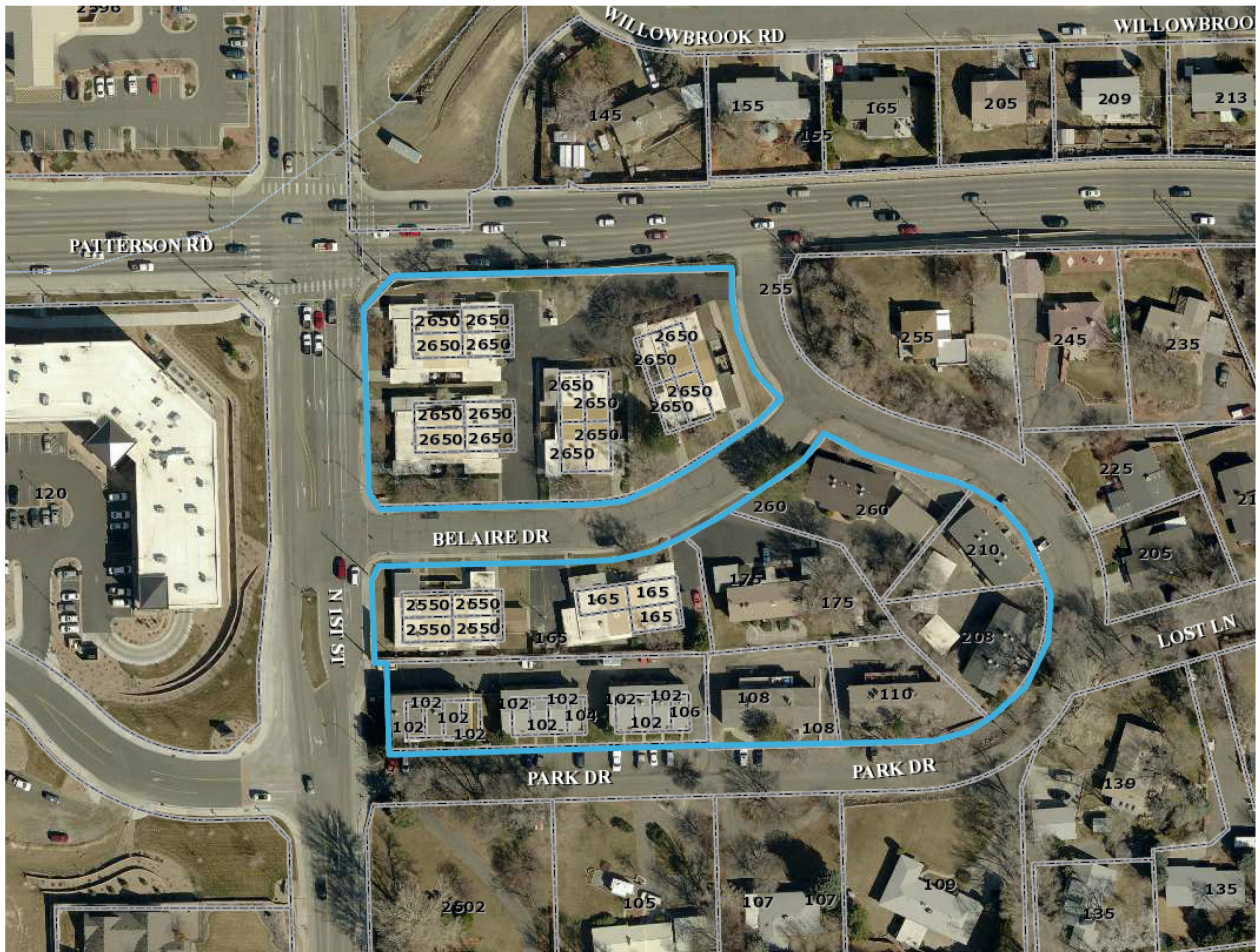
Site Location Map

Figure 1



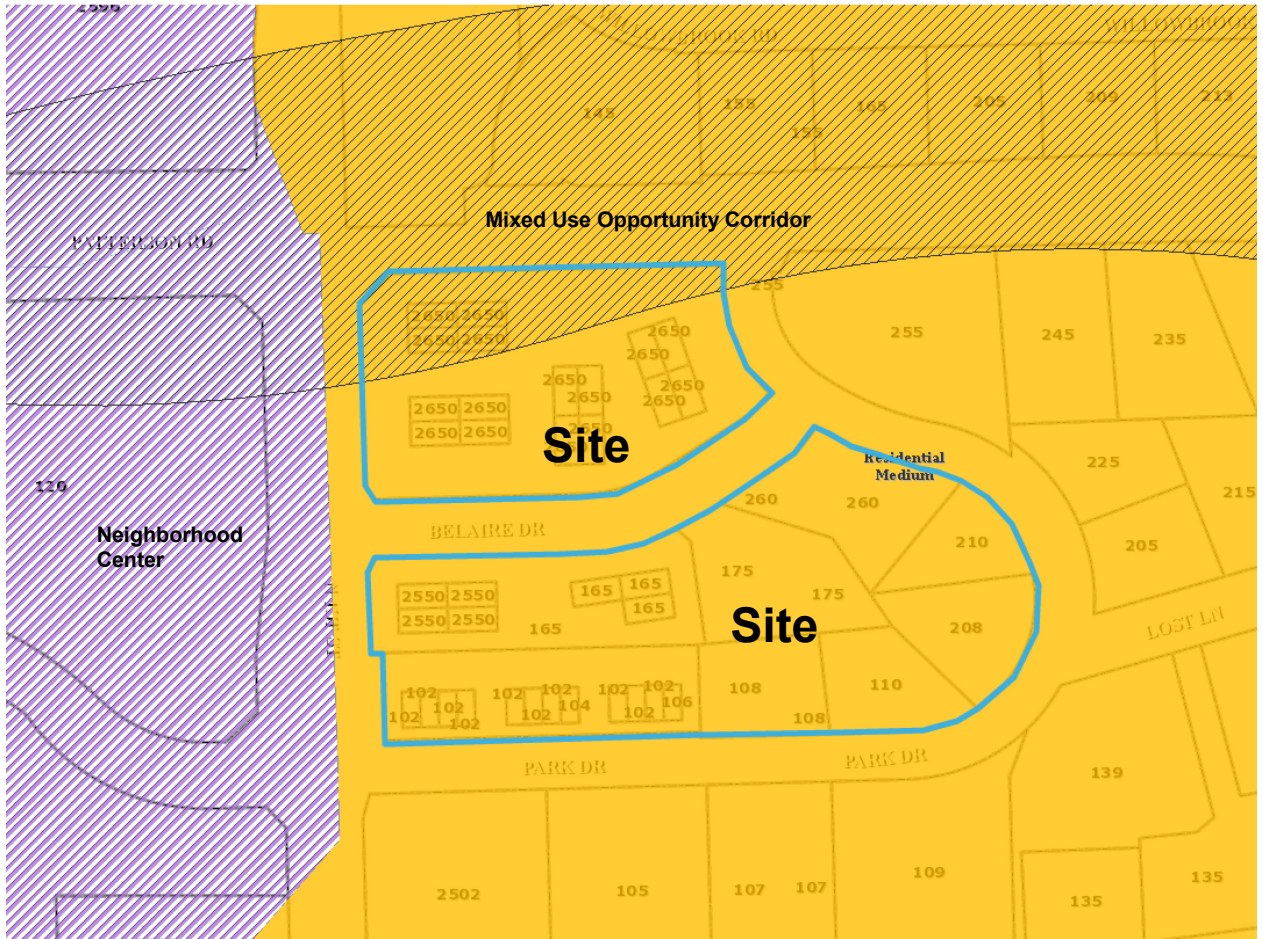
Aerial Photo Map

Figure 2



Comprehensive Plan Map

Figure 3



Blended Residential Map

Figure 4





CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEM

$$60 \text{ du} / 5 \text{ ac} = 12 \text{ du/ac}$$

Published: 1/19/2012



Existing Gross Density

From: Brian Rusche
To: Rachel Budman
Date: 1/20/2012 11:30 AM
Subject: Re: questions about notice received
Attachments: Mailing_Area5.pdf

Rachel,

Thank you for speaking with me this morning on the proposed rezone of the existing apartments near your property. I have attached a map for your convenience.

Your neighbors' properties are proposed to be zoned R-16 (Residential 16 du/ac) in order to be consistent with the Comprehensive Plan. This is a City initiated rezone and no development is proposed at this time. The existing land uses may remain. It appears that the current density of the apartment complex(es) is approximately 12 dwelling units per acre (du/ac). Portions of the existing streets are included in making this calculation.

Any utility work occurring in the neighborhood is purely coincidental, as there is no development proposed at this time.

You are welcome to attend the open house next week and/or provide comments prior to the Planning Commission hearing on this request, which is scheduled for March 27, 2012.

If you have any further questions, please contact me.

Sincerely,

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

>>> Rachel Budman <bb4wa@bb4wa.com> 1/19/2012 8:30 AM >>>
Re: RZN-2012-24 - Yellow Area 5 Rezone - 2650 N. 1st Street and 41 others.

What does it mean to rezone from R-24 to R-16?

Which developer is requesting this rezoning?

Rachel Budman

From: Brian Rusche
To: Betty S.
Date: 1/20/2012 12:05 PM
Subject: RE: downzoning my property on Park Drive, GJ

Ms. Scranton,

Thank you for your inquiry about the proposed zone change on your property.

As you know, this request has been initiated by the City of Grand Junction in order to bring our zoning maps into conformance with the Comprehensive Plan. This plan anticipates up to 16 dwelling units per acre (du/ac) on selected properties. The current zoning of up to 24 du/ac exceeds this plan.

A calculation of the existing density for the development bounded by Patterson, 1st Street, and Park Drive, including portions of the adjacent roads, yields approximately 12 du/ac. This means that the existing density is consistent with the plan.

No physical changes are proposed to any of the existing units or buildings. The proposed R-16 zone would allow multi-family housing, up to 16 units per acre and 60 feet (or 5 stories) in height.

I apologize for the confusion with the wording of the letter.

If you have any further questions about the impact of the proposal on your property, please contact me.

Sincerely,

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

>>> "Betty S." <sistersu@rof.net> 1/18/2012 5:20 PM >>>
Dear Brian,

In reading your proposal that would limit rights to my property by downzoning, why would you include the following sentences?

***"Changing the zoning will allow you greater opportunity to utilize or redevelop your property.
There will be no cost to you."***

I don't see the benefit.

Betty Scranton
Glenwood Springs, CO

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING 42 PARCELS
LOCATED GENERALLY BETWEEN NORTH 1ST STREET ON THE WEST,
PATTERSON ROAD ON THE NORTH,
AND PARK DRIVE ON THE SOUTH AND EAST**

**FROM AN R-24 (RESIDENTIAL 24 DU/AC) TO
AN R-16 (RESIDENTIAL 16 DU/AC) 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 R-16 zone district implements the Future Land Use – Blended Residential Map designation of Residential Medium, 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 25, 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 properties shall be rezoned R-16 (Residential 16 du/ac):

SEE ATTACHED MAP.

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

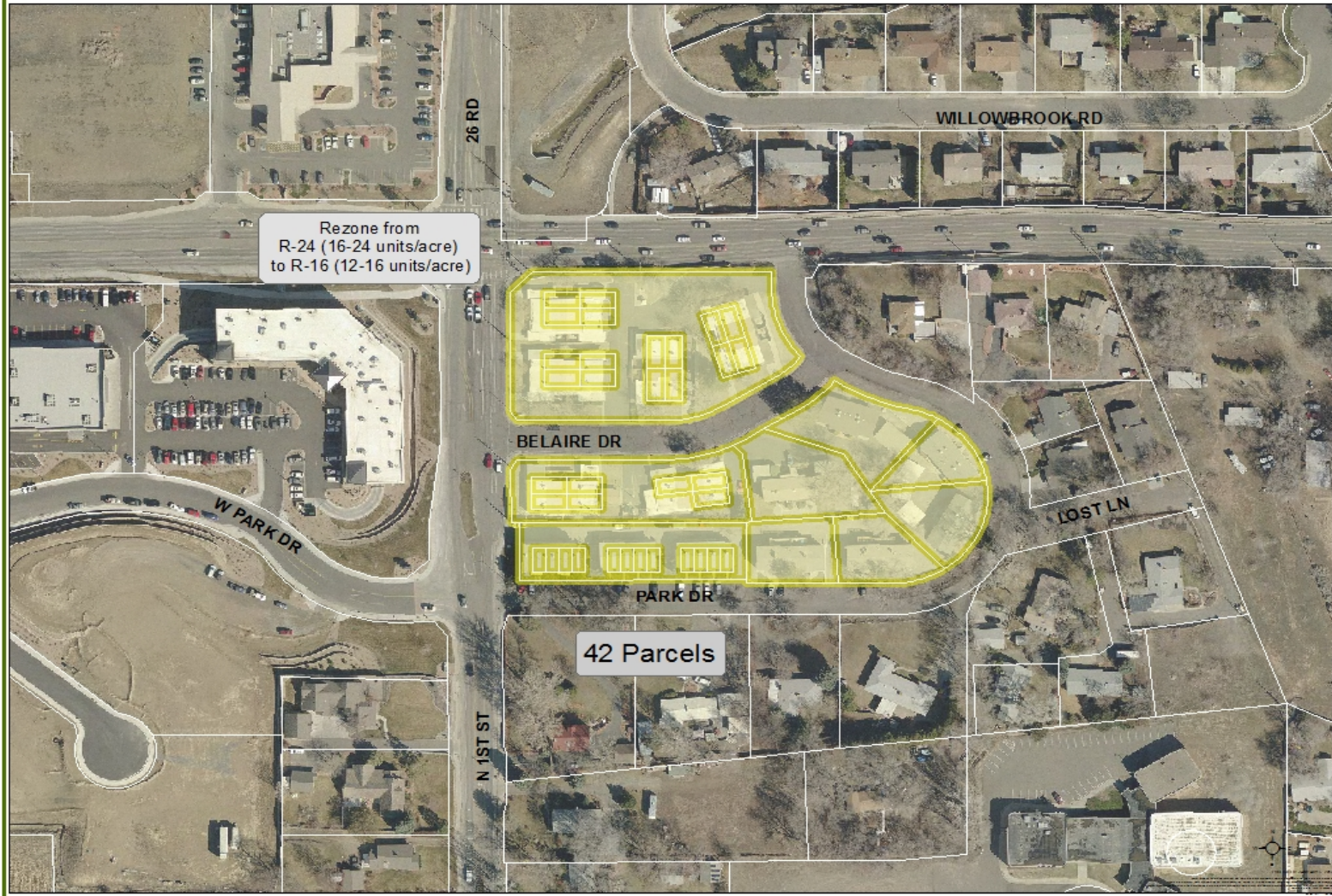
PASSED and ADOPTED on second reading the ____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk

Rezone - Area 5



**Attach 8
Area 4 Rezone**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: March 27, 2012
PRESENTER: Senta Costello

AGENDA TOPIC: Yellow Area 4 Rezone – RZN-2012-26

ACTION REQUESTED: Recommendation to City Council to rezone properties located east of the Monument Little League ball fields south east of the 25 ½ Road and Patterson Road intersection from R-12 (Residential 12 du/ac) to CSR (Community Services and Recreation) and from CSR (Community Services and Recreation) to R-4 (Residential 4 du/ac).

BACKGROUND INFORMATION					
Location:		Located east of the Monument Little League ball fields south east of the 25 ½ Road and Patterson Road intersection			
Applicants:		City of Grand Junction			
Existing Land Use:		Vacant			
Proposed Land Use:		No changes proposed			
Surrounding Land Use:	North	Agricultural			
	South	Agricultural / Single Family Residential			
	East	Single Family Residential			
	West	Monument Little League ball fields			
Existing Zoning:		R-12 (Residential 12 du/ac) and CSR (Community Services and Recreation)			
Proposed Zoning:		CSR (Community Services and Recreation) and R-4 (Residential 4 du/ac)			
Surrounding Zoning:	North	R-12 (Residential 12 du/ac)			
	South	R-12 (Residential 12 du/ac)			
	East	R-4 (Residential 4 du/ac)			
	West	CSR (Community Services and Recreation)			
Future Land Use Designation:		Park and Residential Medium 4-8 du/ac			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: A request to rezone 4.18 acres from R-12 (Residential 12 du/ac) to CSR (Community Services and Recreation) and 1.87 acres from CSR (Community Services and Recreation) to R-4 (Residential 4 du/ac), located east of the Monument Little League ball fields south east of the 25 ½ Road and Patterson Road intersection.

RECOMMENDATION: Recommend approval to City Council.

ANALYSIS:

1. Background

The property was annexed in 1987 and zoned PR-10. In the city wide rezone conducted in 2000 the property was changed to RMF-12. A boundary line adjustment to move the west boundary line eastward and a rezone to change the zoning on the new eastern piece to CSR was approved in July 2000 in order to limit development of the eastern site as it is landlocked and has significant topographic considerations.

When the City adopted the Comprehensive Plan, it did not rezone property to be consistent with the land use designations. As a result, certain 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, 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 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.

It was determined that the western property was more appropriately designated "Park" on the Future Land Use map of the Comprehensive Plan and be rezoned to the CSR zone district due to its physical relationship to the Monument Little League ball fields and ownership by Monument Little League. The property is currently undeveloped, however the CSR zone district would allow the Little League park to expand in the future if they desired.

The eastern piece has development challenges with a canal on one side, a significant drainage channel on another and has steep grades on much of the property. The R-4 zone district would allow for development of the property, but takes into account the limitations of the properties geographic features.

2. Consistency with the Comprehensive Plan:

This project is consistent 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 CSR and R-4 zone districts implement the Comprehensive Plan Future Land Use Designation of Park and Residential Medium.

3. Section 21.02.140(a) of the Grand Junction Municipal 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; and/or

The western property has been in conflict since the Growth Plan Future Land Use map was established in 1996 with a designation of Park. The conflict between the zoning and Future Land Use designation was corrected with the adoption of the Comprehensive Plan in 2010; however, it has been determined that the Park designation and CSR zone district are more appropriate for this piece as it is owned by Monument Little League who also owns the property to the west. This will allow for future expansion of the park in future.

The eastern property was in compliance with the 1996 Growth Plan designation of Park; however, a conflict was created with the adoption of the Comprehensive Plan in 2010. After review, staff has determined that the CSR zone district is not appropriate for the property. It does not meet the purpose of the CSR designation to provide public and private recreational facilities, schools, fire stations, libraries, fairgrounds, and other public/institutional uses and facilities. The R-4 zone district would allow for development of the property, but takes into account the limitations of the properties geographic features.

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

The western property has been in conflict since the Growth Plan Future Land Use map was established in 1996 with a designation of Park. The conflict between the zoning and Future Land Use designation was corrected with the adoption of the Comprehensive Plan in 2010; however, it has been determined that the Park designation and CSR zone district are more appropriate for this piece as it is owned by Monument Little League who also owns the property to the west. This will allow for future expansion of the park in future.

The eastern property was in compliance with the 1996 Growth Plan designation of Park; however, a conflict was created with the adoption of the Comprehensive Plan in 2010. After review, staff has determined that the CSR zone district is not appropriate for the property. It does not meet the purpose of the CSR designation to provide public and private recreational facilities, schools, fire stations, libraries, fairgrounds, and other public/institutional uses and facilities. The R-4 zone district would allow for development of the property, but takes into account the limitations of the properties geographic features.

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

The properties are located near schools, shopping and restaurants that can serve the potential uses for these properties.

(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

This criterion does not apply to the properties as there is adequate supply of CSR zoned property. The proposal for these properties is to rezone to the CSR and R-4 to eliminate the conflict between the Future Land Use designation of the Comprehensive Plan and the zoning on the properties. Approximately 2128 acres within the city limits are currently zoned CSR and 1652 acres are zoned R-4. This equates to 10% and 8% respectively 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 western property has been in conflict since the Growth Plan Future Land Use map was established in 1996 with a designation of Park. The conflict between the zoning and Future Land Use designation was corrected with the adoption of the Comprehensive Plan in 2010; however, it has been determined that the Park designation and CSR zone district are more appropriate for this piece as it is owned by Monument Little League who also owns the property to the west. This will allow for future expansion of the park in future.

The eastern property was in compliance with the 1996 Growth Plan designation of Park; however, a conflict was created with the adoption of the Comprehensive Plan in 2010. After review, staff has determined that the CSR zone district is not appropriate for the property. It does not meet the purpose of the CSR designation to provide public and private recreational facilities, schools, fire stations, libraries, fairgrounds, and other public/institutional uses and facilities. The R-4 zone district would allow for development of the property, but takes into account the limitations of the properties geographic features.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Area 4 Rezone, RZN-2012-26, a request to rezone 4.18 acres from R-12 (Residential 12 du/ac) to CSR (Community Services and Recreation) and 1.87 acres from CSR (Community Services and Recreation) to R-4 (Residential 4 du/ac), 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-2012-26, to the City Council with the findings and conclusions listed above.

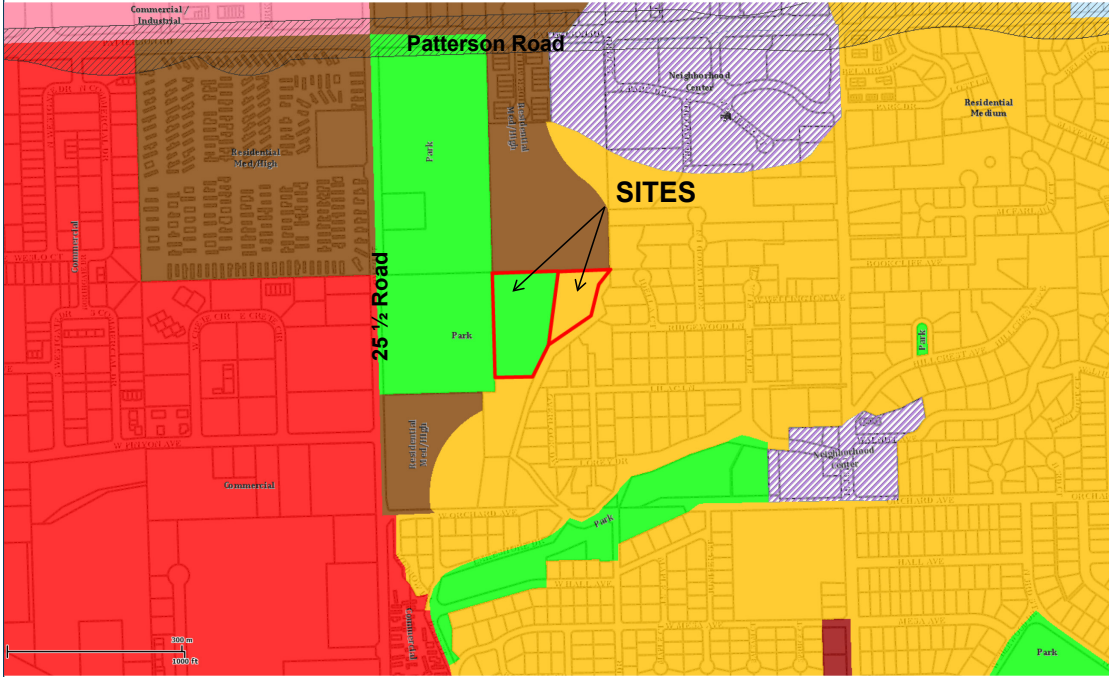
RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on Rezone, RZN-2012-26, I move that the Planning Commission forward a recommendation of the approval for the Yellow Area 4 Rezone of 4.18 acres from R-12 (Residential 12 du/ac) to CSR (Community Services and Recreation) and 1.87 acres from CSR (Community Services and Recreation) to R-4 (Residential 4 du/ac) with the findings of fact and conclusions listed in the staff report.

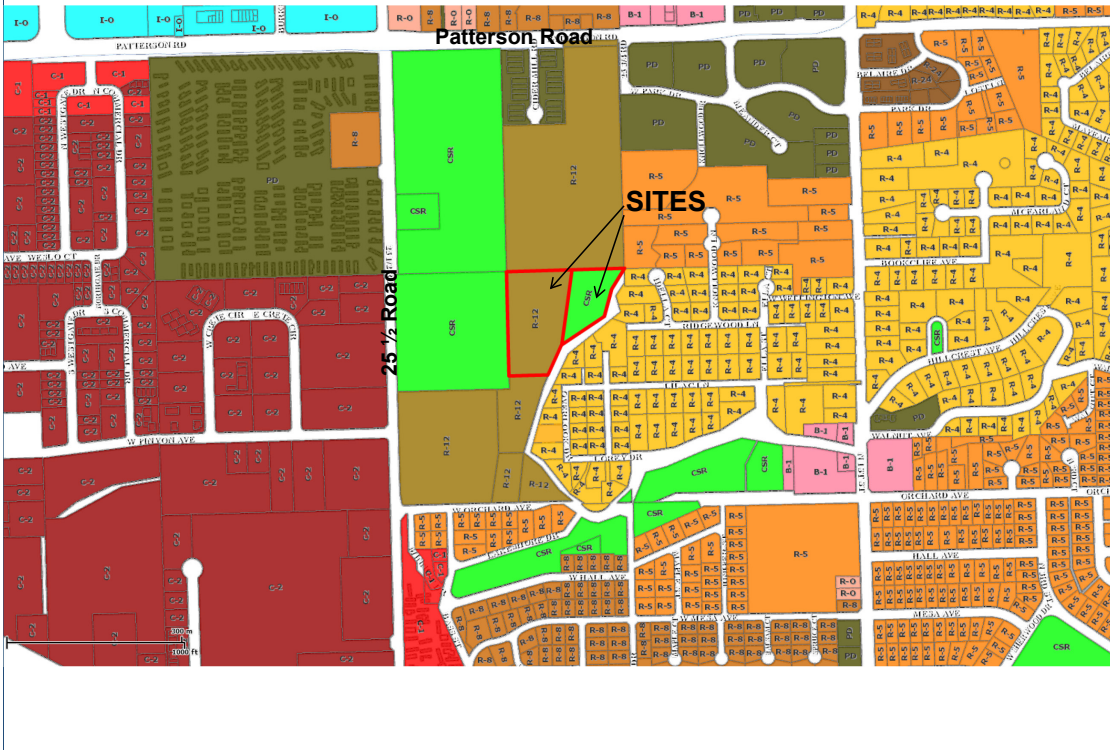
Attachments:

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

Comprehensive Plan Future Land Use Map



Existing Zoning Map



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING 4.18 ACRES FROM R-12 (RESIDENTIAL 12 DU/AC)
TO CSR (COMMUNITY SERVICES AND RECREATION) AND 1.87 ACRES FROM
CSR (COMMUNITY SERVICES AND RECREATION) TO R-4 (RESIDENTIAL 4
DU/AC)**

**LOCATED EAST OF THE MONUMENT LITTLE LEAGUE BALL FIELDS SOUTH
EAST OF THE 25 ½ ROAD AND PATTERSON ROAD INTERSECTION**

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 CSR zone district meets the Future Land Use designation of the Comprehensive Plan, Park, and the R-4 meets the Future Land Use designation of the Comprehensive Plan, Residential Medium. Rezoning this area to CSR and R-4 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 25, 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 properties shall be rezoned CSR (Community Services and Recreation) and R-4 (Residential 4 du/ac).

See map.

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

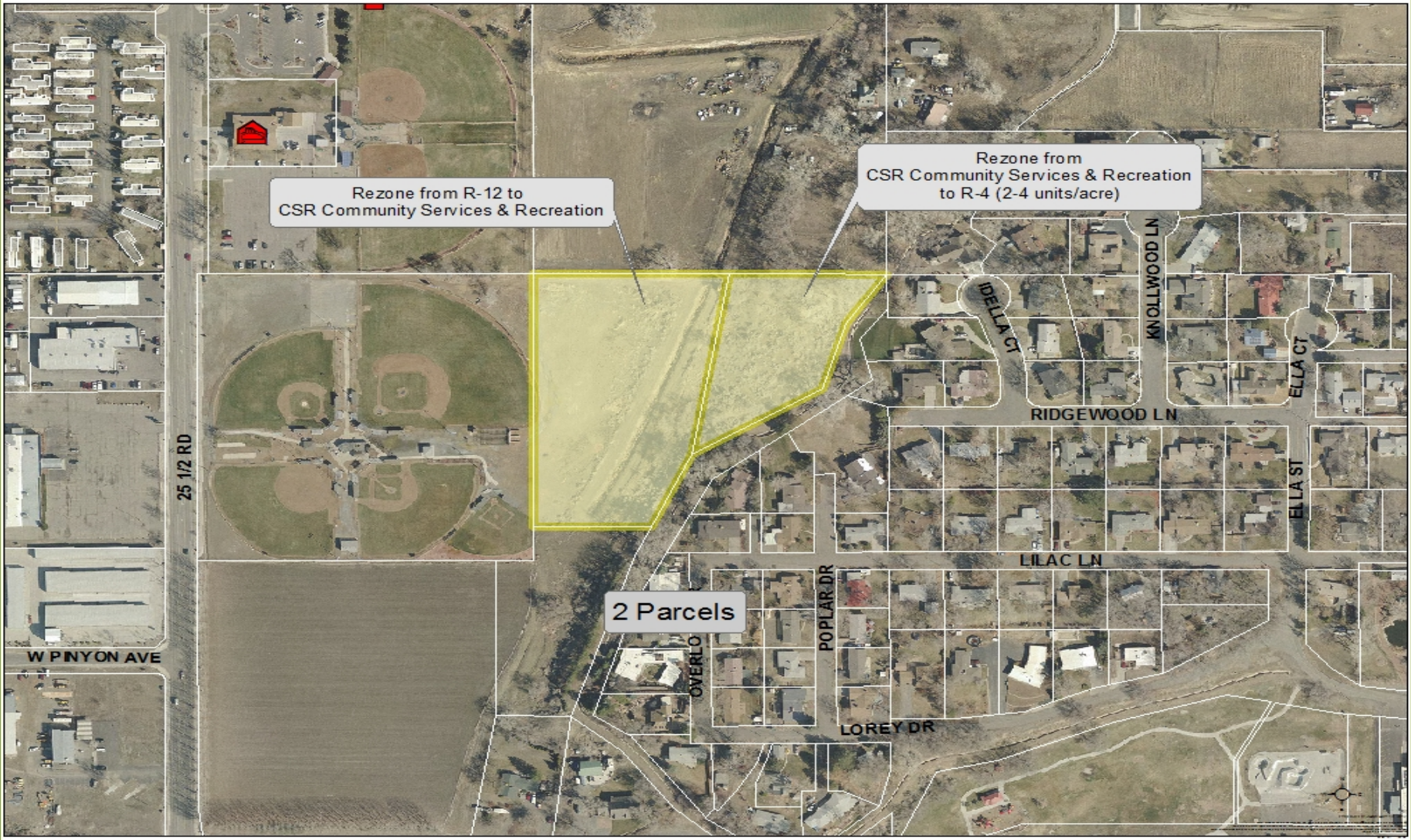
Adopted on second reading this _____ day of _____, 2012.

ATTEST:

City Clerk

Mayor

Rezone - Area 4



**Attach 9
Area 2 Rezone**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: March 27, 2012
PRESENTER: Scott D. Peterson

AGENDA TOPIC: Area 2 Rezone – RZN-2012-28

ACTION REQUESTED: Recommendation to City Council to rezone one property located at 763 23 ½ Road from R-E (Residential - Estate) to R-O (Residential Office).

BACKGROUND INFORMATION			
Location:	763 23 ½ Road		
Applicant:	City of Grand Junction		
Existing Land Use:	Single-family detached house		
Proposed Land Use:	N/A		
Surrounding Land Use:	North	Single-family detached	
	South	Commercial/Industrial (Power Motive Company)	
	East	Single-family detached	
	West	Commercial/Industrial (Hanson International)	
Existing Zoning:	R-E (Residential – Estate)		
Proposed Zoning:	R-O (Residential Office)		
Surrounding Zoning:	North	County - RSF-R (Residential Single Family – Rural)	
	South	I-1 (Light Industrial)	
	East	County – RSF-R (Residential Single Family – Rural)	
	West	I-1 (Light Industrial)	
Future Land Use Designation:	Residential Medium (4 – 8 du/ac)		
Zoning within density range?	X	Yes	No

PROJECT DESCRIPTION: A request to rezone one property totaling 1.89 +/- acres, located at 763 23 ½ Road, from R-E (Residential – Estate) to R-O (Residential Office) 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 Residential Medium (4 – 8 du/ac) on the Future Land Use Map. The property is presently zoned R-E (Residential – Estate) which is inconsistent with the Comprehensive Plan Future Land Use Map designation. 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 properties. 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 property. The City is proposing to rezone this property from R-E (Residential – Estate) to R-O (Residential Office) to support the vision and goals of the Comprehensive Plan and to implement the Future Land Use designation of Residential Medium. Changing the zoning will not impact the existing single-family detached residence as this is an allowed land use in the R-O district and will also potentially allow the maximum opportunity to utilize or redevelop the property in the future, perhaps to an office and/or multi-family residential land use.

The proposed R-O zone district will allow more uses than what is allowed in the R-E zone district. Examples of such uses include: two-family and multi-family development, group living facility, medical clinic, general office, health club, etc. No outside storage of materials is allowed in the R-O zone district. The R-O zone district will also still provide the necessary transition between the existing light industrial development to the south and west from the existing large lot single-family detached residences to the north and east.

This property has a complicated history. It has undergone two previous Growth Plan Amendments. In 2000, the City changed the designation from Estate to Commercial/Industrial to accommodate a proposed light industrial use expansion by then owner, Webb Crane. At that time, the subject land was part of a larger 20 acre parcel. The land was then zoned PD, (Planned Development) with the condition that Webb Crane provide two additional housing units along 23 ½ Road to serve as employee rental housing. The purpose of this was, among other things, to maintain a buffer of residential use between Webb Crane's industrial use and the established residential

neighborhood on the east side of 23 ½ Road. Webb Crane never implemented the planned development and subsequently went out of business.

Hanson International then relocated to the site. Because Hanson did not need all the acreage and did not want to be in the housing business, rather than amending the existing PD ordinance, Staff recommended, and the City Council approved, a change to a straight zone in 2005. Because Hanson's goal was to sell off the existing property (Hanson Subdivision), it requested a reversion to the original zoning designation of Residential Estate (R-E) so the house could be sold as a conforming use. The second Growth Plan Amendment from Commercial/Industrial to Estate was approved, and the parcel was subsequently rezoned R-E, its present zoning designation.

In 2008, Power Motive, the new property owner to the south, desired to obtain the property to expand their business and remove the existing home. To allow this the Future Land Use Map was requested to be changed back to the Commercial/Industrial designation, however, this application was ultimately denied by the Planning Commission and City Council (City file #GPA-2008-011) based on neighborhood input to maintain the buffer and transition area between the existing light industrial and single-family residential land uses.

The current 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 25, 2012 to discuss any issues, concerns, suggestions or support for the rezone request. To date, Project Manager has not heard from the property owner, but the adjacent residential neighbors would still like to see the buffer between light industrial and the existing residential maintained, which is one of the purposes of the R-O zone district, to provide low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods. Development regulations and performance standards are intended to make buildings compatible and complementary in scale and appearance to a residential environment.

2. Consistency with the Comprehensive Plan:

The proposed rezone to R-O (Residential Office) implements the future land use designation of Residential Medium 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.

The proposed rezone to R-O (Residential Office) would allow the existing or future property owner to utilize or redevelop the property in the future, perhaps to an office and/or multi-family residential land use to serve the adjacent light industrial developments, while maintaining the buffer and transition area between the existing light industrial and single-family residential land uses.

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 R-O zone district allows multi-family development and two-family dwellings 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 R-O zone district provides a transition zone between the existing light industrial development to the west and south and the existing single-family residential development to the north and east. One of the purposes of the R-O zone district is to provide low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods. Development regulations and performance standards are intended to make buildings compatible and complementary in scale and appearance to a residential environment.

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

The R-O zone district would create the opportunity for future office and/or residential mixed use development, enhancing the health and diversity of the City's economy. Therefore, the R-O zone district implements the Residential Medium designation of the Comprehensive Plan Future Land Use Map.

3. Section 21.02.140(a) 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 R-E (Residential – Estate), however the Comprehensive Plan Future Land Use Map identifies this property as Residential Medium (4 – 8 du/ac). The existing zoning of R-E (max density of 1 unit per acre) is not in compliance with the Future Land Use Map designation, therefore the proposed rezone to R-O (Residential Office) 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 has changed little over the years as the area has developed as light industrial to the south and west, with large lot single-family residential to the north and east. The proposed rezone will bring the zoning of the property into compliance with the Comprehensive Plan Future Land Use Map and still maintain the transition and buffer between the light industrial and single-family residential development, which the neighborhood is requesting. No outside storage of materials is allowed in the R-O zone district.

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

City sewer and Ute Water are currently available in 23 ½ Road, therefore public and community facilities are adequate, or can be made available, to serve the property 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;

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.

The proposed rezone to R-O from R-E will provide the opportunity for future multi-family and/or general office development and also 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 2 Rezone, RZN-2012-28, a request to rezone one property from R-E (Residential - Estate) to R-O (Residential Office), 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-2012-28, to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

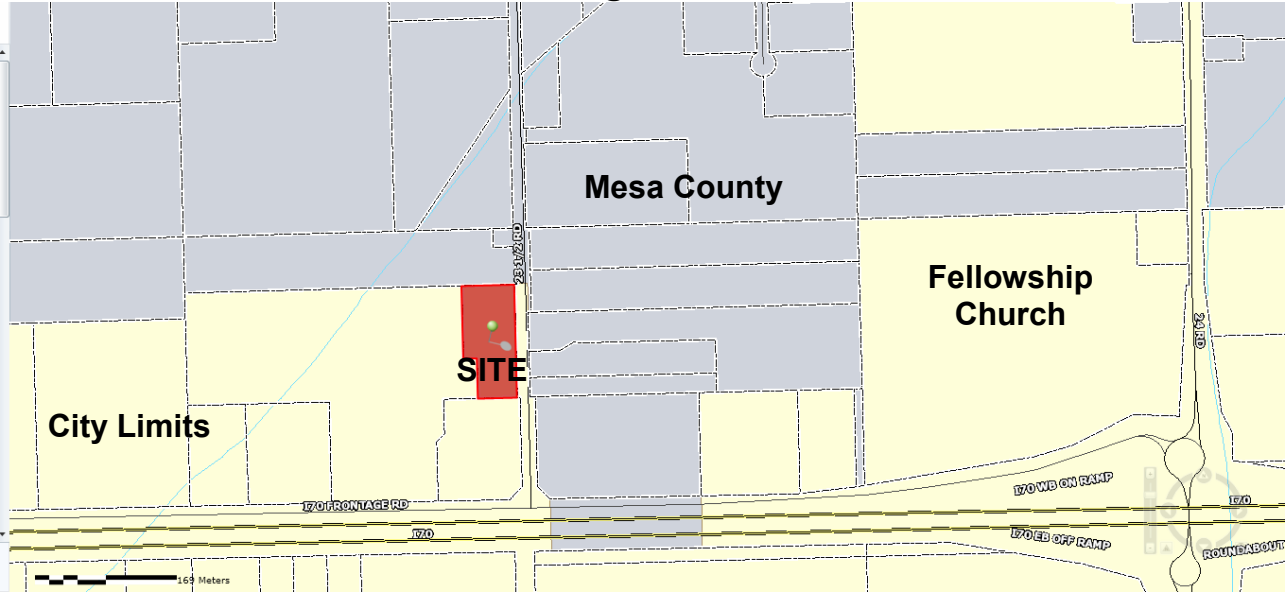
Mr. Chairman, on Rezone, RZN-2012-28, I move that the Planning Commission forward a recommendation of the approval for the Area 2 Rezone from R-E (Residential – Estate) to R-O (Residential Office) with the findings of fact and conclusions listed in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Existing City and County Zoning Map
Open House Comments Received
Ordinance

Site Location Map – 763 23 ½ Road

Figure 1



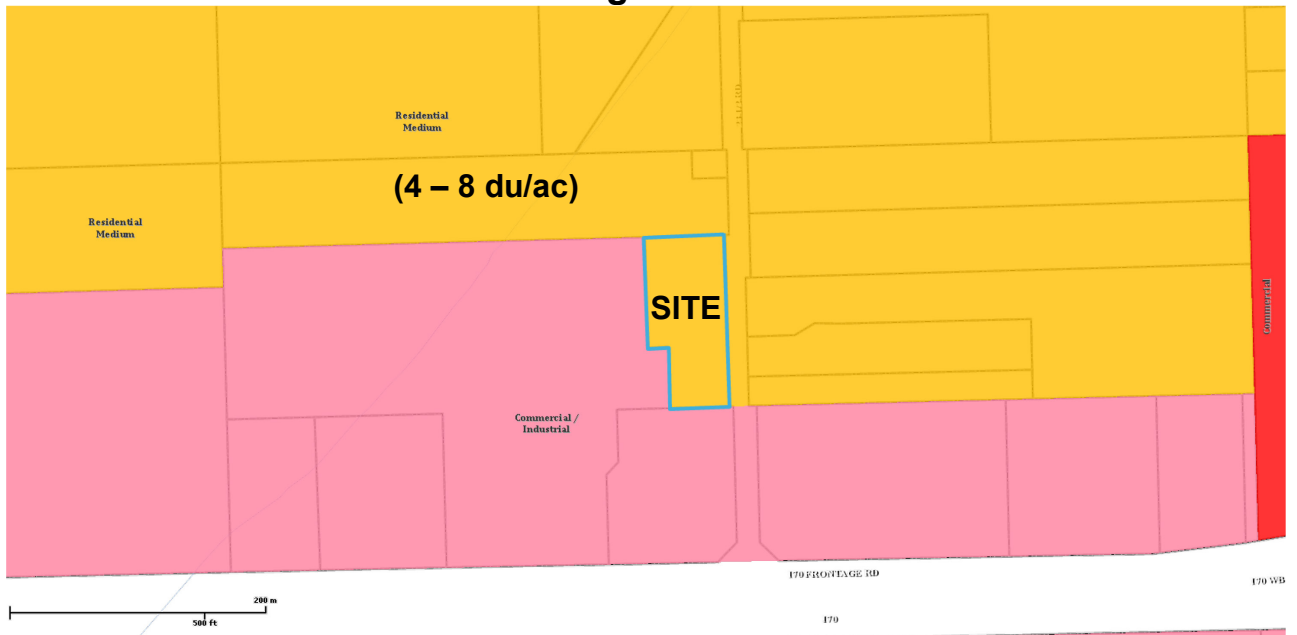
Aerial Photo Map – 763 23 ½ Road

Figure 2



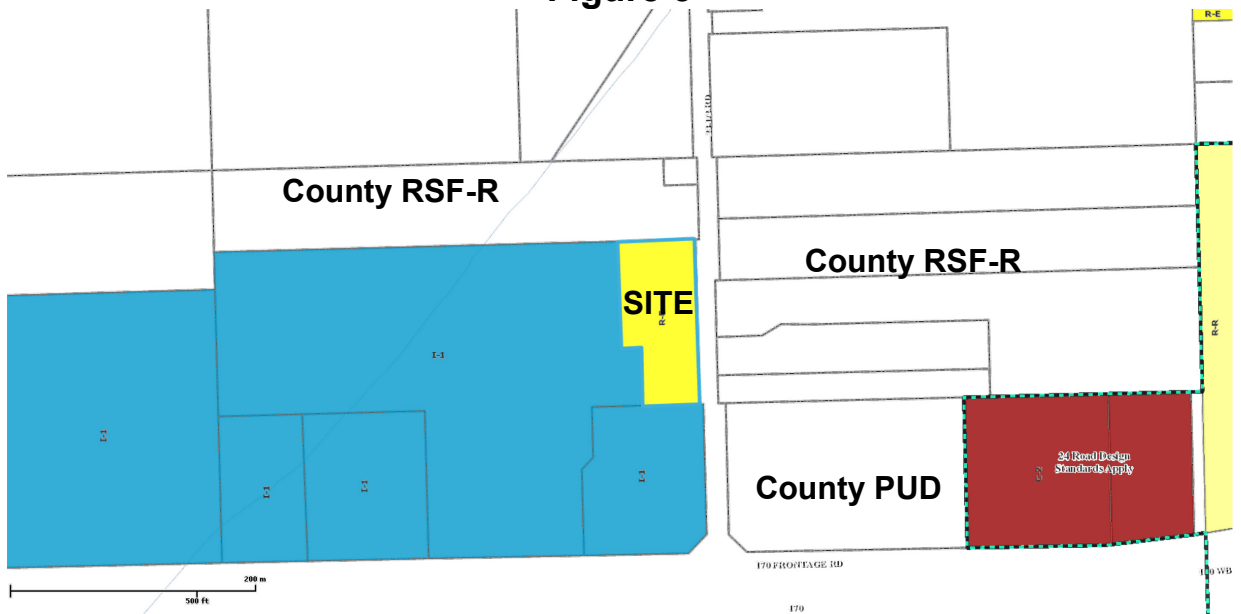
Comprehensive Plan – 763 23 ½ Road

Figure 3



Existing City and County Zoning

Figure 5





OPEN HOUSE
January 25, 2012
4-6:00 p.m.
Grand Junction City Hall

Zoning Change Open House

Areas Areas 1, 2, 4, 5, 7, 8, 13, 14

Comment Sheet

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

23 1/2 Row AREA 2

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

I think any rezone should originate with the property owners applying. Not the city trying to rezone.

Name Dick Pennington
Address 780-23 7/10 Rd
Grand Jct Co 81505
Phone 242-6318
Email _____

Please turn your comments in tonight or mail them to:

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



OPEN HOUSE ✓
January 25, 2012
4-6:00 p.m.
Grand Junction City Hall

Zoning Change Open House

Areas Areas 1, 2, 4, 5, 7, 8, 13, 14

Comment Sheet

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

763 23 1/2 Rd

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

I would like to see the zone be
either left like it is or just Residential
so it can remain as the buffer

Name Paul Early
Address 776 23 1/2 Rd
Phone 243-0452
Email _____

Please turn your comments in tonight or mail them to:

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

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING ONE PROPERTY FROM
R-E (RESIDENTIAL - ESTATE) TO R-O (RESIDENTIAL OFFICE)**

LOCATED AT 763 23 1/2 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. The Comprehensive Plan anticipated the need for additional commercial, office and industrial uses throughout the community.

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 R-O zone district implements the Future Land Use Designation of Residential Medium, 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 25, 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. 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 R-O (Residential Office).

Lot 1, Hanson Subdivision. See attached map.

763 23 1/2 Road (Parcel # 2701-322-19-001)

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 2



**Attach 10
Area 7 Rezone**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: March 27, 2012
PRESENTER: Lori V. Bowers

AGENDA TOPIC: Area 7 Rezone –RZN-2012-32

ACTION REQUESTED: Recommendation to City Council to rezone property located at 1815 and 1801 Bass Street and 1810 Minnow Drive, from C-1 (Light Commercial) to R-5 (Residential – 5 dwelling units per acre).

BACKGROUND INFORMATION			
Location:		1815 and 1801 Bass Street and 1810 Minnow Drive	
Applicants:		City of Grand Junction	
Existing Land Use:		Residential	
Proposed Land Use:		No change	
Surrounding Land Use:	North	Single-family residential	
	South	West Lake Mobile Home Park	
	East	Single-family residential and West Lake Park	
	West	West Lake Mobile Home Park	
Existing Zoning:		C-1 (Light Commercial)	
Proposed Zoning:		R-5 (Residential – 5 dwelling units per acre)	
Surrounding Zoning:	North	R-5 (Residential – 5 dwelling units per acre)	
	South	C-1 (Light Commercial)	
	East	R-5 (Residential – 5 dwelling units per acre) and CSR	
	West	C-1 (Light Commercial)	
Future Land Use Designation:		Residential Medium (4 – 8 dwelling units per acre)	
Zoning within density range?		Yes	X No

PROJECT DESCRIPTION: A request to rezone three properties totaling approximately 0.66 acres, located at 1815 and 1801 Bass Street and 1810 Minnow Drive, from C-1 (Light Commercial) zone district to R-5 (Residential – 5 dwelling units per acre) zone district.

RECOMMENDATION: Recommend approval to City Council.

ANALYSIS:

1. Background

The three subject parcels were originally platted as part of the West Lake Park Subdivision in 1953. In 1959 they were annexed into the City, as part of the West Lake Park Annexation, which consisted of 129.1 acres. In 1961 the subject parcels were zoned C-2, as part of a large rezoning request to commercial to accommodate Western Slope Oxygen Company which was interested in expanding their business. From the old minutes of the Planning Commission, the business owner was concerned about the zone district that was placed on the properties upon annexation. It is not clear what zoning designation the properties were zoned to upon annexation, but it is evident in the old zoning records that in 1961 they were zoned to C-2. C-2 was still the zoning of record on the subject properties in 1998.

In 2000 the zoning was changed to C-1. It is an assumption that the change from C-2 to C-1 was to make the existing mobile home park conforming with the Zoning and Development Code. These three houses were included as part of that re-zone.

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 C-1, (Light Commercial) to R-5, (Residential 5 du/ac) to support the vision and goals of the Comprehensive Plan and to implement the future land use designation of Residential Medium. Changing the zoning will not impact the existing single family residences and will bring the zoning into compliance with the Comprehensive Plan's Future Land Use Map designation.

The property owners were 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 25, 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

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

Goal 1 is met with the adoption of the Comprehensive Plan; the existing zoning is not in compliance with the Future Land Use Map, which has prompted the City initiated rezones to ensure that the zoning and land use designation of the Comprehensive Plan are consistent.

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

Goal 6 is met by rezoning to the appropriate zoning which supports the existing built environment. The rezone to R-5 reflects the residential character of the neighborhood.

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

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

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

The proposed rezones will alleviate the conflict between the current zoning and the Future Land Use Map of the Comprehensive Plan.

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

The character of the neighborhood has not changed. Most of the homes in this area were constructed in the 1950's. The requested rezone will bring the subject parcels into conformance with the Comprehensive Plan.

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

Adequate public facilities and services currently exist and are adequate to serve the existing subdivision. There are no new proposed land uses at this time.

(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;

N/A

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

The benefit to the community is consistency between the Zoning Map and the Comprehensive Plan; the property will be zoned to suit the actual residential uses of the property.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Area 7 Rezone, RZN-2012-32, a request to rezone the property from C-1 (Light Commercial) to R-5 (Residential – 5 du/ac) 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-2012-32, to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

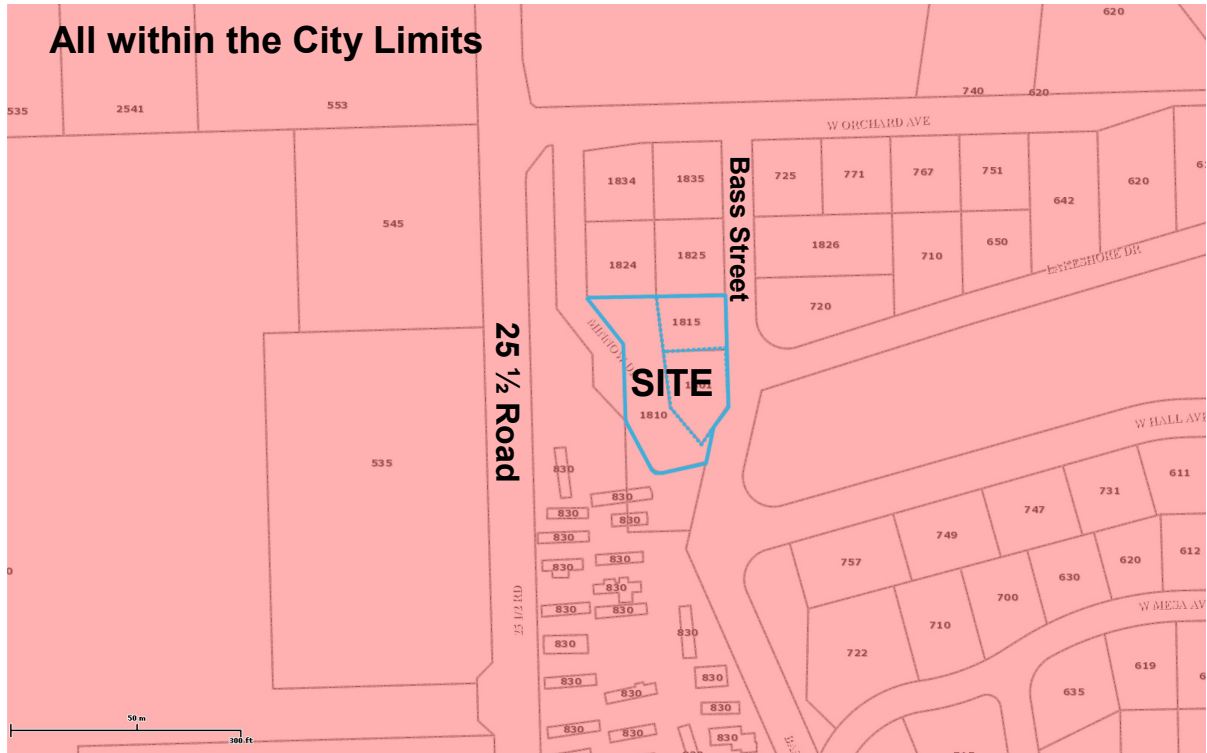
Mr. Chairman, on Rezone, RZN-2012-32, I move that the Planning Commission forward a recommendation of the approval for the Area 7 Rezone from C-1 (Light Commercial) to R-5 (Residential – 5 du/ac) with the findings of fact and conclusions as listed in the staff report.

Attachments:

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

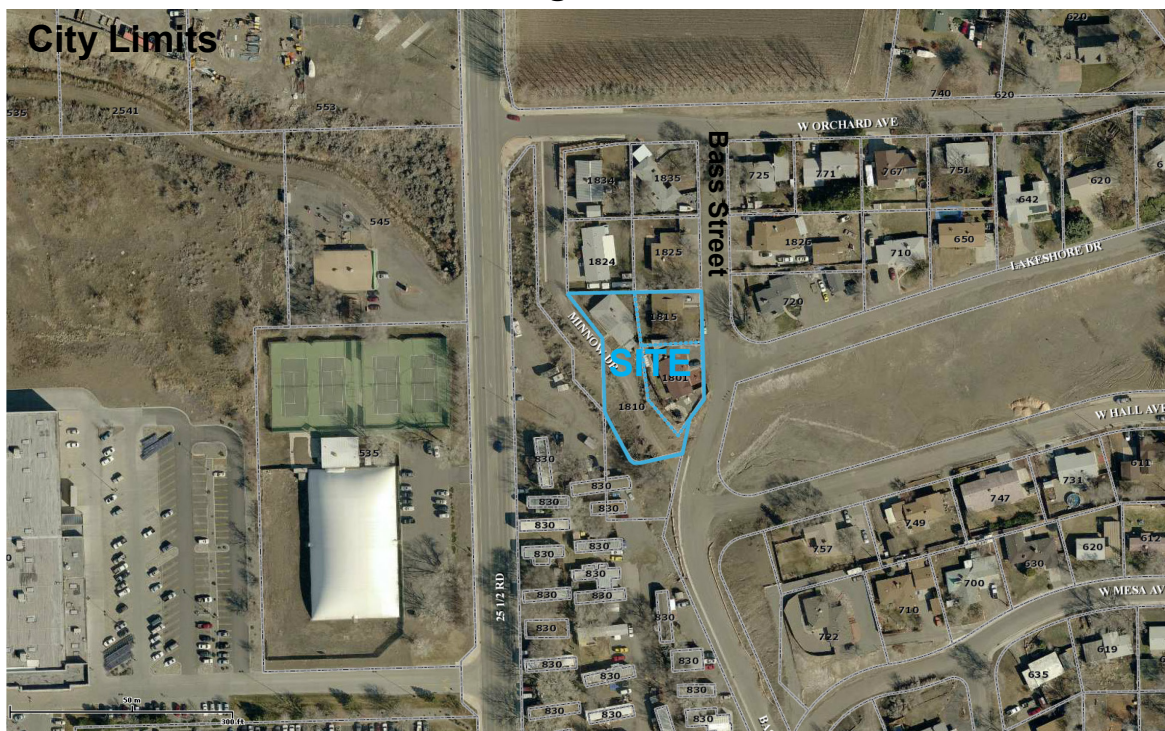
Site Location Map

Figure 1



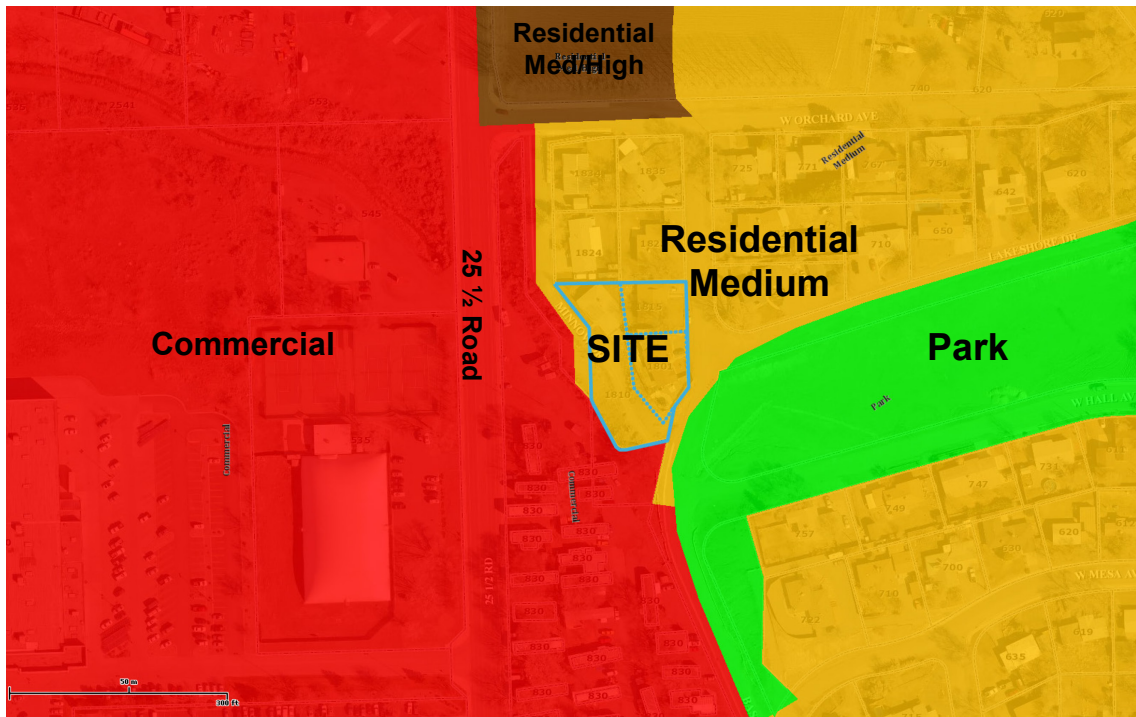
Aerial Photo Map

Figure 2



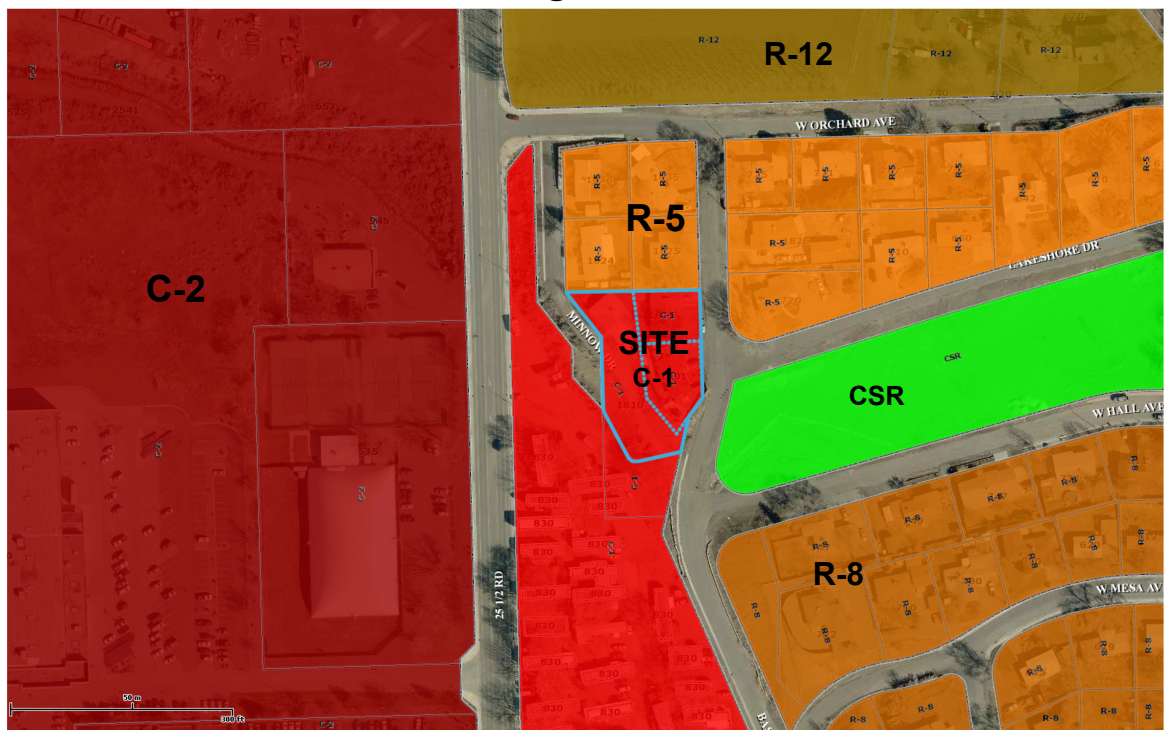
Comprehensive Plan Map

Figure 3



Existing City Zoning Map

Figure 4



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING THREE PARCELS
FROM C-1 (LIGHT COMMERCIAL) TO
R-5 (RESIDENTIAL – 5 UNITS PER ACRE)**

LOCATED AT 1815 and 1801 BASS STREET and 1810 MINNOW DRIVE

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 R-5 zone district implements the Future Land Use designation of Residential Medium, 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 25, 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 public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning the three properties shown as Area 7 from C-1 (Light Commercial) to the R-5 (Residential – 5 du/ac) zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Comprehensive Plan, Residential Medium and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the R-5 zone district to be established.

The Planning Commission and City Council find that the R-5 zoning 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 properties shall be rezoned R-5 (Residential – 5 units per acre) and as shown on the attached Exhibit "A".

1815 Bass Street
1801 Bass Street
1810 Minnow Drive

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

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

ATTEST:

City Clerk

Mayor

Rezone - Area 7



Exhibit "A"

**Attach 11
Area 13 Rezone**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: March 27, 2012
PRESENTER: David Thornton, AICP

AGENDA TOPIC: Area 13 Rezone – RZN-2012-8

ACTION REQUESTED: Recommendation to City Council to rezone one property located at 510 29 ½ Road from C-2 (General Commercial) to C-1 (Light Commercial).

BACKGROUND INFORMATION			
Location:	510 29 ½ Road		
Applicants:	City of Grand Junction		
Existing Land Use:	Office Building – Mesa County Department of Human Services		
Proposed Land Use:	N/A		
Surrounding Land Use:	North	Vacant property owned by Mesa County	
	South	North Avenue and Office /Retail	
	East	Cemetery	
	West	Residential and Retail	
Existing Zoning:	C-2 (General Commercial)		
Proposed Zoning:	C-1 (Light Commercial)		
Surrounding Zoning:	North	County Residential Rural (RSF-R)	
	South	City C-1 and County C-2	
	East	County Residential Rural (RSF-R)	
	West	County Residential (RMF-8) and County C-2	
Future Land Use Designation:	Village Center Mixed Use		
Zoning within density / Intensity range?	X	Yes	No

PROJECT DESCRIPTION: A request to rezone one property totaling 6.36 +/- acres, located at 510 29 ½ Road, from C-2 (General Commercial) to C-1 (Light Commercial) 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 Village Center on the Future Land Use Map. The property is presently zoned C-2, (General Commercial) which is inconsistent with the Comprehensive Plan Future Land Use Map designation of Village Center Mixed Use. 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 C-2, (General Commercial) to C-1, (Light Commercial) to support the vision and goals of the Comprehensive Plan and to implement the future land use designation of Village Center Mixed Use. Changing the zoning will not impact the existing business and will allow the maximum opportunity to utilize or redevelop the property in the future.

Generally the differences between C-1 and C-2 include the following. The C-2 zone district provides for some outdoor operations and storage for manufacturing uses, warehouse and freight movement with outdoor storage and loading, and wholesale businesses that sell to commercial, institutional and industrial businesses. The C-1 zone district permits multifamily and group living facilities as land uses that are appropriate.

The proposed C-1 zone district will allow mixed use opportunities with the allowance of multi-family densities of up to 24 units per acre. The existing C-2 zoning does not allow mixed use and therefore does not implement the vision the Comprehensive Plan has for this area as a mixed use center located along the North Avenue Corridor. The existing use of professional office, housing the County Department of Health and Human Services is allowed in the C-1 zone district, therefore there are no nonconforming issues being created by this change in zoning.

The property owner is Mesa County and Staff notified them of the proposed rezone by telephone and email as well as via regular mail. They were invited, along with other property owners in the area, to attend an Open House held on January 25, 2012 to

discuss any issues, concerns, suggestions or support for the rezone request. Three property owners/representatives have contacted staff by phone and one email was received by a fourth person. To date, no one has objected to the change in zoning including the property owner, Mesa County.

2. Consistency with the Comprehensive Plan:

The proposed rezone to C-1, (Light Commercial) implements the future land use designation of Village Center Mixed Use 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 property is located on the North Avenue corridor identified as a mixed use Village Center Mixed Use. A portion of the property is split and has a Residential Medium density land use designation. Anytime a property has two or more land use designations, either designation can be established as the primary designation. For this site the Village Center is appropriate in that it allows for both commercial and residential zoning.

The 2007 North Avenue Corridor Plan also established a vision for North Avenue that encourages office, retail and residential land uses up and down the corridor with this area of the corridor emphasizing regional services and retail. Employment centers such as the existing Mesa County Health and Human Services building is encouraged by the corridor plan. The proposed zone change to C-1 will sustain the existing use of the land and maintain neighborhood stability limiting more intense outdoor manufacturing, freight movement and outdoor storage land uses from occurring on this site in the future.

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

The current land use as a office building (Mesa County Health and Human Services) is an allowed land use in the C-1 zone district. Changing the zoning from C-2 will not impact the existing operations by the County and may allow greater opportunity to utilize or redevelop the property at some point in the future such as adding residential uses on the site.

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 C-1, (Light Commercial) will maintain and potentially help spur the current and anticipated type of 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 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 C-2 (General Commercial) which is the zoning that was placed on the property at the time of annexation because it was the same zoning the County had originally zoned it. The Comprehensive Plan Future Land Use Map identifies this property as Village Center Mixed Use and the vision of the Comprehensive Plan is to transform the North Avenue Corridor from what has been a heavy commercial district with outdoor operations and a heavy commercial/industrial blend to a mixed use commercial retail, office and residential blend of land uses. The existing zoning of C-2 is not in compliance with the Future Land Use Map designation because it does not adequately promote mixed use opportunities, therefore the City is proposing a rezone to C-1 (Light Commercial). The C-1 zone district 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 of the surrounding area will continue to change under the vision of the Comprehensive Plan. This change will include a mix of uses that complement each other and sustain the area as part of the growth and development of the City. 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 site has direct access to 29 ½ Road, an improved road that provides direct access to North Avenue with a traffic signal. All utilities are present and available for future development. GVT bus service provides a drop off and pick up of passengers directly in front of the site. Public and community facilities are adequate to realize the mixed use vision of the Comprehensive Plan.

(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 and residential neighborhoods. To meet this Goal, the Future Land Use Map identified several areas that were deemed appropriate for mixed use centers, areas of higher density and commercial intensity to accommodate the future growth of the community and create a livable community to live in. 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 mixed land uses.

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

The proposed rezone to C-1 from C-2 will help limit land uses that are less compatible with surrounding residential uses and help create a North Avenue corridor that encourages mixed use where people can live, shop, and work in close proximity.

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 13 Rezone, RZN-2012-8, a request to rezone one property from C-2, (General Commercial) to C-1, (Light Commercial), 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-2012-8, to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on Rezone, RZN-2012-8, I move that the Planning Commission forward a recommendation of the approval for the Area 13 (Yellow) Rezone from C-2 (General Commercial) to C-1 (Light Commercial) with the findings of fact, conclusions listed in the staff report.

Attachments:

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

Public Comments/Correspondence

PHONE LOG

Week of January 16, 2012

1. Bob Armantrout - I explained that it was only affecting the property across the street owned by Mesa County with zoning going from C-2 to C-1.
2. Jackelyn Rodriguez - Left message to her that it only affected Mesa County Dept of Human Services property going from C-2 zoning to C-1 Zoning.

Week of Jan 23, 2012

1. Evelyn Saxton - lives across the street - I explained to her what the request was. She stated that she would not be at the open house.

EMAIL

From: David Thornton
To: Beckstead, Todd
Date: 1/19/2012 8:41 AM
Subject: Re: Proposed Re-zoning RZN-2012-8 - Yellow Area 13 - 510 29 1/2 Rd

Todd,

Thanks for your inquiry. The proposed rezone is for the Mesa County Health and Human Services property at 2952 North Avenue to go from a General Commercial (C-2 zoning) to a Light Commercial (C-1 zoning). This rezone proposal is City initiated because the C-2 zoning is in conflict with the City's Comprehensive Plan for the North Avenue area. The existing County buildings/facility is allowed under the proposed C-1 zoning and supports the vision of the Comprehensive Plan. Effectively this proposal is more of a housekeeping measure and no change is proposed for the site.

I hope that answers your questions and any concerns you may have. Please let me know if you have further questions.

Thanks again for your interest.

Dave

Dave Thornton, AICP
Principal Planner
(970)244-1450
davidt@gjcity.org

>>> Todd Beckstead <becksteadt@gmail.com> 1/18/2012 5:42 PM >>>

Hello Dave,

I received a Notice of Application today for the above proposed re-zoning. Can you tell me who owns this property and what their plans are for it that have caused them to file the application?

Thanks,

Todd Beckstead (Grand Valley Properties LLC)

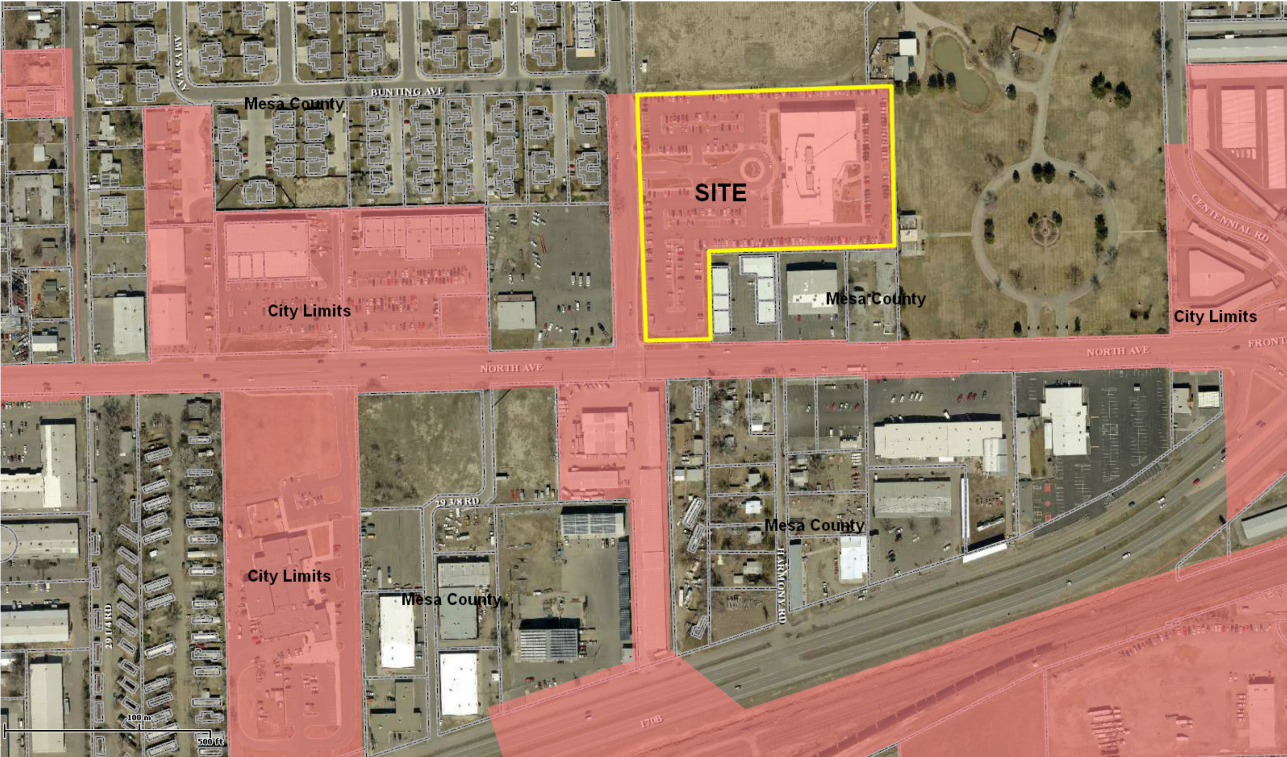
Site Location Map – 510 29 ½ Road

Figure 1



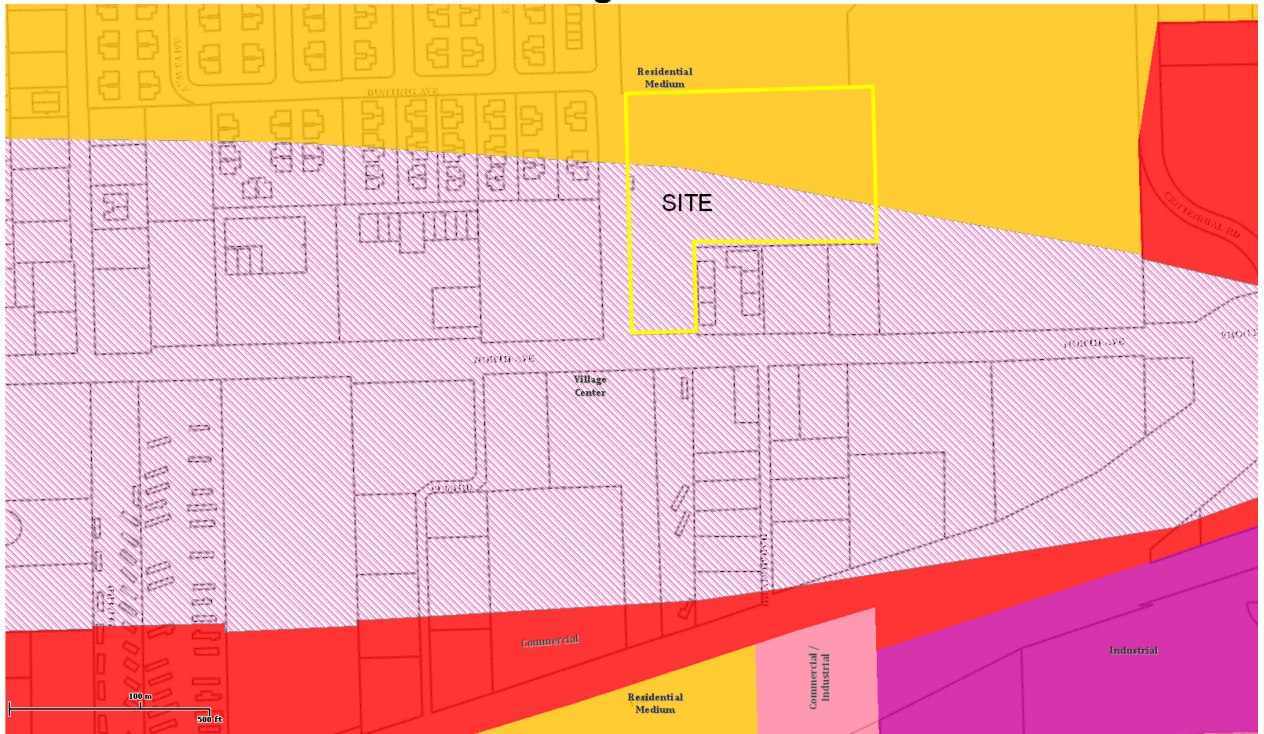
Aerial Photo Map – 510 29 ½ Road

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 C-2, (GENERAL COMMERCIAL) TO c-1, (LIGHT COMMERCIAL)**

LOCATED AT 510 29 ½ 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 C-1 zone district implements the Future Land Use Designation of Village Center Mixed use, 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 25, 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 C-1 (Light Commercial).

See attached map.

510 29 ½ Road (Parcel # 2943-084-21-931)

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 13

