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**CITY COUNCIL AGENDA
WEDNESDAY, APRIL 18, 2012
MESA COUNTY OLD COURTHOUSE
544 ROOD AVENUE, 2ND FLOOR
6:30 P.M. – PRE-MEETING – ROOM 220
7:00 P.M. – REGULAR MEETING – PUBLIC HEARING ROOM
NOTE TEMPORARY MEETING LOCATION
ENTER BUILDING AT 6TH STREET ENTRANCE**

To become the most livable community west of the Rockies by 2025

Call to Order
(7:00 p.m.)

Pledge of Allegiance
Invocation – Chaplain Mary Ellen Ireland, St. Mary's Pastoral
Care

[The invocation is offered for the use and benefit of the City Council. The invocation is intended to solemnize the occasion of the meeting, express confidence in the future and encourage recognition of what is worthy of appreciation in our society. During the invocation you may choose to sit, stand or leave the room.]

Proclamations/Presentations/Recognitions

Proclaiming April 21, 2012 as "Arbor Day" in the City of Grand Junction, Recognitions of CPC Solutions Sponsorship and Arbor Day Work, and Presentation of Gold Leaf Award

Proclaiming the Week of April 22 through 28, 2012 as "Administrative Professionals Week" and Wednesday, April 25, 2012 as "Administrative Professionals Day" in the City of Grand Junction

Revised April 18, 2012

*** Indicates Changed Item*

**** Indicates New Item*

® Requires Roll Call Vote

REVISED

*** Proclaiming 2012 as "The Year of Water" in the City of Grand Junction
Financial Report – Jodi Romero, Financial Operations Director

Certificates of Appointment

To the Horizon Drive Association Business Improvement District
To the Commission on Arts and Culture

Council Comments

Citizen Comments

***** CONSENT CALENDAR *****

1. **Minutes of Previous Meeting** [Attach 1](#)

Action: Approve the Minutes of the April 4, 2012 Regular Meeting

2. **Setting a Hearing on Zoning the Hernandez Enclave Annexation, Located at 2956 D Road** [File #ANX-2012-188] [Attach 2](#)

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

Proposed Ordinance Zoning the Hernandez Enclave Annexation to R-8 (Residential 8 DU/Ac), Located at 2956 D Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for May 2, 2012

Staff presentation: Tim Moore, Public Works and Planning Director
Brian Rusche, Senior Planner

3. **Setting a Hearing on Rezoning 42 Parcels Located East of N. 1st Street, South of Patterson Road, North and West of Park Drive** [File #RZN-2012-24] [Attach 3](#)

A City initiated request to rezone 42 parcels from an R-24 (Residential 24 du/ac) to an R-16 (Residential 16 du/ac) zone district.

Proposed 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

Action: Introduction of a Proposed Ordinance and Set a Hearing for June 20, 2012

Staff presentation: Tim Moore, Public Works and Planning Director
Brian Rusche, Senior Planner

4. **Setting a Hearing on Rezoning Two Parcels Located at 2173 and 2175 River Road** [File #RZN-2012-11] [Attach 4](#)

A City initiated request to rezone two parcels totaling 11.515 acres from a C-2 (General Commercial) to an I-1 (Light Industrial) zone district.

Proposed Ordinance Rezoning Properties at 2173 and 2175 River Road from a C-2 (General Commercial) to an I-1 (Light Industrial) Zone District

Action: Introduction of a Proposed Ordinance and Set a Hearing for May 16, 2012

Staff presentation: Tim Moore, Public Works and Planning Director
Brian Rusche, Senior Planner

5. **Setting a Hearing on Rezoning Property Located at 763 23 ½ Road** [File #RZN-2012-28] [Attach 5](#)

A City initiated 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).

Proposed Ordinance Rezoning One Property from R-E (Residential - Estate) to R-O (Residential Office) Located at 763 23 ½ Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for May 16, 2012

Staff presentation: Tim Moore, Public Works and Planning Director
Scott D. Peterson, Senior Planner

6. **Setting a Hearing on Rezoning Property Located at 483 30 Road** [File #RZN-2012-29] [Attach 6](#)

A City initiated request to rezone one property totaling 6.22 +/- acres located at 483 30 Road from C-1 (Light Commercial) to C-2 (General Commercial).

Proposed Ordinance Rezoning One Property from C-1 (Light Commercial) to C-2 (General Commercial) Located at 483 30 Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for May 16, 2012

Staff presentation: Tim Moore, Public Works and Planning Director
Scott D. Peterson, Senior Planner

7. **Setting a Hearing on Rezoning One Property, Located at 510 29 ½ Road** [File #RZN-2012-8] [Attach 7](#)

A City initiated 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. This property is currently the Mesa County Community Services site.

Proposed Ordinance Rezoning One Property from C-2 (General Commercial) to C-1 (Light Commercial) Located at 510 29 ½ Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for May 16, 2012

Staff presentation: Tim Moore, Public Works and Planning Director
Dave Thornton, Principal Planner

8. **Setting a Hearing on Vacating Alley Right-of-Way for St. Joseph Church, Located in the 300 Block of White Avenue** [File #VAC-2012-203] [Attach 8](#)

This is a request by St. Joseph Catholic Church to vacate the remaining alley right-of-way in the 300 Block of White Avenue for the proposed new chapel, parish hall, and future ancillary additions.

Proposed Ordinance Vacating Right-of-Way for St. Joseph Church Located in the 300 Block of White Avenue

Action: Introduction of a Proposed Ordinance and Set a Hearing for May 2, 2012

Staff presentation: Tim Moore, Public Works and Planning Director
Lori V. Bowers, Senior Planner

9. **Setting a Hearing on Rezoning Three Properties, Located at 1801 and 1815 Bass Street and 1810 Minnow Drive** [File #RZN-2012-32] [Attach 9](#)

A City initiated request to rezone three properties totaling approximately 0.66 acres, located at 1801 and 1815 Bass Street and 1810 Minnow Drive, from C-1 (Light Commercial) zone district to R-5 (Residential – 5 dwelling units per acre) zone district, referred to as the Area 7 Rezone.

Proposed Ordinance Rezoning Three Parcels from C-1 (Light Commercial) to R-5 (Residential – 5 Units Per Acre) Located at 1801 and 1815 Bass Street and 1810 Minnow Drive

Action: Introduction of a Proposed Ordinance and Set a Hearing for June 20, 2012

Staff presentation: Tim Moore, Public Works and Planning Director
Lori V. Bowers, Senior Planner

10. **Setting a Hearing on Rezoning Two Properties Located East of the Monument Little League Ball Fields, Southeast of the 25 ½ Road and Patterson Road Intersection** [File #RZN-2012-26] [Attach 10](#)

A City initiated 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, southeast of the 25 ½ Road and Patterson Road intersection.

Proposed 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, Southeast of the 25 ½ Road and Patterson Road Intersection

Action: Introduction of a Proposed Ordinance and Set a Hearing for June 6, 2012

Staff presentation: Tim Moore, Public Works and Planning Director
Senta Costello, Senior Planner

11. **Setting a Hearing on Rezoning One Property Located on the West Side of Bass Street between W. Hall Avenue and W. Mesa Avenue** [File #RZN-2012-27] [Attach 11](#)

A City initiated 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).

Proposed 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

Action: Introduction of a Proposed Ordinance and Set a Hearing for June 6, 2012

Staff presentation: Tim Moore, Public Works and Planning Director
Senta Costello, Senior Planner

12. **Purchase of On-Site Sodium Hypochlorite Generation System-Liquid Chlorine Disinfectant Equipment for the Water Treatment Plant** [Attach 12](#)

This request is for the purchase of equipment and the installation of an On-Site Sodium Hypochlorite Generation System at the City of Grand Junction Water Treatment Plant (WTP). Staff has identified the need to move from the use of chlorine gas to the on-site generation of low concentration bleach (sodium hypochlorite) to improve the safety at the WTP and the surrounding area. This change will eliminate the handling and storage of chlorine gas and provide a system that is more reliable and will serve the WTP well into the future.

Action: Authorize the Purchasing Division to Enter into a Contract with Severn Trent to Purchase and Install an On-site Sodium Hypochlorite Generation System in the Amount of \$400,000

Staff presentation: Greg Trainor, Utilities, Facilities, and Streets Director
Jay Valentine, Financial Operations Manager

13. **Purchase Two 2012 Rubber Tire Backhoes for Storm Water and Water Services Divisions** [Attach 13](#)

This request is for the purchase of a scheduled equipment replacement of two Rubber Tire Backhoes for the Storm Water and Water Services Divisions.

Action: Authorize the City Purchasing Division to Purchase two Volvo BI-70B Rubber Tire Backhoes from Power Equipment Company in an Amount of \$146,310

Staff presentation: Greg Trainor, Utilities, Streets, and Facilities Director
Darren Starr, Streets, Storm Water, and Solid Waste Manager
Rick Brinkman, Water Services Manager
Jay Valentine, Financial Operations Manager

14. **Purchase Extended Cab Utility Truck for the Water Division** [Attach 14](#)

This purchase request is for one 2012 Ford F450 Extended Cab utility truck to replace one utility truck currently in the City's fleet.

Action: Authorize the City Purchasing Division to Purchase a Utility Truck from Western Slope Auto in the Amount of \$58,337

Staff presentation: Greg Trainor, Utilities, Streets, and Facilities Director
Rick Brinkman, Water Services Manager
Jay Valentine, Financial Operations Manager

15. **Contract for Lincoln Park Renovation Project – Restroom Construction** [Attach 15](#)

In 2011, the Parks and Recreation Department completed a Park Inventory and Future Needs Assessment, which is an evaluation program of all park facilities for safety, accessibility, and cost of maintenance. Findings of this study determined the public restroom facilities at Lincoln Park are sorely inadequate and at the top of the list for replacement.

Action: Authorize the Purchasing Division to Enter into a Contract with Emery Welsh Construction for the Construction and Installation of Public Restrooms and a Public Restrooms / Shelter at Lincoln Park, in Conjunction with the Lincoln Park Renovation Project in the Amount of \$277,770.93

Staff presentation: Rob Schoeber, Parks and Recreation Director
Jay Valentine, Financial Operations Manager

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

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

16. **Application for US Department of Justice Annual Justice Assistance Grant for Audio/Video Equipment for Training** [Attach 16](#)

The Grand Junction Police Department has been solicited by the Bureau of Justice Assistance (BJA) program of the US Department of Justice to apply for an annual grant in the amount of \$25,239. If awarded, these funds will be used in combination with other funding sources to purchase audio/video equipment for the training room of the new Police building.

The Bureau of Justice Assistance requires City Council review and to provide an opportunity for public comment, as part of the application process. Therefore, a public comment opportunity is requested for the purpose of satisfying this requirement.

Action: Authorize the Acting City Manager to Apply for These Funds, and if Awarded, to Manage \$25,239 in Grant Funding

Staff presentation: John Camper, Police Chief
Troy Smith, Deputy Police Chief

17. **Public Hearing—Rezoning 92 Properties Located Between 12th Street and 17th Street along Main Street and the North Side of Colorado Avenue** [File # RZN-2011-1221] [Attach 17](#)

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

Ordinance No. 4520—An Ordinance Rezoning 92 Properties from R-8 (Residential 8 DU/Ac) to an R-O (Residential Office) Zone District, Located between 12th Street and 17th Street Along Main Street and the North Side of Colorado Avenue

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of Ordinance No. 4520

Staff presentation: Tim Moore, Public Works and Planning Director
Lori V. Bowers, Senior Planner

18. **Public Hearing—Rezoning Four Properties Located at 2202, 2202 ½, 2204 H Road, and 824 22 Road** [File #RZN-2011-1215] [Attach 18](#)

A City initiated request to rezone four properties located at 2202, 2202 ½, 2204 H Road, and 824 22 Road from M-U (Mixed Use) to MXG-3 (Mixed Use General) zone district.

Ordinance No. 4521—An Ordinance Rezoning Four Properties from M-U (Mixed Use) to MXG-3 (Mixed Use General), Located at 2202, 2202 ½, 2204 H Road, and 824 22 Road

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of Ordinance No. 4521

Staff presentation: Scott D. Peterson, Senior Planner

19. **Public Hearing—Rezoning One Parcel Located at 2170 Broadway** [File RZN-2011-1152] [Attach 19](#)

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

Ordinance No. 4522—An Ordinance Rezoning Property Located at 2170 Broadway from an R-2 (Residential 2 Dwelling Units/Acre) to an R-8 (Residential 8 Dwelling Units/Acre) Zone District

®Action: Hold a Public Hearing and Consider Final Passage and Final Publication in Pamphlet Form of Ordinance No. 4522

Staff presentation: Brian Rusche, Senior Planner

20. **Non-Scheduled Citizens & Visitors**
21. **Other Business**
22. **Adjournment**

**GRAND JUNCTION CITY COUNCIL
MINUTES OF THE REGULAR MEETING**

April 4, 2012

The City Council of the City of Grand Junction convened into regular session on the 4th day of April, 2012 at 7:00 p.m. in the Mesa County Public Hearing Room. Those present were Councilmembers Bennett Boeschstein, Teresa Coons, Jim Doody, Laura Luke, Bill Pitts, Sam Susuras, and Council President Tom Kenyon. Also present were Acting City Manager Rich Englehart, City Attorney John Shaver, and City Clerk Stephanie Tuin.

Council President Kenyon called the meeting to order. He asked Eagle Scout Jordan Jones, his brother Nathan Jones, and his Troop #388 to come forward and lead the Pledge of Allegiance. It was followed by an invocation by Pastor Dan Wilkie, First Congregational Church.

Proclamations

Proclaiming the Week of Sunday, April 15 through Sunday, April 22, 2012 as "Days of Remembrance" in the City of Grand Junction

Proclaiming April 16, 2012 as "National Healthcare Decisions Day" in the City of Grand Junction

Proclaiming April, 2012 as "Month of the Young Child" in the City of Grand Junction

Proclaiming April, 2012 as "Child Abuse Prevention Month" in the City of Grand Junction

Appointments

To the Horizon Drive Association Business Improvement District

Councilmember Doody moved to reappoint Chuck Keller and Bill Milius for four year terms expiring April 2016 and appoint Jay Moss for a two year term expiring April 2014, all to the Horizon Drive Association Business Improvement District. Councilmember Susuras seconded the motion. Motion carried.

To the Commission on Arts and Culture

Councilmember Pitts moved to reappoint Dr. Gisela Flanigan for a three year term expiring February 2015 and appoint Judy Dyrud, Elizabeth Nelson, and Miranda

Ashman for three year terms expiring February 2015, all to the Commission on Arts and Culture. Councilmember Luke seconded the motion. Motion carried.

Council Comments

Councilmember Boeschstein attended the Bureau of Land Management outdoor conference held at the Mesa County Old Courthouse. April 28th is the Outdoor Heritage Days in Palisade which is a big Riverfront event at Riverbend Park. The end of April is the Fat Tire Festival in Fruita. There are lots of events related to the Riverfront going on this time of year and it is the 25th anniversary of the Riverfront Commission.

Council President Kenyon added that there are lots of activities for kids at the Heritage Days in the Riverbend Park in Palisade.

Councilmember Doody said he attended the Suicide Prevention Summit meeting last weekend at Two Rivers Convention Center that was hosted by Mesa County and led by Commissioner Janet Rowland and Dr. Jeff Kerr from Mesa County Health Department. There were 44 completed suicides in Mesa County last year. Mesa County is one of the highest in the nation and the highest in the State for suicides. The Coalition is trying to reduce those numbers.

Citizen Comments

There were none.

CONSENT CALENDAR

Councilmember Susuras moved to approve the Consent Calendar items #1-9 and then read the Consent Calendar. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

1. **Minutes of Previous Meeting**

Action: Approve the Minutes of the March 20, 2012 Special Session and the March 21, 2012 Regular Meeting

2. **Setting a Hearing on Rezoning Fourteen Properties on the South Side of I-70B between S. 17th Street and 28 Road along E. Main Street** [File #RZN-2011-1322]

A City initiated request to rezone fourteen parcels totaling 17.268 acres from a C-2 (General Commercial) to an I-1 (Light Industrial) zone district.

Proposed Ordinance Rezoning Properties Located on the South Side of I-70B between S. 17th Street and 28 Road Along E. Main Street from a C-2 (General Commercial) to an I-1 (Light Industrial) Zone District

Action: Introduction of a Proposed Ordinance and Set a Hearing for May 2, 2012

3. **Setting a Hearing on Rezoning Two Properties Located at 637/681 Railroad Boulevard and 2225 River Road** [File #RZN-2011-1331]

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

Proposed Ordinance Rezoning Two Properties Located at 637/681 Railroad Boulevard and 2225 River Road from I-2 (General Industrial) to I-1 (Light Industrial)

Action: Introduction of a Proposed Ordinance and Set a Hearing for May 2, 2012

4. **Setting a Hearing on Rezoning One Property Located at 2189 River Road** [File #RZN-2011-1326]

A City initiated request to rezone one property located at 2189 River Road from I-2, (General Industrial) to I-1, (Light Industrial) zone district.

Proposed Ordinance Rezoning One Property from I-2, (General Industrial) to I-1, (Light Industrial), Located at 2189 River Road

Action: Introduction of a Proposed Ordinance and Set a Hearing for May 2, 2012

5. **Sole Source Purchase of Public Safety Building Audio Video Systems**

This request is to award a sole source contract to All Sound Designs for the purchase and installation of the Audio Video (A/V) systems in the Public Safety Building. All Sound Designs is currently working on the A/V solution for the City Hall Auditorium and this sole source will insure a system compatible. The system will provide enhanced display of automated systems, data, video, audio, and Geographic Information System (GIS) interactive maps for use in support of critical police, training, investigations, and incident management.

Action: Authorize the City Purchasing Division to Enter into a Contract with All Sound Designs of Grand Junction, CO for the Public Safety Building Audio Video Systems in the Amount of \$300,000

6. **Purchase of Aggregate and Road Material for Streets Division for 2012**

This request is for the purchase of ¼” and ⅜” aggregate for the City’s Streets Division for 2012. This aggregate will be used as chips for the 2012 Chip Seal project.

Action: Authorize the Streets Division to Enter into a Contract with Whitewater Building Materials to Provide Aggregate and Road Materials for the Streets Division for an Estimated Amount of \$55,800

7. **Purchase Crew Cab Dump Truck for Streets Division**

This request is for the purchase of a scheduled equipment replacement of a Crew Cab Dump Truck for the Streets and Storm Water divisions.

Action: Authorize the City Purchasing Division to Purchase a 2012 Ford F550 Crew Cab Dump Truck from Western Slope Auto in an Amount of \$50,152

8. **Dump Truck Rentals with Drivers for the City Spring Cleanup Program 2012**

This request is for the award of a contract for the rental of dump trucks with drivers to haul debris and refuse to designated collection sites as part of the City’s Annual Spring Cleanup Program for 2012.

Action: Authorize the Purchasing Division to Enter into a Contract with Colorado West Contracting, Inc. to Provide Thirteen Dump Trucks with Drivers for the Duration of the Two Weeks for the City Spring Cleanup Program, for an Estimated Amount of \$65,000

9. **Contract for the 2012 Sewer Line Replacement Project**

This request is to award a construction contract for the sewer line replacement project in the Panorama Subdivision, the Formay Subdivision, and an existing line that will serve the new Fire Administration building. This annual program replaces aging sewer lines that have surpassed their design life. In all, a total of 12,800 lineal feet of sewer main line will be replaced as part of this project. As a result of the bids received, Staff recommends adding additional work that will allow the replacement of the entire Panorama Subdivision.

Action: Authorize the City Purchasing Division to Enter into a Contract with MA Concrete Construction, Inc. of Grand Junction, CO for the 2012 Sewer Line Replacement Project for the Bid Amount of \$623,754.91 and an Extension of Unit Prices for an Additional \$315,475 for a Total Estimated Contract Amount of \$939,229.91

ITEMS NEEDING INDIVIDUAL CONSIDERATION

Fees and Charges for Lincoln Park Tower

The new facilities at the stadium complex requires a City Council approved set of fees and charges in order to begin booking the facilities to Parks Improvement Advisory Board (PIAB) partners and other general community users. The anticipated date of completion for the facilities is May 8, 2012, with the first major event planned on May 12th.

Rob Schoeber, Parks and Recreation Director, presented this item. He showed slides of what the stadium is looking like in the process of construction. He said that the concession and restroom facilities will be underneath the bleacher seating. He explained that the second open air level is spectator seating primarily designated for ADA (handicapped) seating. The third level (first level with windows) is the Press level for game operations, scorekeeping, announcers, and press and media. The top level is a hospitality suite. The Suplizio side of the field is getting very close to being done for baseball games.

Mr. Schoeber said that the Hospitality Suite is a multi-purpose room that will be available for rent for outside meetings, social events, parties, etc. Reservations will be handled through the Parks office beginning on April 16th. There will be a variety of room configurations available that will accommodate 30 to 110 people. There will state-of-the-art audio/visual equipment available.

Mr. Schoeber advised that there will be a wide variety of food and beverage options including alcohol beverage service through the City's liquor license.

Mr. Schroeber stated that the fees and charges schedule was presented to the Parks Improvement Advisory Board and the Parks and Recreation Advisory Board. They want the fees and charges to be very fair for the community so that the facility can be heavily used. He provided an overview of the fees and charges.

He announced other play dates coming up: April 20th Colorado Mesa University will begin their Weekend Home Stand; April 27th will be Colorado Mesa University's attendance night (little league night), which will also finish their Home Stand; and May 1st through May 5th, District 51 High Schools will all play at least one game at Suplizio before the end of their season. He commended the work of FCI Constructors, Inc., for staying on and ahead of schedule to be ready for JUCO and allow these other games to be moved to Suplizio. Some other dates he mentioned are May 23rd, a Community Open House sponsored by JUCO, which he invited everyone from the community to take this opportunity to check out the new facility. Then May 26th through June 2nd is the JUCO tournament and there are a variety of ticket packages available. June 23rd the Grand Junction Rockies will make their home debut.

Mr. Schoeber showed a rendition of the completed field and the locker room building which will be the home of the Grand Junction Rockies administrative offices.

Council President Kenyon complimented Mr. Schoeber for his oversight on this project and bringing it in on time and under budget. He noted that some local kids will be able to try out the field first. He invited the community to attend JUCO games. He acknowledged the number of innovative things have been done to save money.

Councilmember Coons thanked Mr. Schoeber and everyone involved.

Resolution No. 14-12—A Resolution Adopting Fees and Charges for the Lincoln Park Tower through the Parks and Recreation Department

Councilmember Pitts moved to adopt Resolution No. 14-12. Councilmember Susuras seconded the motion.

Councilmember Doody inquired if the fees and charges will be reviewed within the next year. Mr. Schoeber said yes, after this first season, the fees and charges will be reviewed and reevaluated.

Motion carried by roll call vote.

Public Hearing—Annexation and Zoning of the Sturgeon Electric Enclave, Located at 2775 Riverside Parkway [File #ANX-2011-1314]

A request to annex 2.375 acres of enclaved property, located at 2775 Riverside Parkway, and to zone the annexation, consisting of one parcel, to an I-1 (Light Industrial) zone district.

The public hearing was opened at 7:44 p.m.

Tim Moore, Public Works and Planning Director, introduced this item.

Brian Rusche, Senior Planner, presented this item. He described the request, the location, the current zoning, and the current use as well as the structures on the property. The Comprehensive Plan designates this property as industrial. The proposal is in compliance with the annexation requirement in State law and the zoning being requested is in compliance with the Zoning and Development Code and the Comprehensive Plan. The Planning Commission recommends approval.

Councilmember Luke asked how many of the surrounding properties will remain I-2. Mr. Rusche pointed out that the property in question is surrounded by I-1, however there is a few properties in the area that will remain I-2.

Councilmember Susuras asked about the initiation of the request. Mr. Rusche said it is a City initiated request as the Persigo Agreement with the County mandates annexation of enclaves after five years of the property being enclaved. The owners did not object.

There were no public comments.

The public hearing was closed at 7:49 p.m.

Councilmember Doody thanked Mr. Rusche for the explanation of the annexation of the enclaves through the Persigo Agreement.

a. Annexation Ordinance

Ordinance No. 4515—An Ordinance Annexing Territory to the City of Grand Junction, Colorado, Sturgeon Electric Enclave Annexation, Located at 2775 Riverside Parkway, Consisting of Approximately 2.375 Acres

b. Zoning Ordinance

Ordinance No. 4516—An Ordinance Zoning the Sturgeon Electric Enclave Annexation to I-1 (Light Industrial), Located at 2775 Riverside Parkway

Councilmember Susuras moved to adopt Ordinance Nos. 4515 and 4516 and ordered them published in pamphlet form. Councilmember Coons seconded the motion. Motion carried by roll call vote.

Public Hearing—Rezone One Parcel Located at 3015 D Road [File #RZN-2011-1151]

A City initiated request to rezone approximately 4.952 acres, located at 3015 D Road, from an R-E (Residential Estate) to an R-8 (Residential 8 dwelling units/acre) zone district.

The public hearing was opened at 7:51 p.m.

Tim Moore, Public Works and Planning Director, introduced this item and the following two items on the agenda. These three items deal with rezoning to bring the zoning and the Comprehensive Plan in harmony with each other. They all come forward with a recommendation for approval from the Planning Commission.

Brian Rusche, Senior Planner, presented this item. He described the site, the location, and the request. He also described the current use and ownership. A spiritual assembly is an allowed use in all residential zone districts. Mr. Rusche described the surrounding zone districts. He reiterated that the Planning Commission forwarded a recommendation of approval. The request does meet the criteria of the Grand Junction Municipal Code and the goals and policies of the Comprehensive Plan.

Councilmember Susuras asked if the property is owned by a church and, although vacant, could a church be built on the property? Mr. Rusche responded affirmatively.

There were no public comments.

The public hearing was closed at 7:55 p.m.

Ordinance No. 4517—An Ordinance Rezoning Property Located at 3015 D Road from an R-E (Residential Estate) to an R-8 (Residential 8 Dwelling Units/Acre) Zone District

Councilmember Coons moved to adopt Ordinance No. 4517 and ordered it published in pamphlet form. Councilmember Luke seconded the motion. Motion carried by roll call vote.

Public Hearing—Rezone Eight Parcels, Located at 2608 and 2612 G Road; 719, 721, 725, 726 26 Road, and One Unaddressed Lot Directly North of 725 26 Road [File #RZN-2012-1219]

A City initiated request to rezone eight parcels, totaling 42.79 acres, located at 2608 and 2612 G Road; 719, 721, 725, 726 26 Road; and one lot directly north of 725 26 Road from R-2 (Residential – 2 units per acre) to R-4 (Residential – 4 units per acre) zone district.

The public hearing was opened at 7:56 p.m.

Lori V. Bowers, Senior Planner, presented this item. She described the sites, the locations, and the request which is City initiated. The area is designated as Area 4. Ms. Bowers described each site and the annexation that brought the properties into the City. The owners were adamant that they wanted to retain their existing County Zoning but were advised their properties would have to be rezoned to further develop. Some subdivisions were brought forward but only one was actually platted. The proposal meets Goal 3 of the Comprehensive Plan. The request will bring the zoning into conformance with the zoning and the Future Land Use designation. The existing zone of R-2 is not consistent with the Comprehensive Plan and was not in conformance with the Growth Plan at the time of annexation. Property owners were notified. Staff received three phone calls, two were in favor and one just wanted information. The Planning Commission forwarded a recommendation of approval. The requested zone is consistent with the goals and policies of the Comprehensive Plan and it meets the criteria of the Grand Junction Municipal Code. Ms. Bowers entered her Staff Report and attachments into the record.

There were no public comments.

The public hearing was closed at 8:02 p.m.

Ordinance No. 4518—An Ordinance Rezoning 8 Parcels from R-2 (Residential – 2 Units per Acre) to R-4 (Residential – 4 Units per Acre), Located at 2608 and 2612 G Road; 719, 720, 721, 725, 726 26 Road; and an Unaddressed Parcel Number 2701-344-00-022 (Directly North of 725 26 Road) from R-2 (Residential – 2 Units per Acre) to R-4 (Residential – 4 Units per Acre) Zone District

Councilmember Susuras moved to adopt Ordinance No. 4518 and ordered it published in pamphlet form. Councilmember Boeschstein seconded the motion. Motion carried by roll call vote.

Public Hearing—Rezone Fourteen Properties Located South and West of the G Road and 24 ½ Road Intersection [File #RZN-2011-1216]

A City initiated request to rezone approximately 64 acres, located south and west of the G Road and 24 ½ Road intersection, from R-12 (Residential 12 dwellings/ acre) zone district to R-24 (Residential 24 dwellings/acre) zone district.

The public hearing was opened at 8:03 p.m.

Senta Costello, Senior Planner, presented this item. It is a City initiated rezone request. She described the sites, the locations, and the request. It is the Blue Polygon Area known as Area 6. The request will bring the zoning into conformance with the Future Land Use designations which is Residential Medium and Residential Medium High. The current zonings do not meet those designations. She spoke to the existing uses and how they will align with the proposed zoning. The Planning Commission forwarded a recommendation of approval. There have been a few calls from surrounding property owners and they were more curious about what was going on.

Councilmember Pitts asked why the properties in between the two sections are not included. Ms. Costello explained those properties requested a Growth Plan Amendment and have already been rezoned and are in conformance with the Comprehensive Plan.

Councilmember Boeschstein asked what type of units can be built here, will they be high rise? Ms. Costello advised the intent is to allow for mixed use development and the maximum height will be 72 feet and six stories. She pointed out the existing commercial in the neighborhood. Open space will be required for the development.

Councilmember Boeschstein asked if the development will have to install sidewalks along 24 ½ Road. Ms. Costello said they would probably build them under their Transportation Capacity Payment funds, and the City would reimburse for the construction.

Councilmember Boeschstein said that Minneapolis-St.Paul has graphics that show what these types of units would look like. Those graphics would help at the neighborhood meetings. He is in favor of density and said it makes sense in this area.

Councilmember Pitts asked about the denser area to the east. Ms. Costello said that is the Brookwillow Subdivision which has a mix of housing and has an overall density of 9.7 units per acre. She described where the various housing types are located within the subdivision.

Councilmember Susuras asked about any comments from neighbors. Ms. Costello said the ones she spoke to, some of the neighbors, they did not express opposition. The property owners did not contact her.

Councilmember Doody asked about the 24 Road Corridor Guidelines and if it required 20% residential. City Attorney Shaver said that 24 Road Guidelines have some very specific criteria but that only affects to the depth of those lots (as he pointed out) which would have the 24 Road Mixed Use designation.

Councilmember Luke asked about the distance used for notification to the surrounding property owners. Ms. Costello said it is 500 feet from any property line for property owners and out to 1,000 feet of any Homeowners Association.

There were no public comments.

The public hearing was closed at 8:15 p.m.

Ordinance No. 4519—An Ordinance Rezoning 14 Properties from R-12 (Residential 12 Dwellings/Acre) to R-24 (Residential 24 Dwellings/Acre), Located South and West of the G Road and 24 ½ Road Intersection

Councilmember Susuras moved to adopt Ordinance No. 4519 and ordered it published in pamphlet form. Councilmember Pitts seconded the motion. Motion carried by roll call vote.

Public Hearing—Rezone 201 Properties Located Generally East of N. 22nd Street and West of 28 Road, Between Grand and Hill Avenues [File #RZN-2011-1212]

A City initiated request to rezone 201 properties located generally east of N. 22nd Street and west of 28 Road, between Grand and Hill Avenues from R-8, (Residential – 8 du/ac) to R-12, (Residential – 12 du/ac).

The public hearing was opened at 8:17 p.m.

Tim Moore, Public Works and Planning Director, introduced this item. He advised that when the Comprehensive Plan was initially brought forward the density in this area was, in Council's opinion, too high. Therefore, a change was made to the Comprehensive Plan and is now before the City Council for a zone change. The Planning Commission has forwarded a recommendation of denial for the request. A super majority will be required to overturn that recommendation.

Scott D. Peterson, Senior Planner, presented this item. The item is a request from the City. He described the site, the location, and the request. Mr. Peterson noted the Planning Commission recommended denial at their February 14th meeting. The request will bring the zoning into conformance with the zoning and the Future Land Use designation. Mr. Peterson briefly described the history of the density designation and the current request for zoning. The City Council changed the Comprehensive Plan for the area last fall. Notification of owners and surrounding property owners were accomplished but only about ten people attended the open house. The sentiment among those was to leave the zoning as is since the area is already built out. 32% of the area is rental property. The properties are currently zoned R-8 which is at the low end of that Comprehensive Plan designation. City Staff is requesting an increase to R-12 to be in the middle of the allowed zoning in the land use designation. The requested rezone meets goals 3, 4, and 5 of the Comprehensive Plan. The change will prepare the neighborhood for future additional development as the market dictates. City Staff feels this rezone will provide a better transition for the zoning to the east and west. Mr. Peterson showed photographs of possible ways the property owners could increase density on their property including alley houses. Combining properties would allow attached units for increased density. Existing alley access could allow accessory units or a second home. Mr. Peterson described the various services and retail establishments within walking distance of this area which is another reason to allow for higher density. During work sessions in developing the Comprehensive Plan, this area was identified for increased density. Density at R-16 was considered too high, with R-12 identified as a better fit.

Mr. Peterson presented his findings that the request is consistent with goals and policies of the Comprehensive Plan and the criteria of the Zoning and Development Code have been met.

He reiterated the Planning Commission recommended denial as the area is already built out. There are some multi-family units in the area already.

Councilmember Susuras asked if there were any open houses. Mr. Peterson said there was in December and about ten people showed up. The general sentiment was to leave the zoning as is, not all of those who commented live in the area.

Councilmember Susuras asked about the condition of the existing homes. Mr. Peterson said it is an older area and some homes could use some tender loving care.

Councilmember Boeschstein questioned the point of rezoning the area to a higher density. The property is built out and it would take demolishing units to increase the density. He said higher density could happen just to the east (alkali flats across 28 Road). He did not think it made sense. He asked about the status of alkali flats. Mr. Peterson said the Planning Manager has been in conversations with the owners.

Mr. Peterson said the rezone would allow property owners to make small incremental increases in the future. Accessory dwelling units are allowed but the maximum square footage would be 700 square feet. The increased zoning would allow a bigger option.

Councilmember Coons noted she lives in the same neighborhood as the multifamily unit on the corner of 7th and Teller and that is very nice. In her neighborhood there are several alley houses. She asked if all the renditions would be allowed in the current zoning. Mr. Peterson pointed out which ones would be allowed in the R-8 zone. They would be limited to 700 square feet. The rest would not be allowed under R-8. A four-plex would require the higher density and two lots.

Councilmember Luke asked about the designation on the alkali flats. Mr. Peterson said they are to be rezoned but there are conversations ongoing with the owners

Public Works and Planning Director Moore said last year the representatives of the alkali flats owners came before the City Council and asked that the City not make a change right now, they asked for more time to work on some ideas.

City Attorney John Shaver said he has spoken with their attorney and how the property might be split up to be equitable.

Councilmember Luke asked if the R-12 is the Staff recommendation. Mr. Moore said that is correct.

Mr. Moore added that the alkali flats may come forward as commercial or residential, it is not for sure.

Tim Cunningham, 567 N. 24th Street, said he has discussed this with the Staff. The properties in the area are wider and not as shallow. 68% are owner occupied. The area is fully developed and the homes are being well-maintained in general and the neighborhood has improved in the last five years. The alley behind him has been concreted; that has helped. He has alley access and has a storage trailer back there. He has narrow front and back yards. He doesn't think the properties lend themselves to the increase. It is a very pleasant neighborhood. Under R-12, a single family home is not allowed so his home would be out of conformance. The Planning Commission voted unanimously to deny the change. Six lots equal an acre. There are some homes where the garage has been converted into an extra room of the main house. There are a few that have converted the garage to an apartment. He is against the raise in zoning. Two of the retail centers mentioned are basically empty now (Eastgate and Teller Arms).

Council President Kenyon asked about the impact to the current homeowners. City Attorney Shaver said there would be no impact unless there was a significant loss and it was not reconstructed within a year.

There were no other public comments.

The public hearing was closed at 8:55 p.m.

Councilmember Susuras listed all the reasons against with only one reason to rezone which is the Comprehensive Plan. He will vote no.

Councilmember Pitts echoed Councilmember Susuras. He has read all the comments from the Planning Commission. Those that showed up were few and he wondered why the area should be rezoned. He cannot support a change.

Councilmember Coons said she is torn by this issue. She understands the debates about what this area may become in the future. The idea behind higher density in the City Center is to prevent sprawl due to the proximity to services. It is a long range plan. In many ways it does make sense to plan for the future. On the other hand, if property owners don't want to change, why do it. She said they do need to continue to think long term.

Councilmember Doody said he used to live in the neighborhood. He agreed with the visionary piece, a good transition to the salt flats. He doesn't think there will be an impact to the neighborhood with this change. He will support the Staff recommendation. He does appreciate the work of the Planning Commission.

Councilmember Luke is also very familiar with the neighborhood. It is all about perspective. The residents have done a good job of maintaining the neighborhood. She respects the Staff and their work. She would have liked to have seen more support of the request. Due to the opposition, she will vote no.

Councilmember Boeschstein said the alkali flats are the opportunity for more density. He did not agree with destroying an existing neighborhood.

Ordinance No. 4520—An Ordinance Rezoning 201 Properties from R-8, (Residential – 8 DU/Ac) to R-12, (Residential – 12 DU/Ac), Generally Located East of N. 22nd Street and West of 28 Road, between Grand and Hill Avenues

Councilmember Susuras moved to adopt Ordinance No. 4519 and ordered it published in pamphlet form. Councilmember Pitts seconded the motion.

Council President Kenyon said the action will not destroy the neighborhood and it is likely they will see almost nothing change to the neighborhood. The Council's desire was to have more density in this area. He sees the Planning Commission's perspective but the Comprehensive Plan is about what the City is going to do in the future, therefore, he would support Staff's recommendation.

Motion failed with Councilmembers Boeschstein, Luke, Pitts, and Susuras voting NO.

Support of Current Lottery Funds Distribution

A resolution supporting the current distribution formula for lottery funds which is 50% to the Great Outdoors Colorado (GOCO) Trust Fund, 40% to the Conservation Trust Fund, and 10% to the Colorado Division of Parks and Wildlife.

Council President Kenyon explained the reason for this coming forward. In the current legislation, there is legislation that could change the distribution formula of Great Outdoors of Colorado and the Trust Fund. City Council understands the benefits of Great Outdoors of Colorado and the tremendous opportunities and improvements that it has brought to the community of Mesa County. They have been a wonderful partner helping with so many areas within the City and Mesa County.

Resolution No. 15-12—A Resolution to Protect the Current Lottery Distribution Formula

Councilmember Pitts moved to adopt Resolution No. 15-12. Councilmember Luke seconded the motion. Motion carried by roll call vote.

Non-Scheduled Citizens & Visitors

There were none.

Other Business

There was none.

Adjournment

The meeting was adjourned at 9:11 p.m.

Stephanie Tuin, MMC
City Clerk



Attach 2

CITY COUNCIL AGENDA ITEM

Date: March 30, 2012
 Author: Brian Rusche
 Title/ Phone Ext:
Senior Planner x. 4058
 Proposed Schedule: 1st Reading:
Wednesday, April 18, 2012
 2nd Reading
 (if applicable): Wednesday, May 2, 2012
 File #: ANX-2012-188

Subject: Zoning the Hernandez Enclave Annexation, Located at 2956 D Road
Action Requested/Recommendation: Introduce a Proposed Ordinance and Set a Public Hearing for May 2, 2012
Presenters Name & Title: Tim Moore, Public Works and Planning Director Brian Rusche, Senior Planner

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

Background, Analysis and Options:

The 0.527 acre Hernandez Enclave Annexation consists of one parcel, located at 2956 D Road. The Hernandez Enclave was created 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).

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).

The review criteria in Section 21.02.140 of the Grand Junction Municipal Code have all been met. See attached Staff Report/Background Information for additional detail.

How this item relates to the Comprehensive Plan Goals and Policies:

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 zone 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). The proposed zone will provide consistency with the adjacent properties with similar land uses.

Board or Committee Recommendation: On March 27, 2012 the Planning Commission forwarded a unanimous recommendation of approval of the R-8 (Residential 8 du/ac) zone district.

Financial Impact/Budget: None.

Legal issues: None.

Other issues: None.

Previously presented or discussed: A Resolution of Intent to Annex was adopted on March 21, 2012.

Attachments:

1. Staff report/Background information
2. Annexation / Site Location Map
3. Aerial Photo Map
4. Comprehensive Plan - Future Land Use Map
5. Existing City and County Zoning Map
6. Zoning Ordinance

STAFF REPORT / BACKGROUND INFORMATION				
Location:		2956 D Road		
Applicant:		City of Grand Junction		
Existing Land Use:		Residential		
Proposed Land Use:		Residential		
Surrounding Land Use:	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

ANALYSIS:

1. Background:

The 0.527 acre Hernandez Enclave Annexation consists of one parcel, located at 2956 D Road. The Hernandez Enclave was created 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. Grand Junction Municipal Code – Chapter 21.02 – Administration and Procedures:

Section 21.02.160(f) of the Grand Junction Municipal Code (GJMC) 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 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 constructed 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 in 2007 and approved for subdivision in 2009 for up to 180 lots, to be known as Morning View Heights (5.24 du/ac). All of 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 for the benefit of this property by the construction of Bear Dance Drive to the rear of the 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 (circa 2005). There are approximately 212 acres of undeveloped land within Pear Park (from 28 Road to 32 Road between the railroad and the Colorado River) within the city limits and currently zoned R-8. If built at maximum density, this acreage would accommodate only 3,900 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.

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 City Council chooses an alternative zone designation, specific alternative findings must be made.

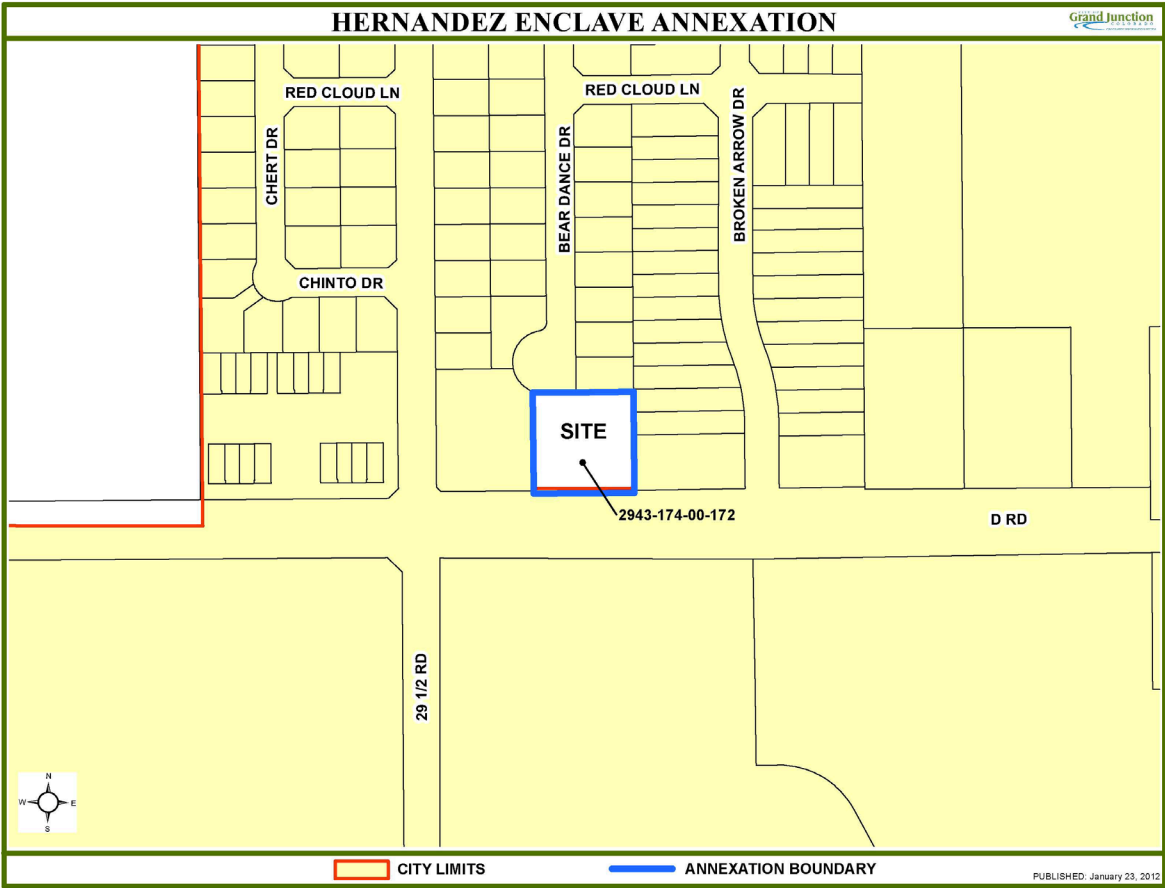
PLANNING COMMISSION RECOMMENDATION:

After reviewing the Hernandez Enclave Zone of Annexation, ANX-2012-188, for a Zone of Annexation, the Planning Commission made 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.

Annexation/Site Location Map

Figure 1

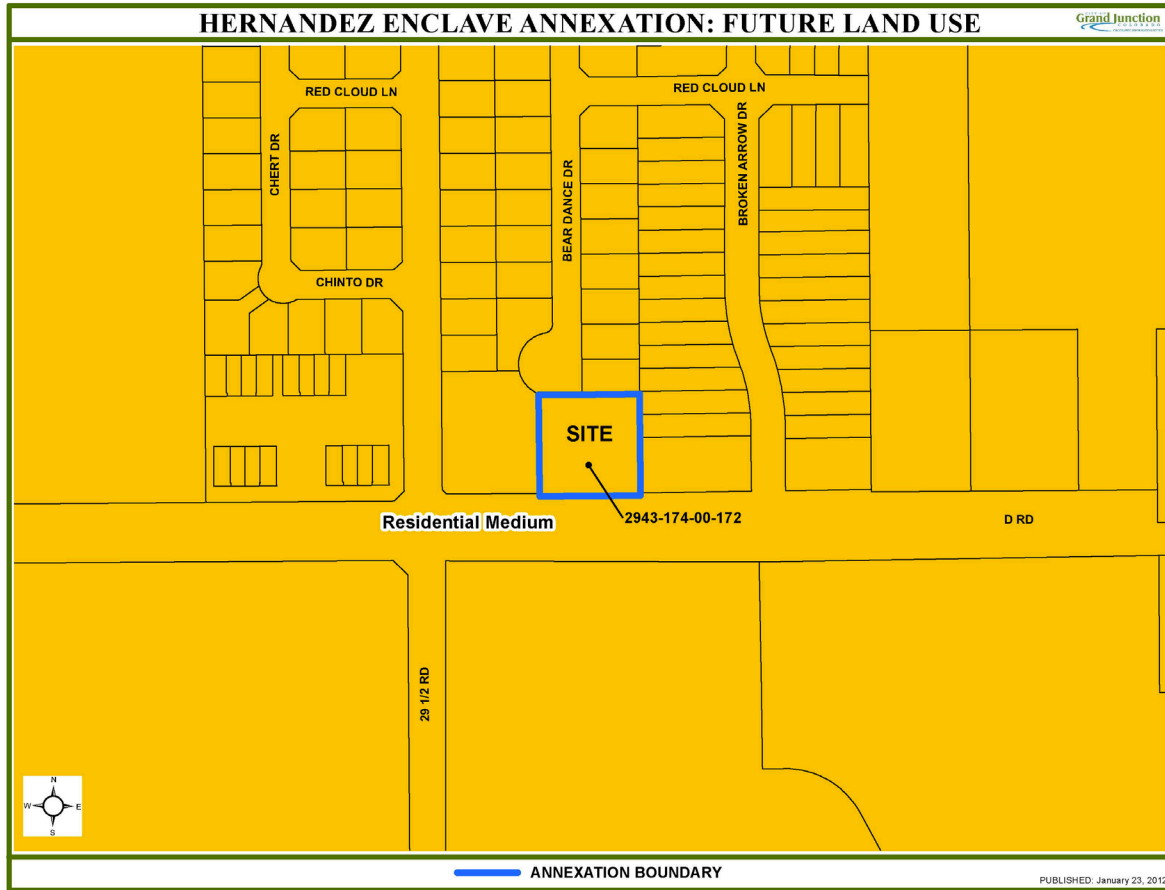


Aerial Photo Map

Figure 2

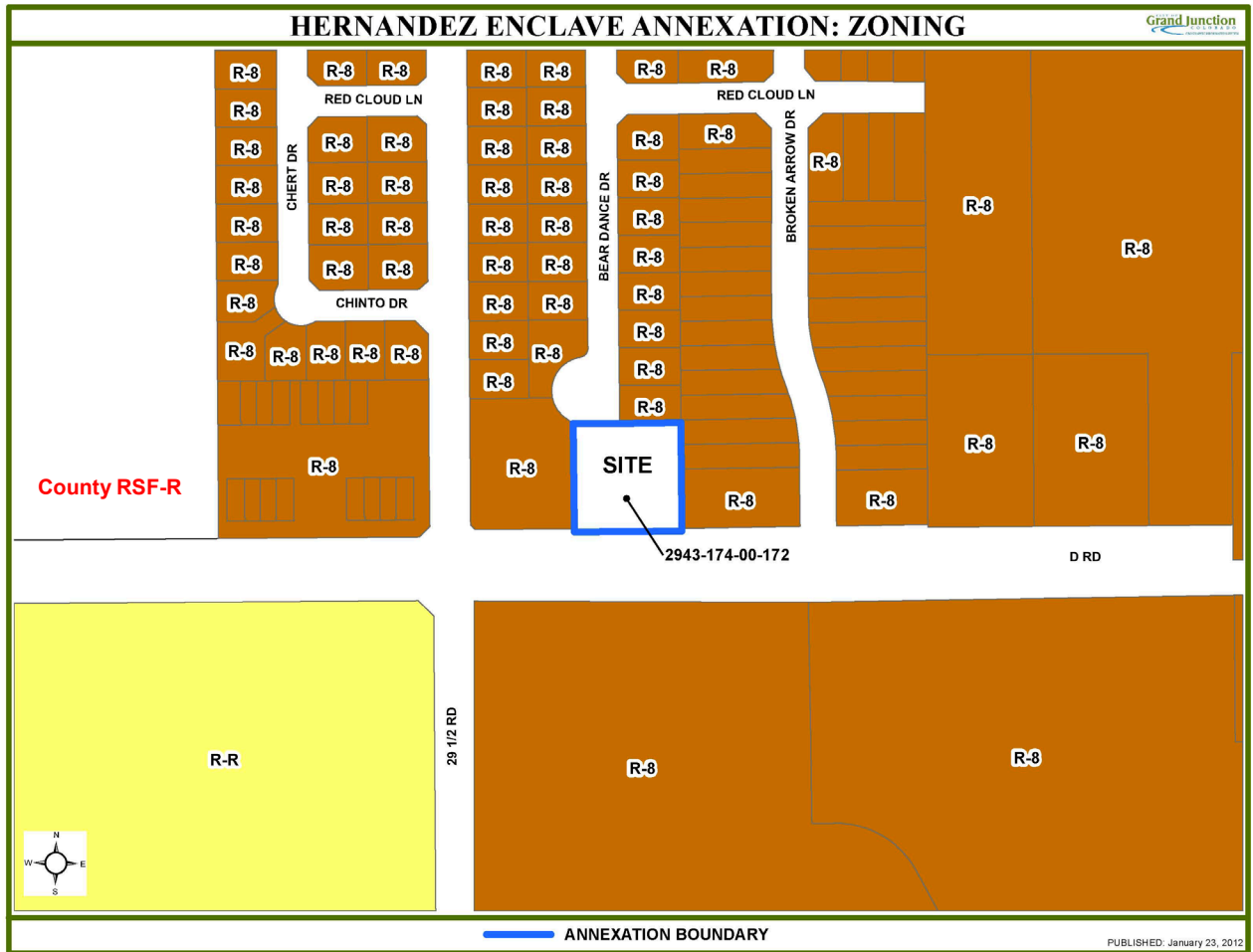


Comprehensive Plan – Future Land Use Map Figure 3



Existing City and County Zoning Map

Figure 4



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE 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 of Residential Medium 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

CITY COUNCIL AGENDA ITEM

Date: April 2, 2012

Author: Brian Rusche

Title/ Phone Ext:

Senior Planner / 4058

Proposed Schedule:

1st Reading – April 18, 2012

2nd Reading (if applicable):

2nd Reading – June 20, 2012

File # (if applicable): RZN-2012-24

Subject: Rezone 42 Parcels Located East of N. 1st Street, South of Patterson Road, North and West of Park Drive

Action Requested/Recommendation: Introduce the Proposed Ordinance and Set a Hearing for June 20, 2012

Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director
Brian Rusche, Senior Planner

Executive Summary:

A City initiated request to rezone 42 parcels from an R-24 (Residential 24 du/ac) to an R-16 (Residential 16 du/ac) zone district.

Background, Analysis and Options:

The subject area was platted as the Olympic Acres Subdivision, shortly after annexation in 1969. It now consists of fifteen (15) four-plexes on various sized lots, some of which have been condominiumized. All of the units were constructed in the 1970s.

The 1996 Growth Plan designated these properties as Residential Medium High, which at that time anticipated a gross density of less than 12 dwelling units per acre (du/ac).

In 2010, the Comprehensive Plan was adopted, modifying the designation to Residential Medium (4-8 du/ac) for these properties. However, as part of the Comprehensive Plan, the "Blended Map" was also adopted, which designates the area as Residential Medium allowing up to 16 du/ac.

In addition, a Neighborhood Center was designated on the west side of N. 1st Street, inclusive of the Corner Square Planned Development, which is a mix of offices, retail, restaurant, and residential uses.

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.

How this item relates to the Comprehensive Plan Goals and Policies:

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.

Board or Committee Recommendation:

The Grand Junction Planning Commission met on March 27, 2012 and forwarded a unanimous recommendation of approval to the City Council.

Financial Impact/Budget: N/A

Legal issues: None.

Other issues: None.

Previously presented or discussed: No.

Attachments:

Background information
Rezone criteria
Site Location Map
Aerial Photo Map
Future Land Use Map
Blended Residential Map
Existing City Zoning Map
E-mail correspondence
Ordinance

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			
Applicants:		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

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

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

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

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; and/or

The neighborhood subject to the proposed rezone consists of fifteen (15) four-plexes, for a total of 60 dwelling units, reflecting a gross density of 12 dwelling units per acre (du/ac). 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. In addition, 48 dwelling units have been constructed to date within Corner Square (Rya Suites), with additional land available to develop up to 60 additional units, reflecting a density of 12 du/ac, under the approved PUD.

The proposed zoning would maintain the existing multi-family residential uses adjacent to the 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; and/or

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; and/or

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:

3. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
4. Review criteria in Section 21.02.140 of the Grand Junction Municipal Code have been met.

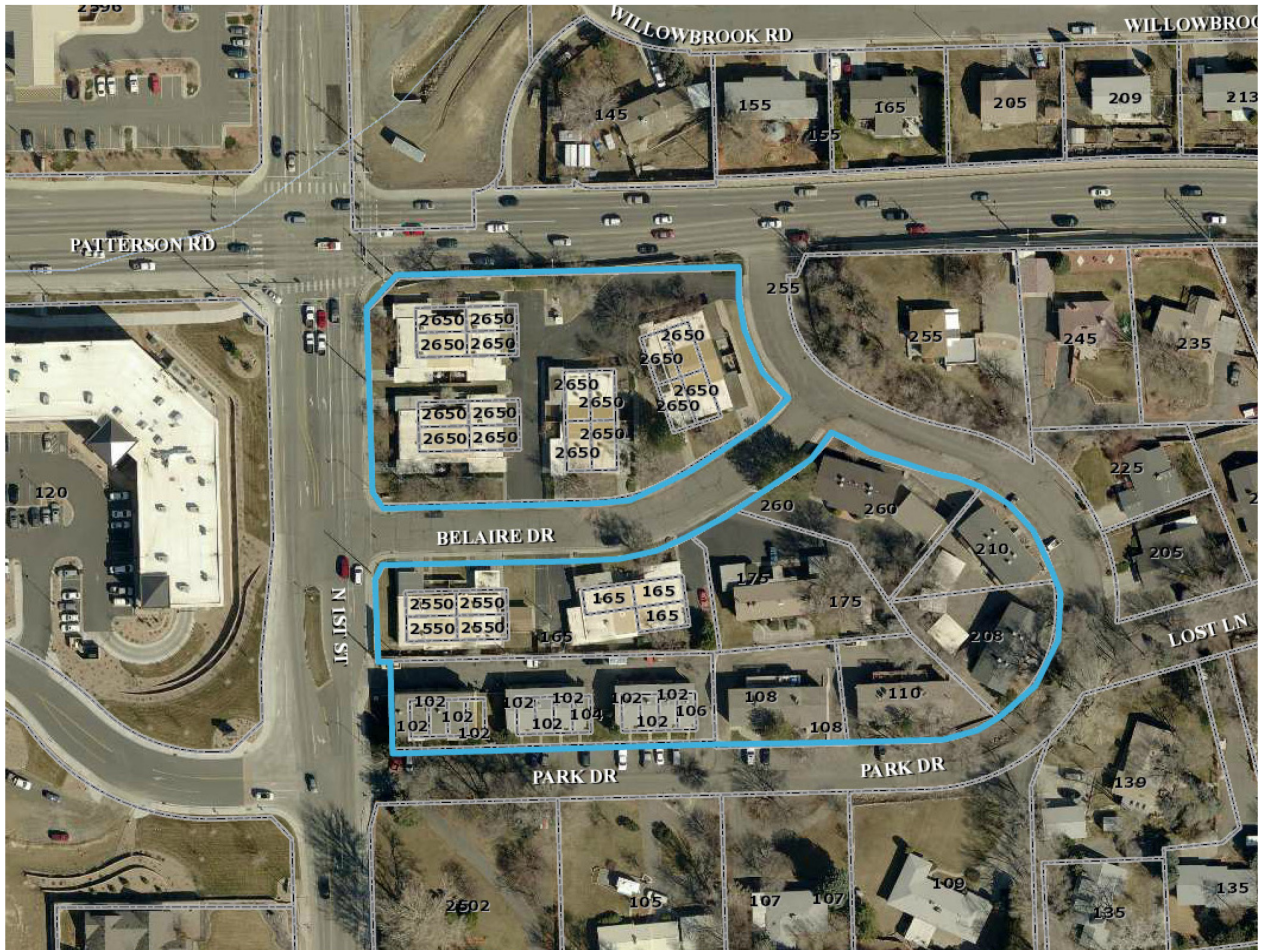
Site Location Map

Figure 1



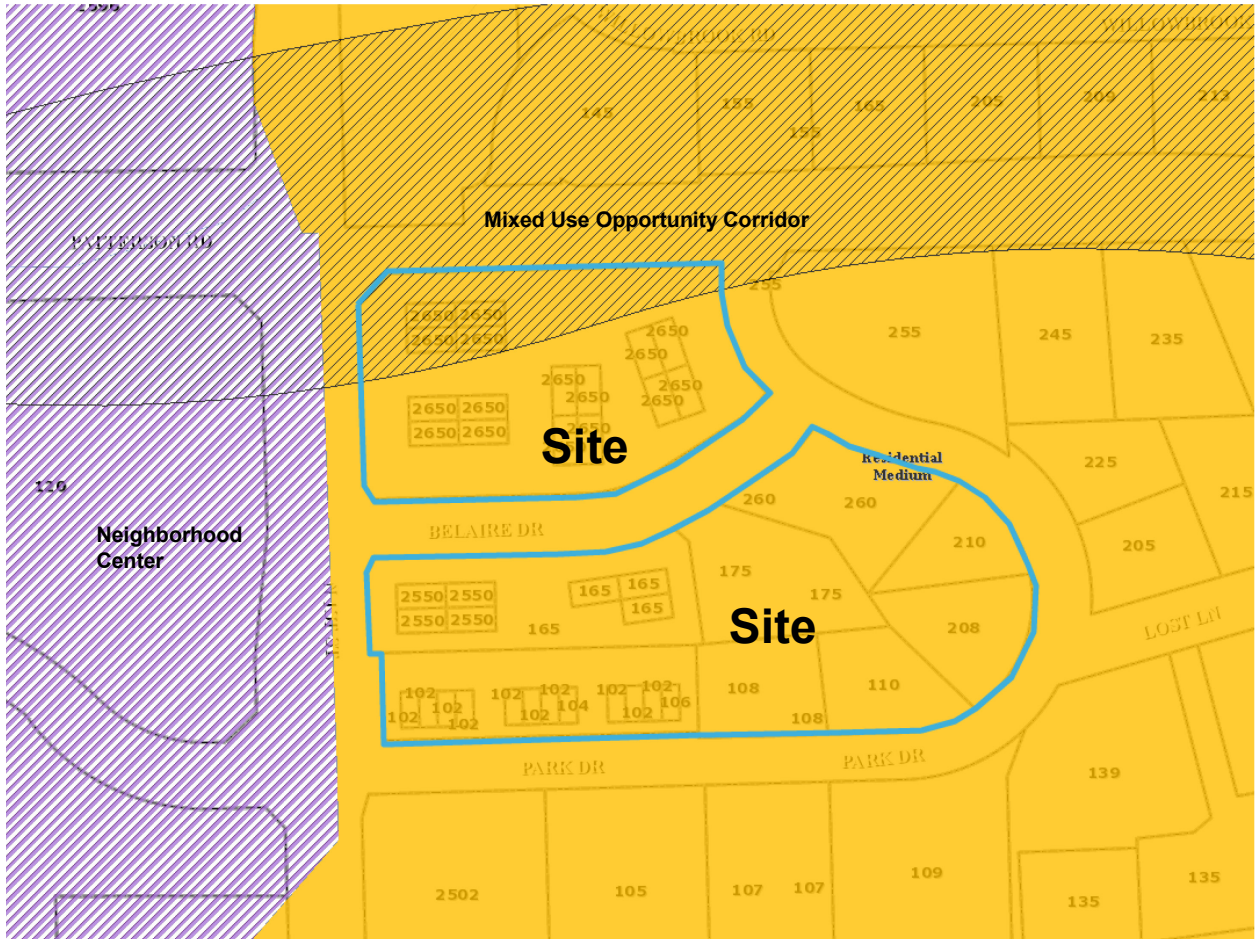
Aerial Photo Map

Figure 2



Comprehensive Plan Map

Figure 3



Blended Residential Map

Figure 4



Existing City Zoning Map

Figure 5





CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEM

60 du / 5 ac = 12 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.

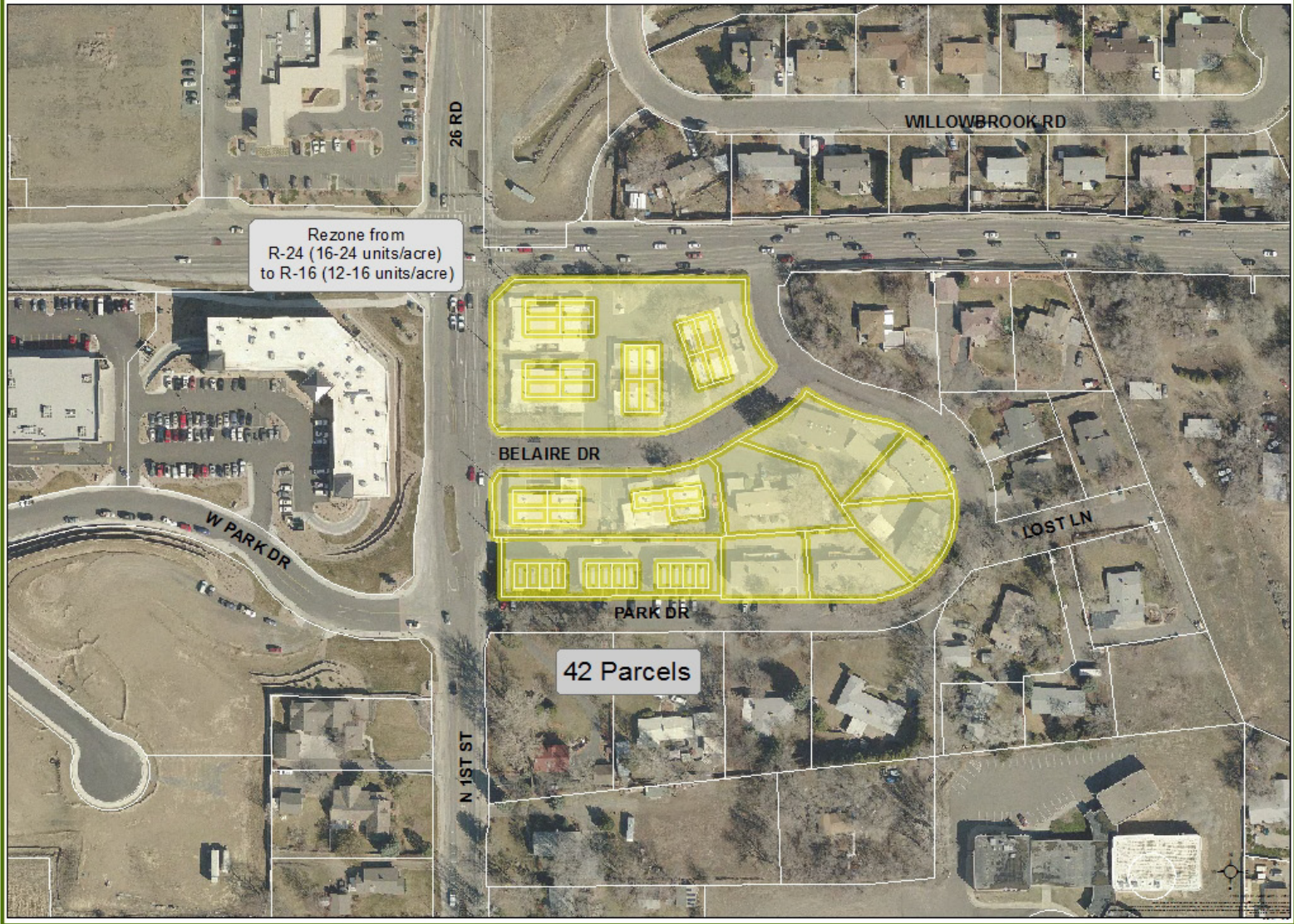
PASSED and ADOPTED on second reading the ____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk

Rezone - Area 5



Rezone from
R-24 (16-24 units/acre)
to R-16 (12-16 units/acre)

42 Parcels



Attach 4

CITY COUNCIL AGENDA ITEM

Date: April 3, 2012

Author: Brian Rusche

Title/ Phone Ext:

Senior Planner / 4058

Proposed Schedule:

1st Reading – April 18, 2012

2nd Reading (if applicable):

2nd Reading – May 16, 2012

File # (if applicable): RZN-2012-

Subject: Rezone Two Parcels Located at 2173 and 2175 River Road
Action Requested/Recommendation: Introduce the Proposed Ordinance and Set a Hearing for May 16, 2012
Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director Brian Rusche, Senior Planner

Executive Summary:

A City initiated request to rezone two parcels totaling 11.515 acres from a C-2 (General Commercial) to an I-1 (Light Industrial) zone district.

Background, Analysis and Options:

Sandwiched between the railroad, I-70, and Persigo Wash are approximately 24 acres in three 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. There was discussion at the Planning Commission hearing regarding the potential for vehicle sales at this location; it was determined that the proposed I-1 zone would permit vehicle sales with a Conditional Use Permit (CUP).

How this item relates to the Comprehensive Plan Goals and Policies:

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.

Board or Committee Recommendation:

The Grand Junction Planning Commission met on March 27, 2012 and forwarded a unanimous recommendation of approval to the City Council.

Financial Impact/Budget: N/A

Legal issues: None.

Other issues: None.

Previously presented or discussed: No.

Attachments:

Background information
Rezone criteria
Site Location Map
Aerial Photo Map
Future Land Use Map
Existing City and County Zoning Map
Ordinance

BACKGROUND INFORMATION					
Location:		2173 and 2175 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

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

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

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

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; and/or

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; and/or

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; and/or

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:

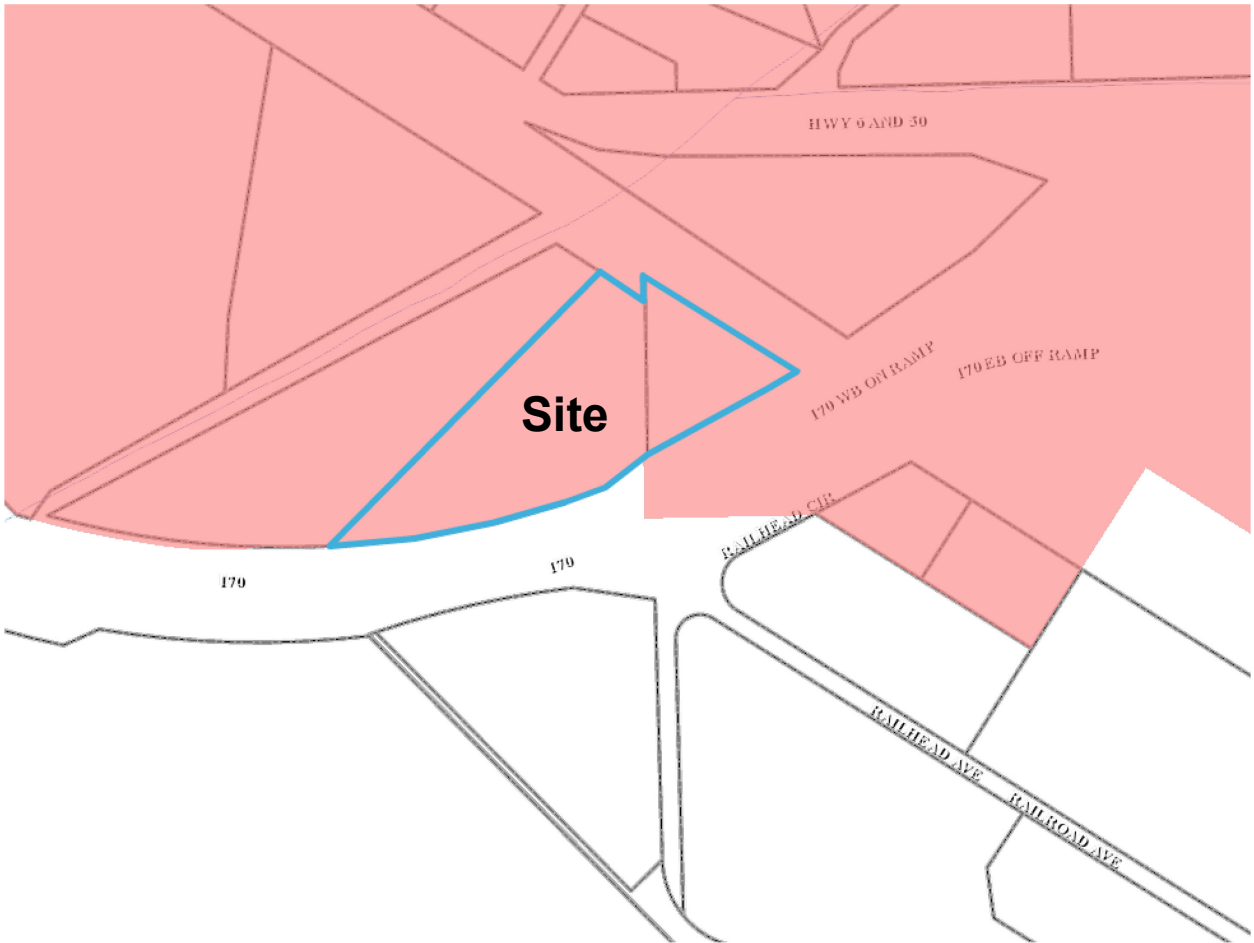
After reviewing the Area 1 Rezone, RZN-2012-11, a request to rezone two parcels totaling 11.515 acres from a C-2 (General Commercial) to an I-1 (Light Industrial) zone district, the following findings of fact and conclusions have been determined:

5. The requested zone is consistent with the goals and policies of the Comprehensive Plan.

6. Review criteria in Section 21.02.140 of the Grand Junction Municipal Code have been met.

Site Location Map

Figure 1



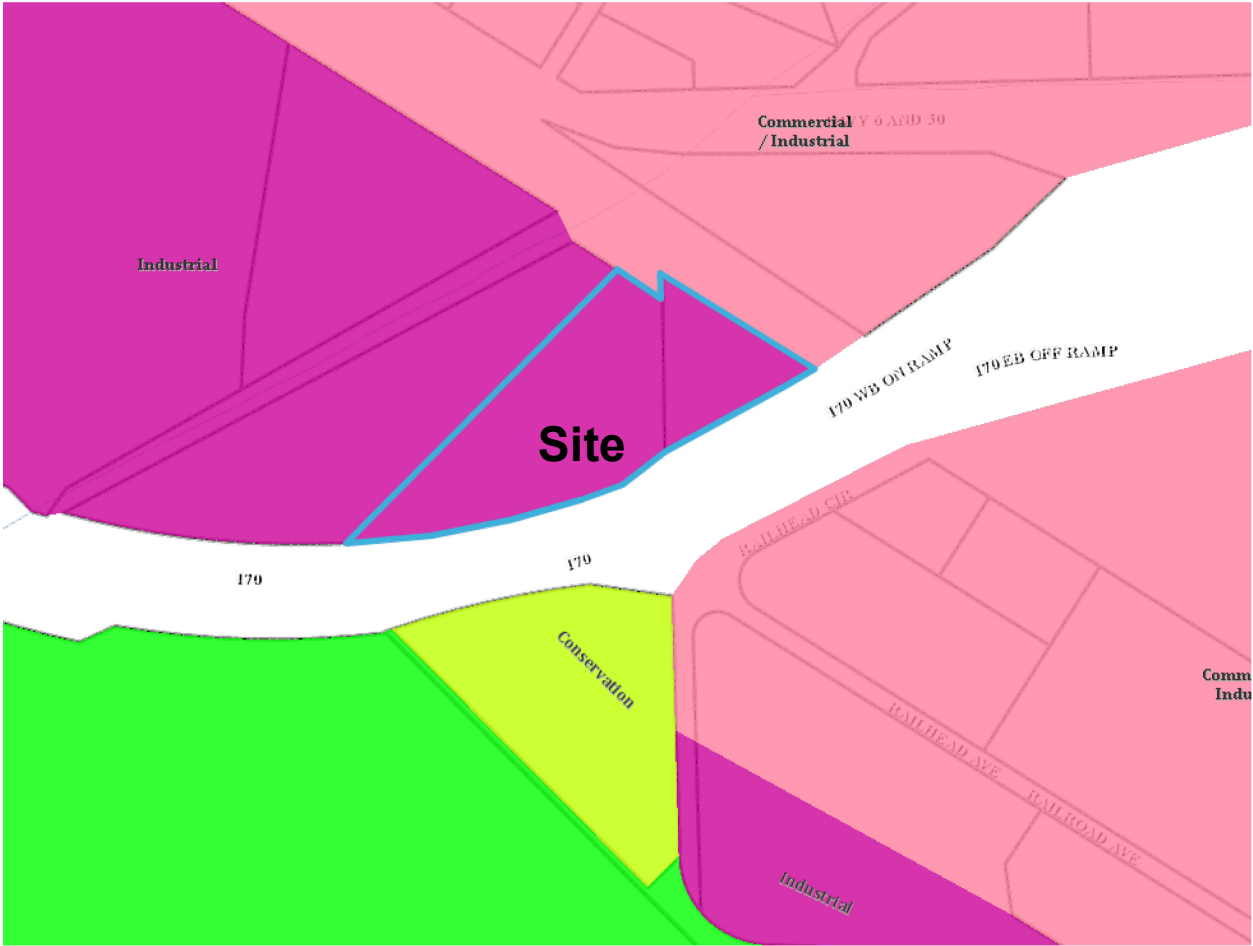
Aerial Photo Map

Figure 2



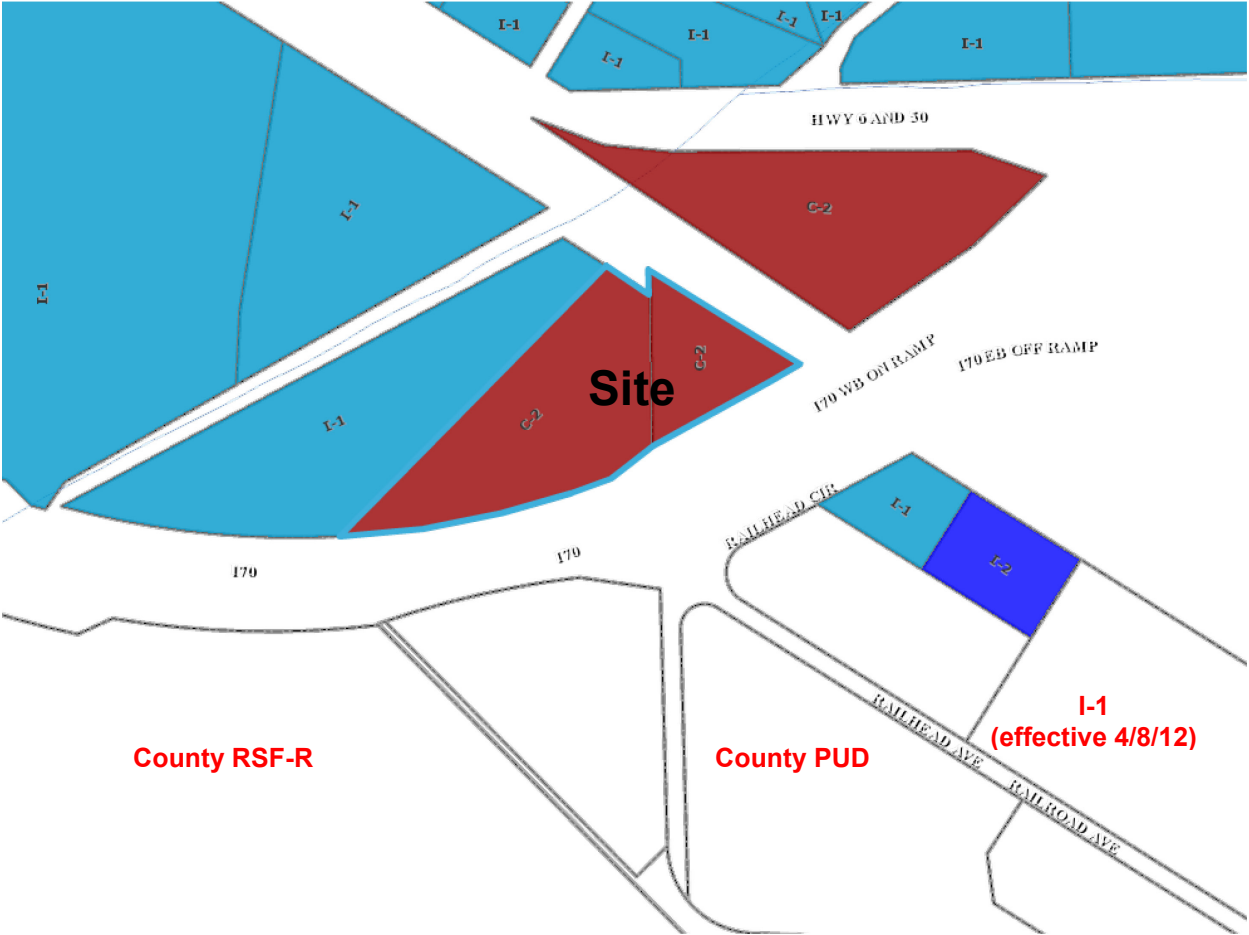
Comprehensive Plan Map

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





Date: April 5, 2012
 Author: Scott D. Peterson
 Title/ Phone Ext: Senior Planner/1447
 Proposed Schedule: April 18, 2012 (1st Reading)
 2nd Reading: May 16, 2012
 File #: RZN-2012-28

Attach 5
CITY COUNCIL AGENDA ITEM

Subject: Rezone Property Located at 763 23 ½ Road
Action Requested/Recommendation: Introduce a Proposed Ordinance and Set a Public Hearing for May 16, 2012
Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director Scott D. Peterson, Senior Planner

Executive Summary:

A City initiated 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).

Background, Analysis and Options:

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.

How this item relates to the Comprehensive Plan Goals and Policies:

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.

Board or Committee Recommendation:

The Planning Commission recommended approval of the requested rezone at their March 27, 2012 meeting.

Financial Impact/Budget:

N/A.

Legal issues:

N/A.

Other issues:

None.

Previously presented or discussed:

N/A.

Attachments:

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

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

Additional Background:

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.

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;

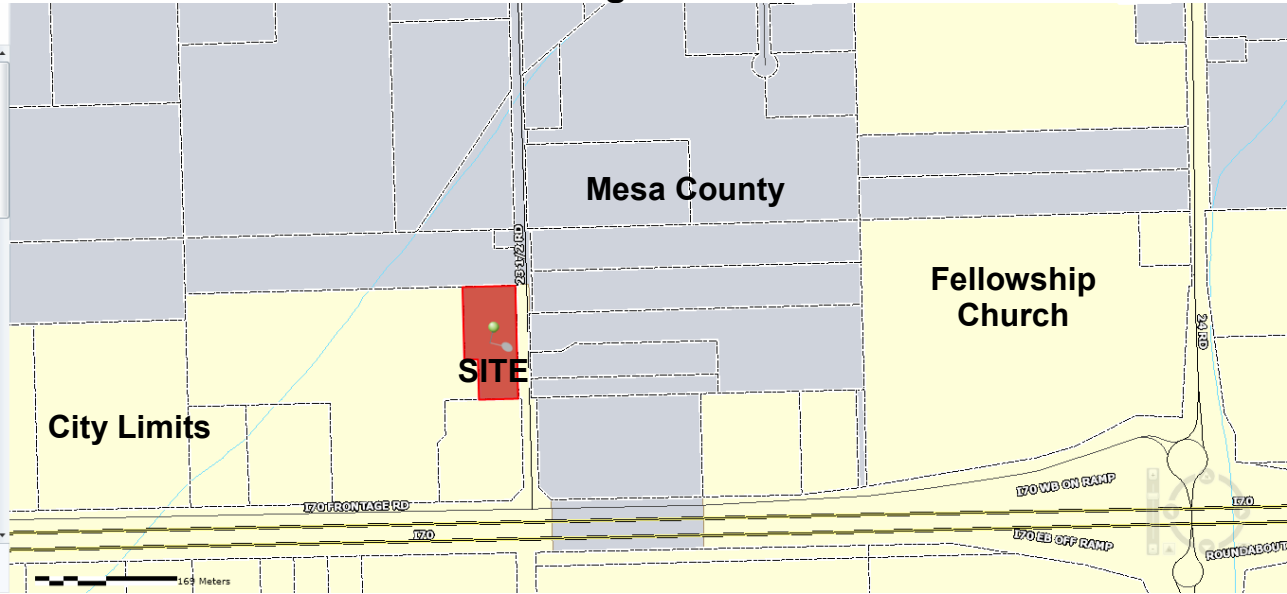
The proposed rezone is in conjunction with a City wide initiated rezone to remove conflicts that were created when the Comprehensive Plan was adopted.

(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.

Site Location Map – 763 23 ½ Road

Figure 1



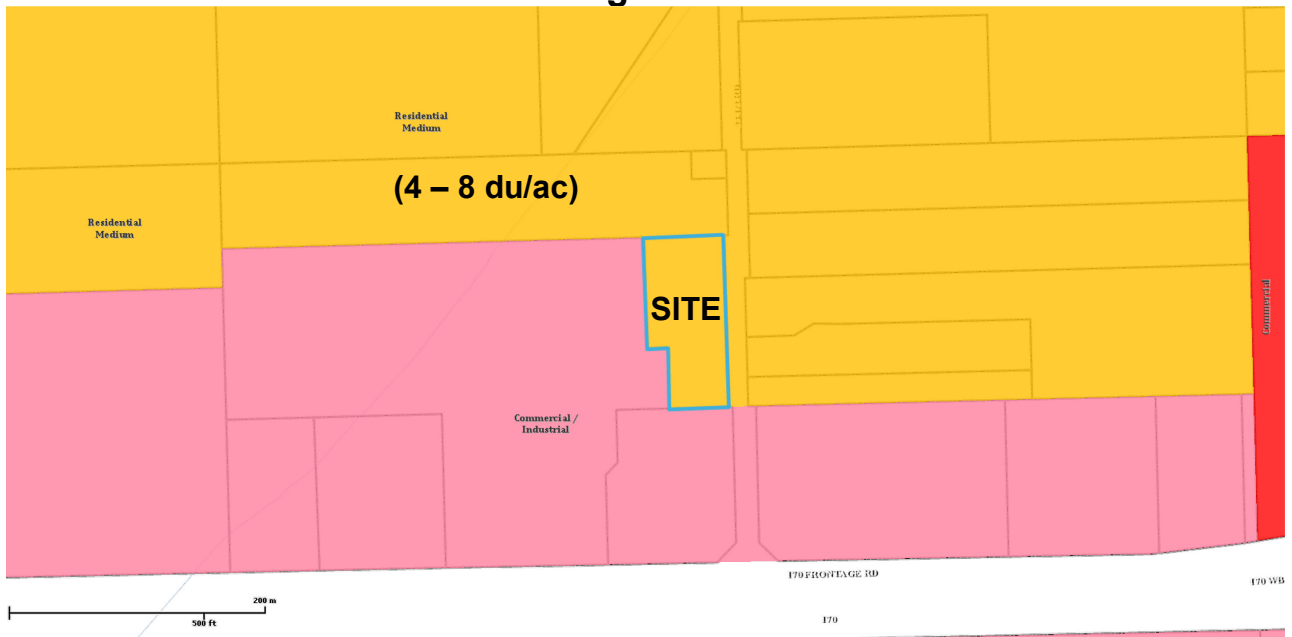
Aerial Photo Map – 763 23 ½ Road

Figure 2



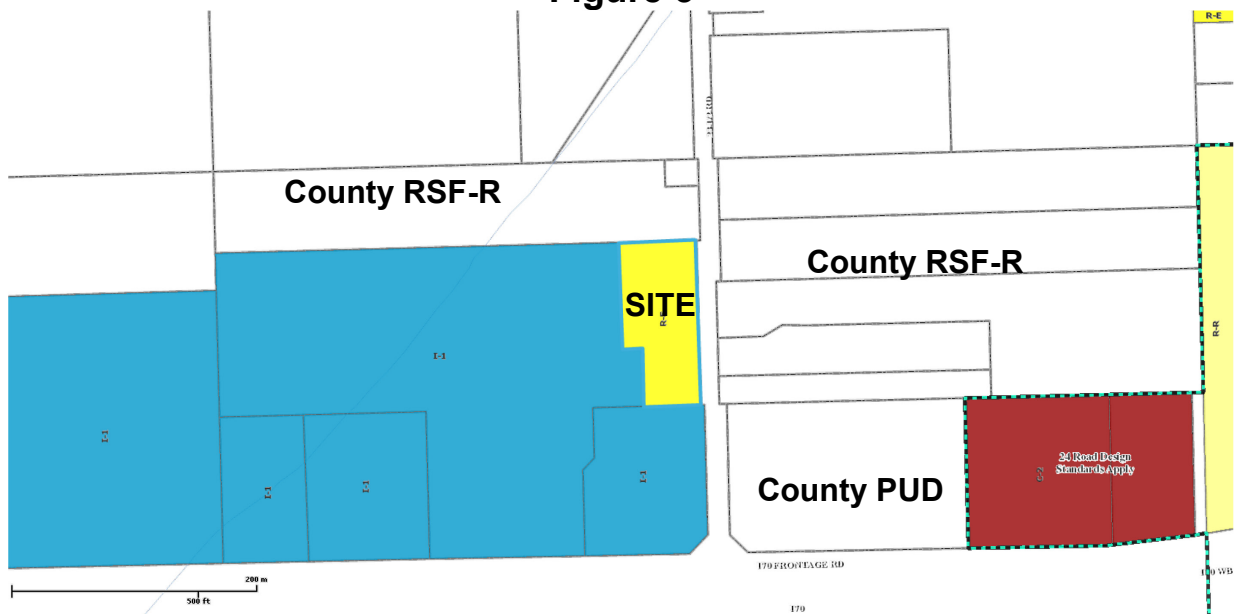
Comprehensive Plan – 763 23 ½ Road

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 R0A 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 342-6318
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





Date: April 5, 2012
 Author: Scott D. Peterson
 Title/ Phone Ext: Senior Planner/1447
 Proposed Schedule: April 18, 2012 (1st Reading)
 2nd Reading: May 16, 2012
 File #: RZN-2012-29

Attach 6
CITY COUNCIL AGENDA ITEM

Subject: Rezone Property Located at 483 30 Road
Action Requested/Recommendation: Introduce a Proposed Ordinance and Set a Public Hearing for May 16, 2012
Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director Scott D. Peterson, Senior Planner

Executive Summary:

A City initiated request to rezone one property totaling 6.22 +/- acres located at 483 30 Road from C-1 (Light Commercial) to C-2 (General Commercial).

Background, Analysis and Options:

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.

How this item relates to the Comprehensive Plan Goals and Policies:

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.

Board or Committee Recommendation:

The Planning Commission recommended approval of the requested rezone at their March 27, 2012 meeting.

Financial Impact/Budget:

N/A.

Legal issues:

N/A.

Other issues:

None.

Previously presented or discussed:

N/A.

Attachments:

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

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

Additional Background:

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.

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;

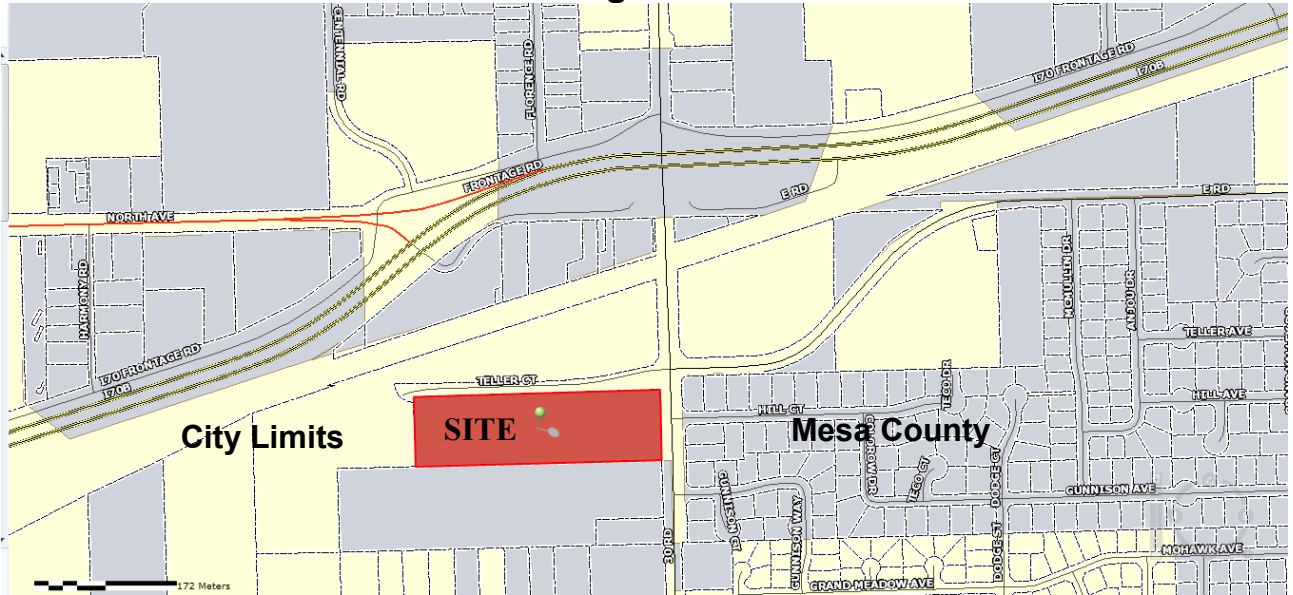
As stated in Goal 12 of the Comprehensive Plan, the City desires to be a regional provider of goods and services. To meet this Goal, the Future Land Use Map identified several areas that were deemed appropriate for heavy commercial and light industrial uses. The property that is the subject of this rezone 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.

Site Location Map – 483 30 Road

Figure 1



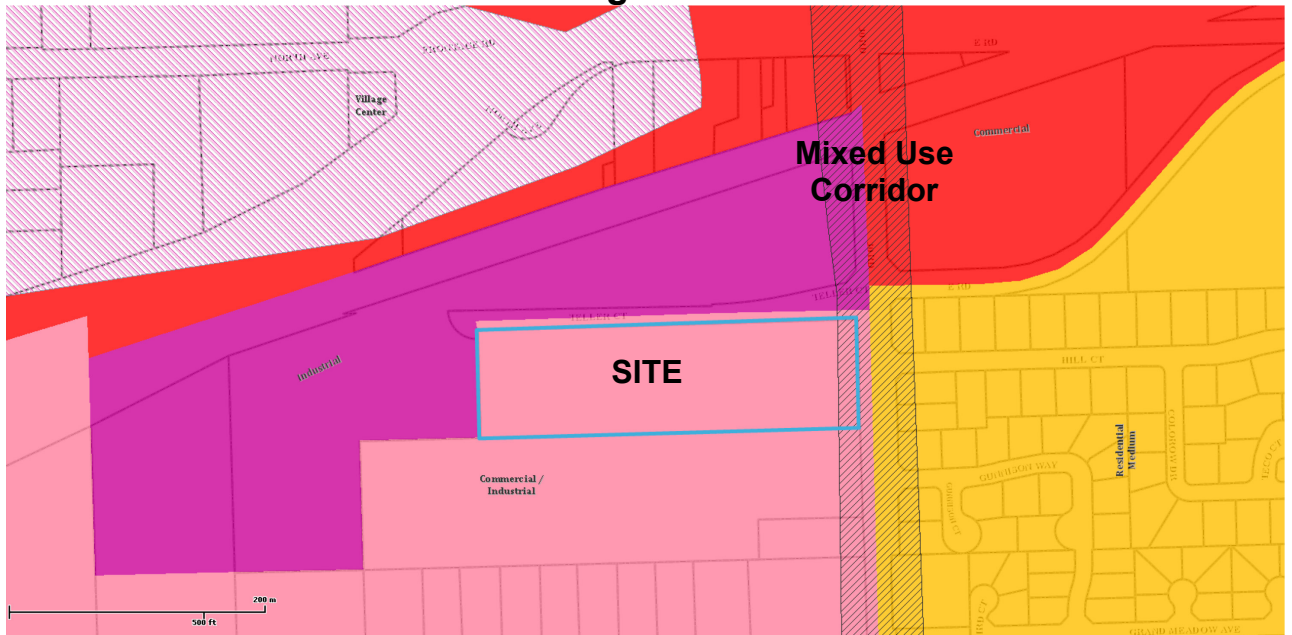
Aerial Photo Map – 483 30 Road

Figure 2



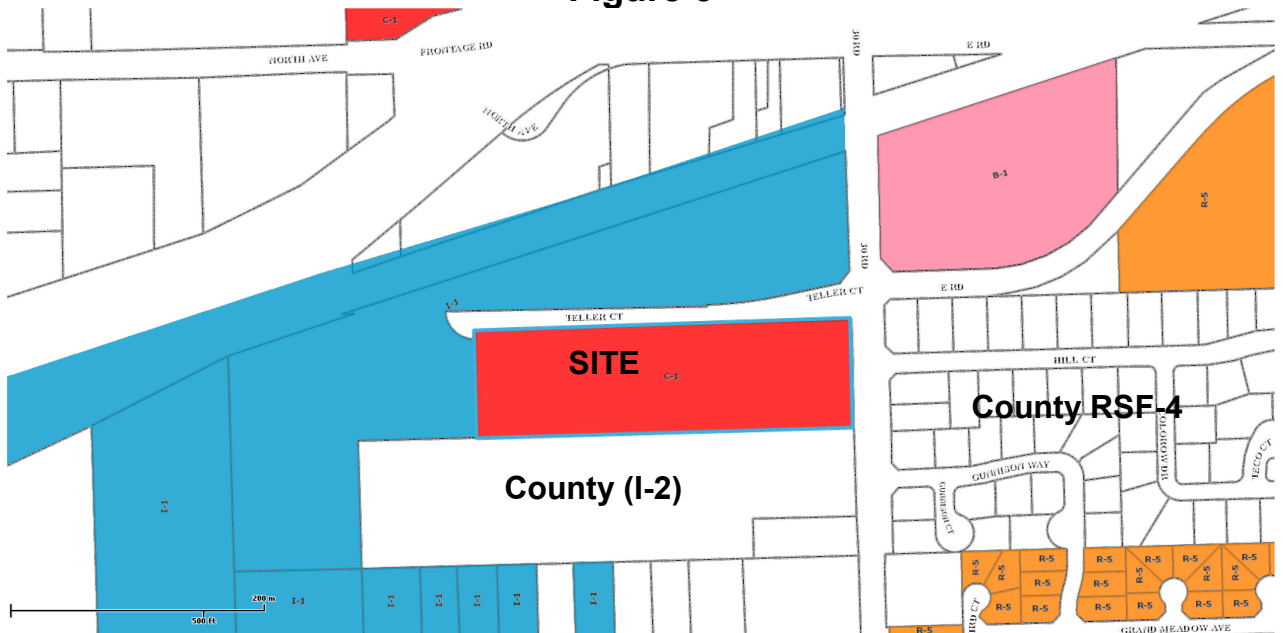
Comprehensive Plan – 483 30 Road

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

CITY COUNCIL AGENDA ITEM

Date: April 18, 2012

Author: Dave Thornton, AICP

Title/ Phone Ext: Principal Planner
x1450

Proposed Schedule:

1st Reading : April 18, 2012

2nd Reading : May 16, 2012

File # (if applicable): _____ RZN-
2012-8

Subject: Rezone One Property, Located at 510 29 ½ Road

Action Requested/Recommendation: Introduce the Proposed Ordinance and Set a Hearing for May 16, 2012.

Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director
Dave Thornton, Principal Planner

Executive Summary:

A City initiated 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. This property is currently the Mesa County Community Services site.

Background, Analysis and Options:

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/or 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 land uses 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. Please see table below.

	<u>C-2 Zone</u>	<u>C-1 Zone</u>
Multi-family Residential	Not Allowed	Allowed Use
Group Living Facilities	Not Allowed	Allowed Use
Outdoor Manufacturing	Allowed Use	Not Allowed
Warehouse/Freight w/ outdoor storage/loading	Allowed Use	Not Allowed
Wholesale business sell to Commercial/ Institutional/Industrial	Allowed Use	Not Allowed

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’s Community 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.

How this item relates to the Comprehensive Plan Goals and Policies:

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 has been selected and 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 Community 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 an office building (Mesa County Community 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 retail commercial uses adjacent to North Avenue and/or 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.

Board or Committee Recommendation:

The Planning Commission forwards a recommendation of approval of the proposed rezone to C-1 from their meeting of March 27, 2012.

Financial Impact/Budget:

N/A

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

Staff Report Additional Background Information
Public Comments/Correspondence
Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Existing City Zoning Map
Ordinance

Staff Report Additional Background Information

BACKGROUND INFORMATION				
Location:		510 29 ½ Road		
Applicants:		City of Grand Junction		
Existing Land Use:		Office Building – Mesa County Community 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

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 and support the vision for North Avenue.

(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:

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

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)

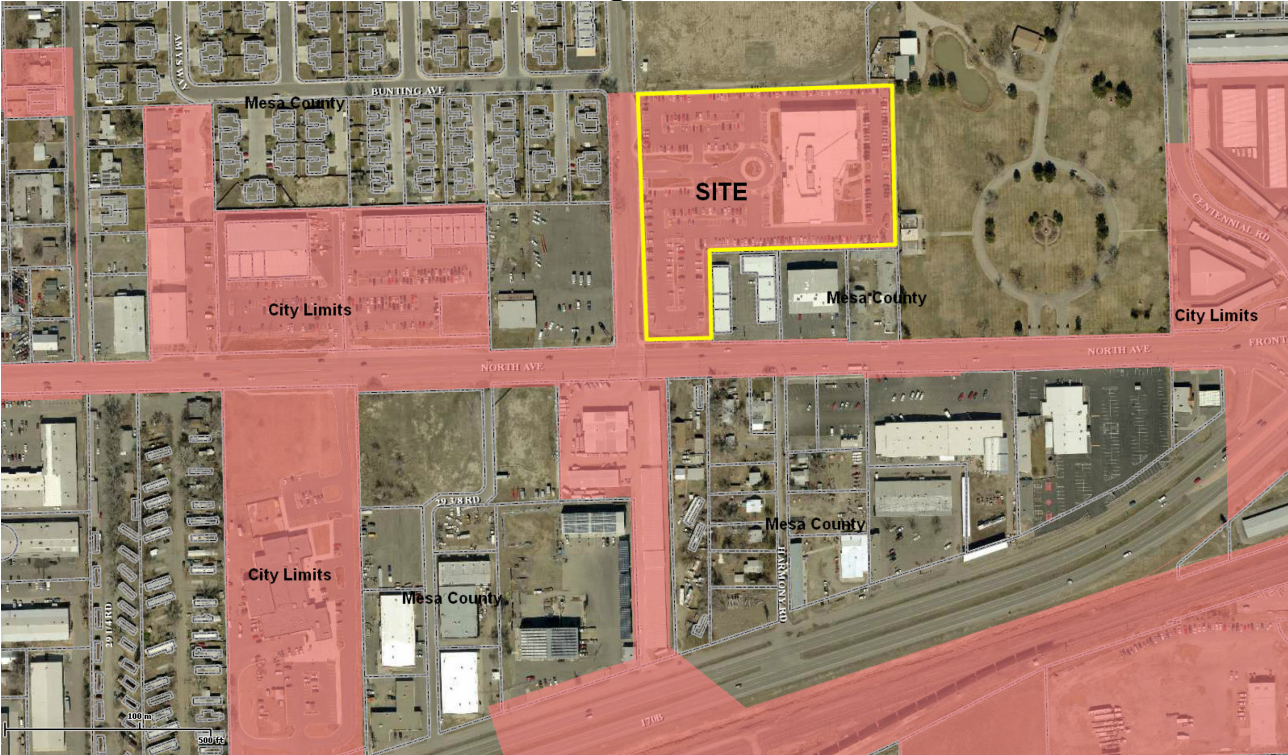
Site Location Map – 510 29 ½ Road

Figure 1



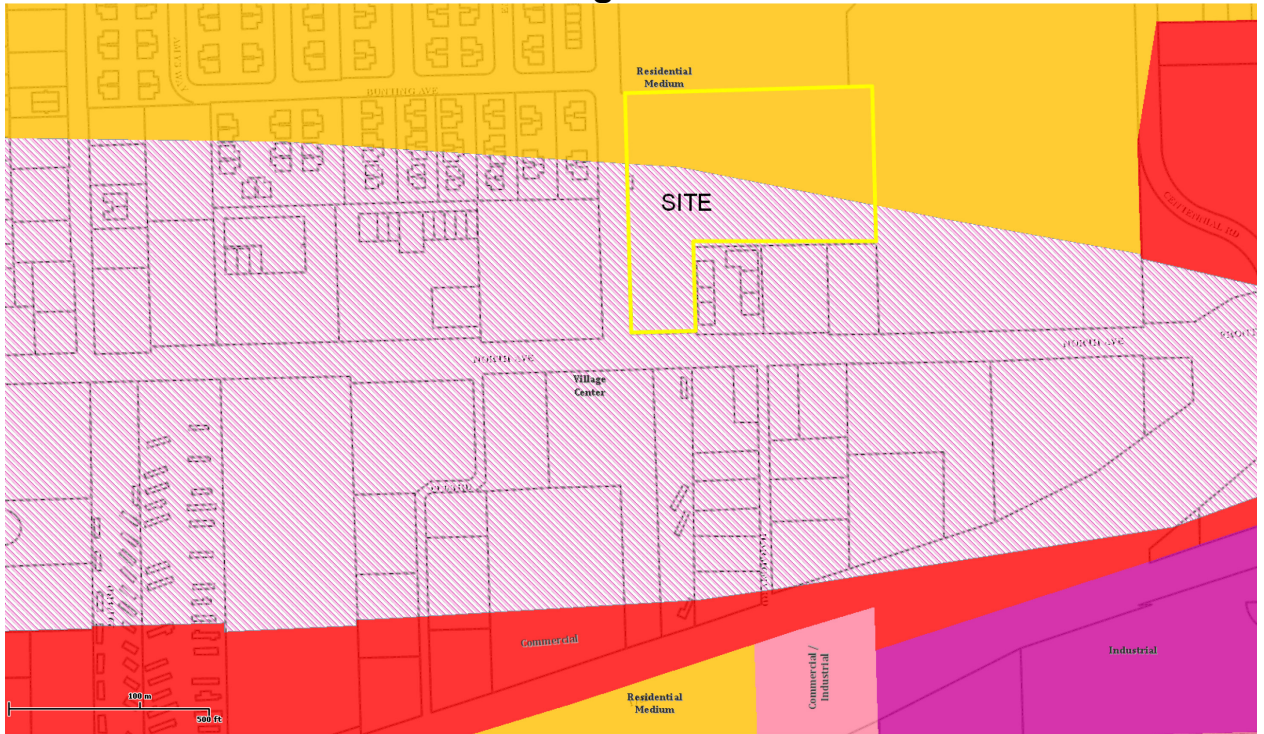
Aerial Photo Map – 510 29 ½ Road

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, Exhibit A.

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

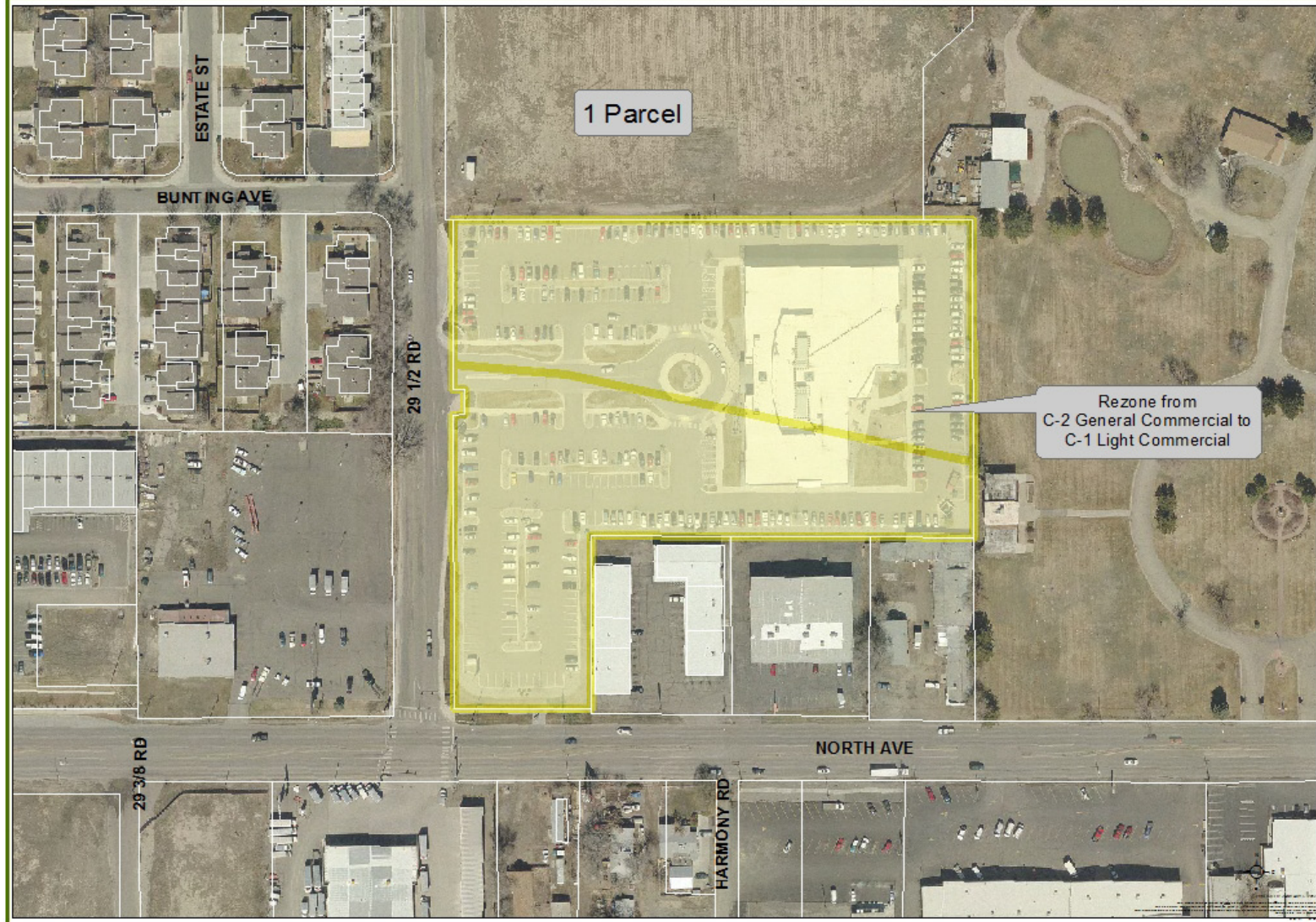


Exhibit A



Date: March 30, 2012
 Author: Lori V. Bowers
 Title/ Phone Ext: Senior Planner / 4033
 Proposed Schedule:
Wednesday, April 18, 2012
 2nd Reading: Wednesday, May 2, 2012
 File #: VAC-2012-203

Attach 8
CITY COUNCIL AGENDA ITEM

Subject: Vacating Alley Right-of-Way for St. Joseph Church, Located in the 300 Block of White Avenue
Action Requested/Recommendation: Introduce the Proposed Ordinance and Set a Public Hearing for May 2, 2012.
Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director Lori V. Bowers, Senior Planner

Executive Summary:

This is a request by St. Joseph Catholic Church to vacate the remaining alley right-of-way in the 300 Block of White Avenue for the proposed new chapel, parish hall and future ancillary additions.

Background, Analysis and Options:

Several years ago St. Joseph Catholic Church acquired the property directly East 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.

How this item relates to the Comprehensive Plan Goals and Policies:

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

The church is located in the “Downtown Mixed Use” area as shown on the Future Land Use map of the Comprehensive Plan. The expansion of the church will help the downtown area continue to grow as the church and its congregation continues to grow.

Board or Committee Recommendation:

The Planning Commission forwards a recommendation of approval from their meeting of March 27, 2012.

Financial Impact/Budget:

N/A

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

This item has not been previously presented or discussed.

Attachments:

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

1. 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.

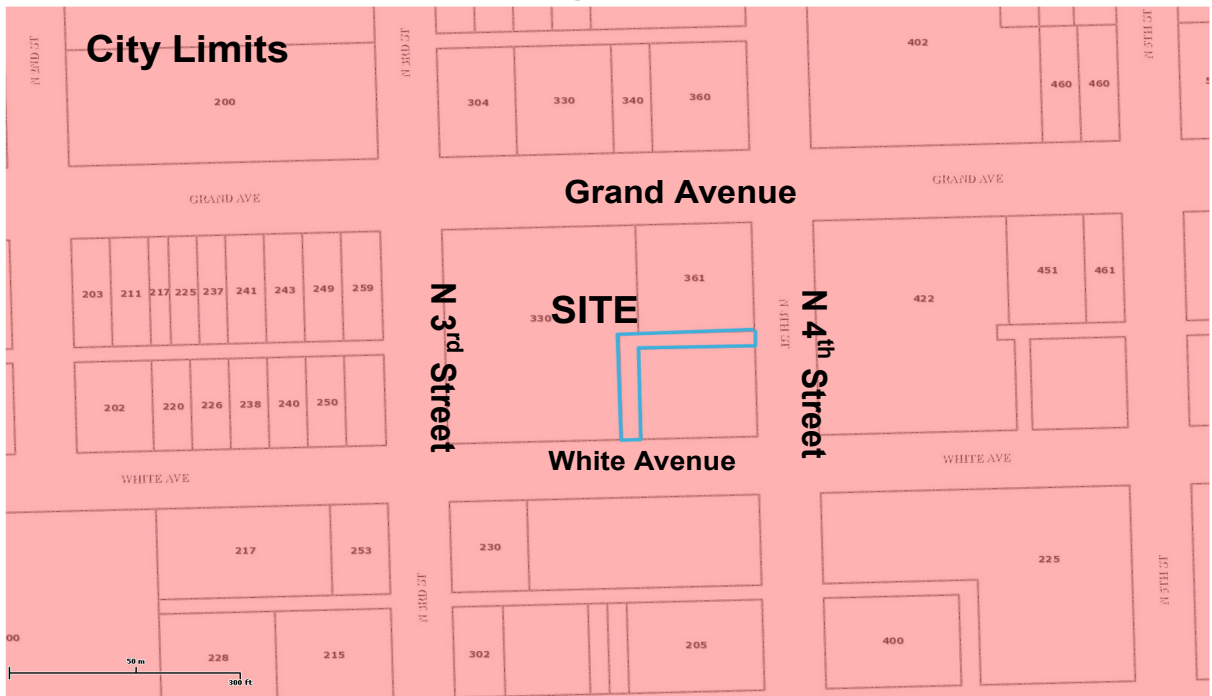
FINDINGS OF FACT/CONCLUSIONS

After reviewing the St. Joseph Alley Vacation application, VAC-2012-203, for the vacation of a public alley right-of-way, Staff and the Planning Commission 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.

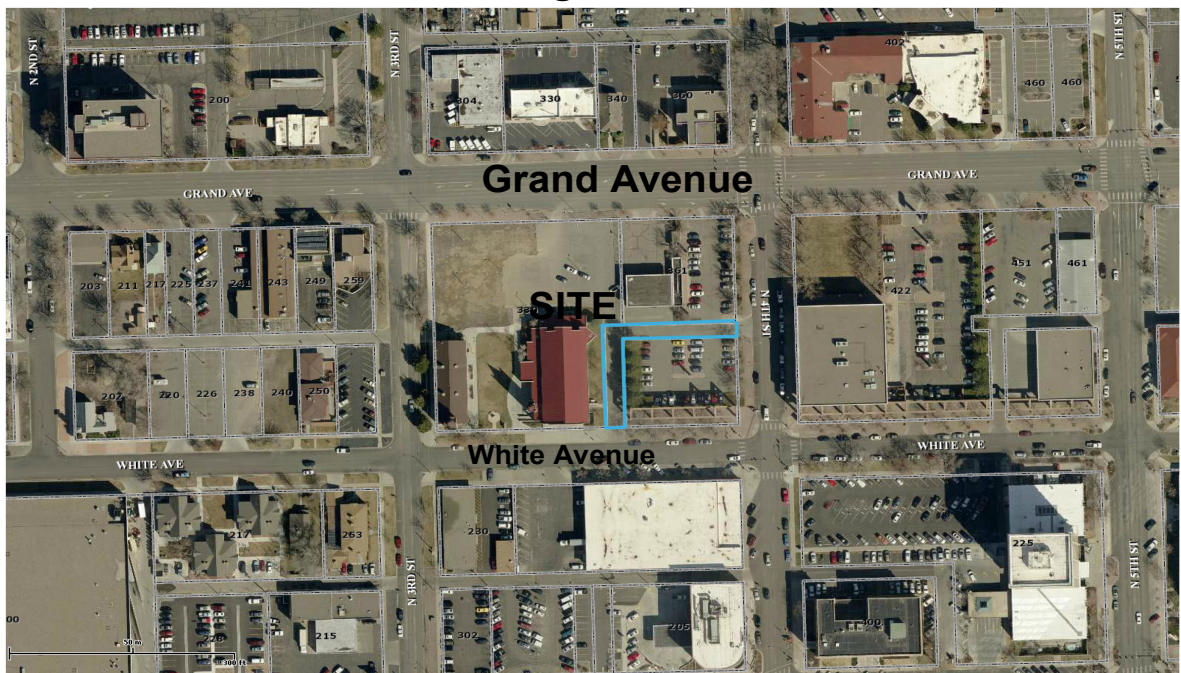
Site Location Map

Figure 1



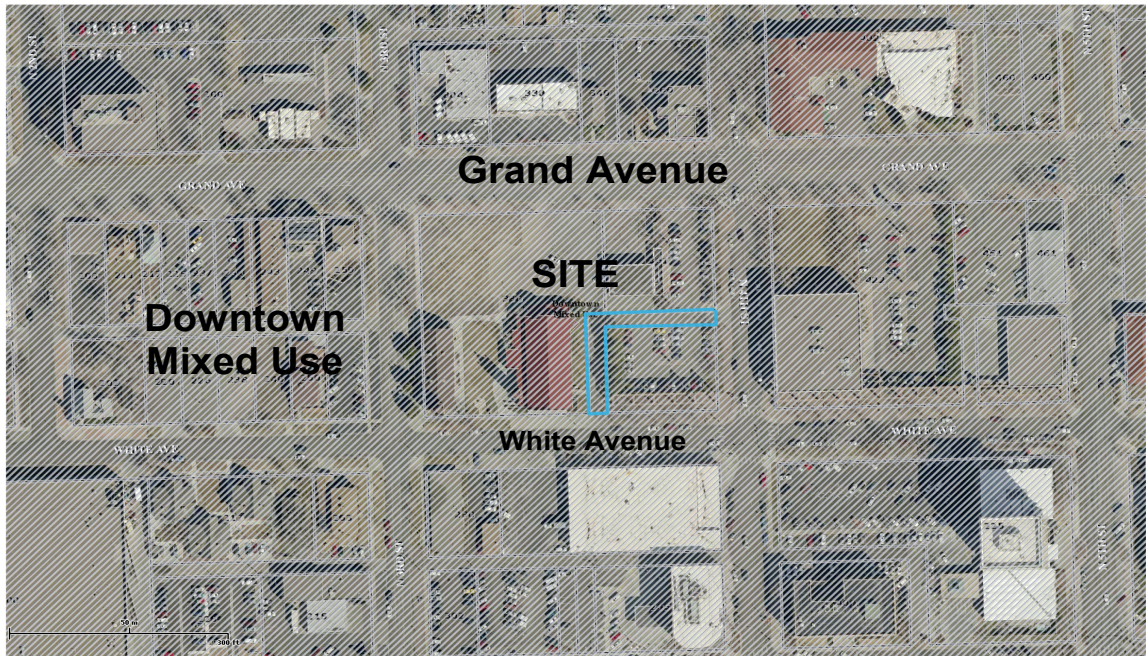
Aerial Photo Map

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 description.

Dedicated right-of-way to be vacated:

All of the alleys in Lot A of Saint Joseph's Subdivision as recorded in Plat Book 14, Page 110, and all of the alleys in Block 80 of the map of First Division Resurvey, Town of Grand Junction in Plat Book 1, at Page 9.

Containing approximately 6,648 square feet.

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

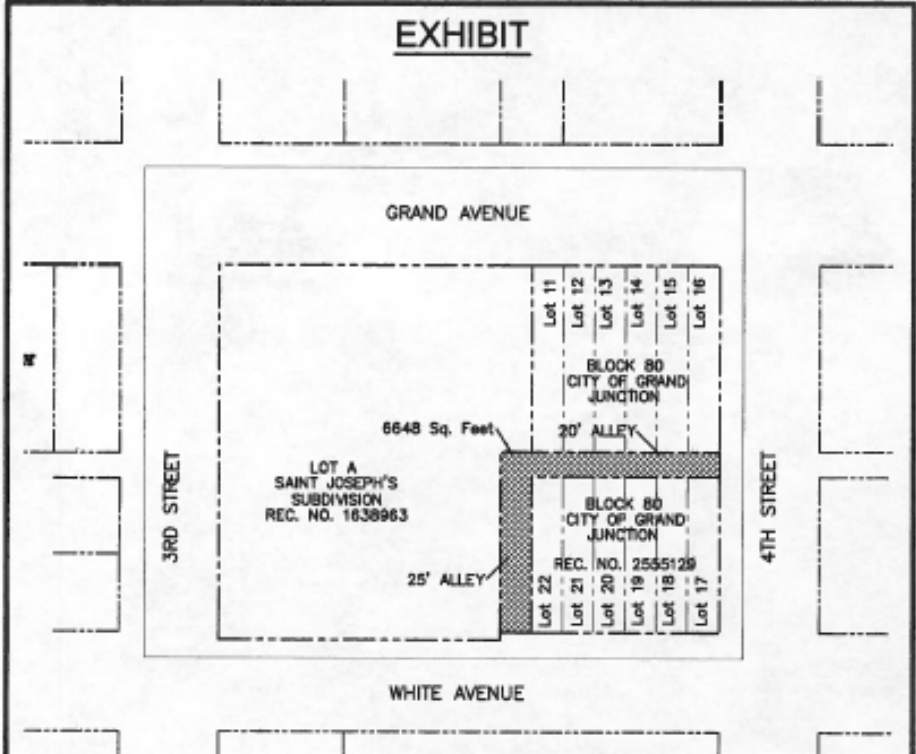
Passed and Adopted this _____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk

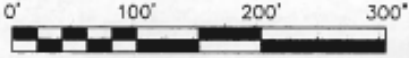
Exhibit "A"



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
3/20/12
Date

	EXHIBIT	
	ALLEY VACATION	
IN THE W1/2 OF SECTION 5 T15, R1W, OF THE UTE MERIDIAN IN THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO		
Scale: 1" = 100'	Map No: 42307	Sheet: 1
Date: 3/19/12	Author: JLG	Drawn: JLG



Date: March 30, 2012
 Author: Lori V. Bowers
 Title/ Phone Ext: Senior Planner / 4033
 Proposed Schedule:
Wednesday, April 18, 2012
 2nd Reading: Wednesday, June 20, 2012
 File #: RZN-2012-32

Attach 9
CITY COUNCIL AGENDA ITEM

Subject: Rezone Three Properties, Located at 1801 and 1815 Bass Street and 1810 Minnow Drive
Action Requested/Recommendation: Introduce the Proposed Ordinance and Set a Public Hearing for June 20, 2012.
Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director Lori V. Bowers, Senior Planner

Executive Summary:

A City initiated request to rezone three properties totaling approximately 0.66 acres, located at 1801 and 1815 Bass Street and 1810 Minnow Drive, from C-1 (Light Commercial) zone district to R-5 (Residential – 5 dwelling units per acre) zone district, referred to as the Area 7 Rezone.

Background, Analysis and Options:

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.

How this item relates to the Comprehensive Plan Goals and Policies:

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.

Board or Committee Recommendation:

The Planning Commission forwards a recommendation of approval from their meeting of March 27, 2012.

Financial Impact/Budget:

N/A

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

This item has not been previously presented or discussed.

Attachments:

Site Location Map / Aerial Photo Map

Comprehensive Plan Map / Existing City Zoning Map

Ordinance

BACKGROUND INFORMATION					
Location:		1801 and 1815 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?		<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	No

1. **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.

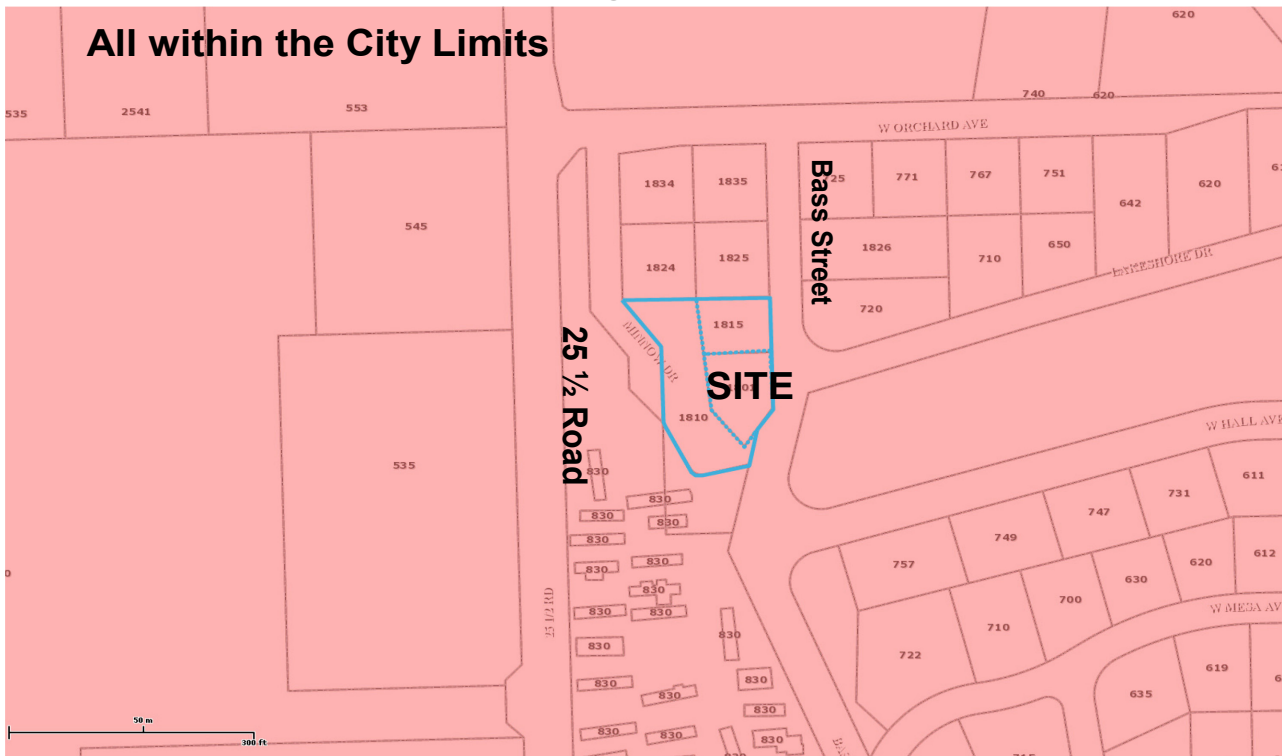
FINDINGS OF FACT/CONCLUSIONS:

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.

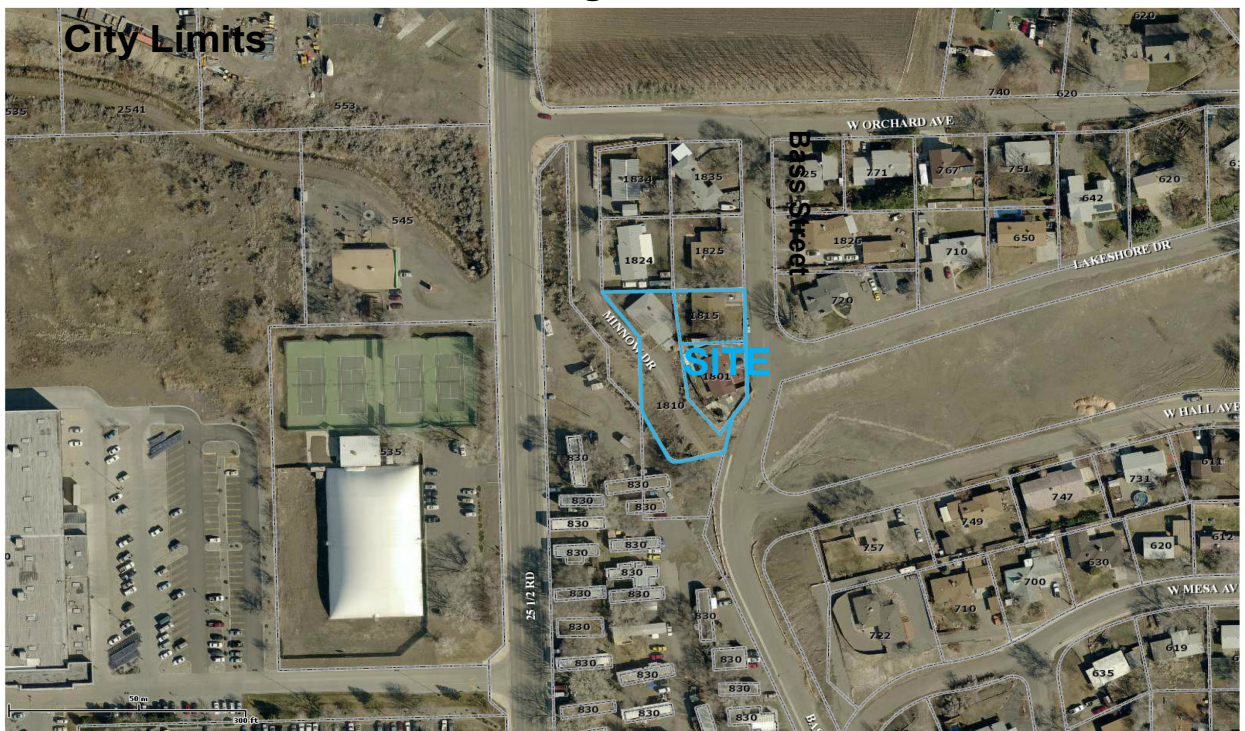
Site Location Map

Figure 1



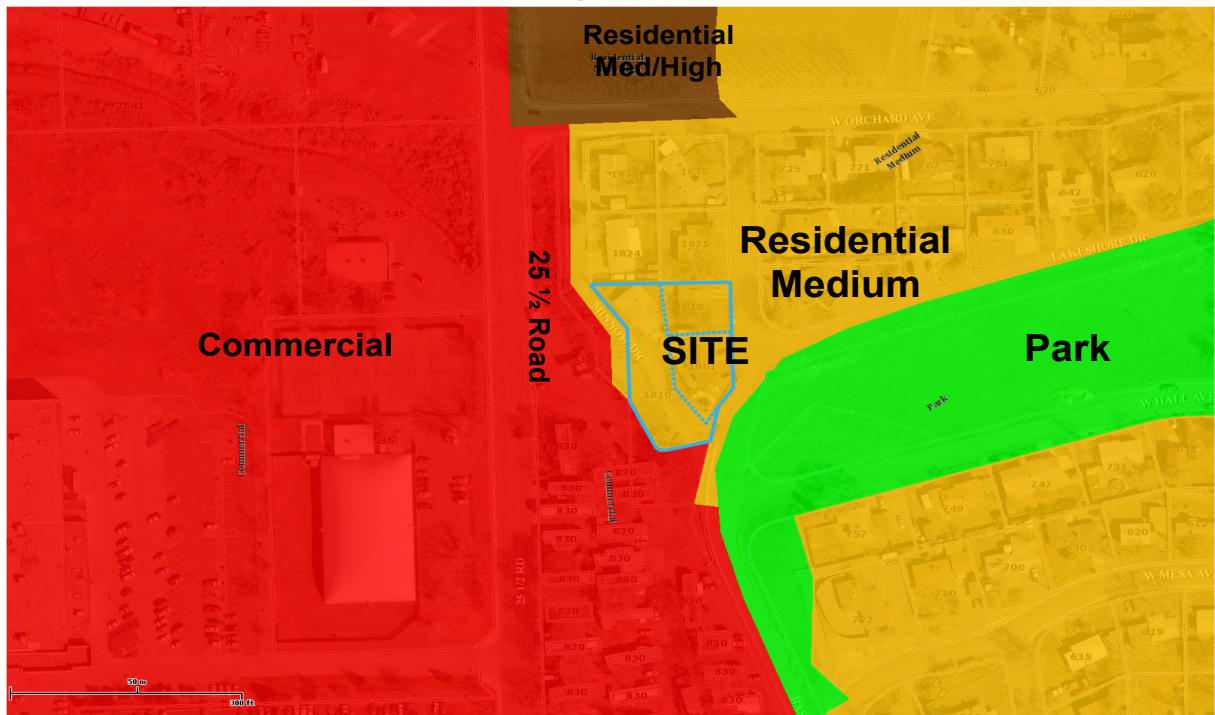
Aerial Photo Map

Figure 2



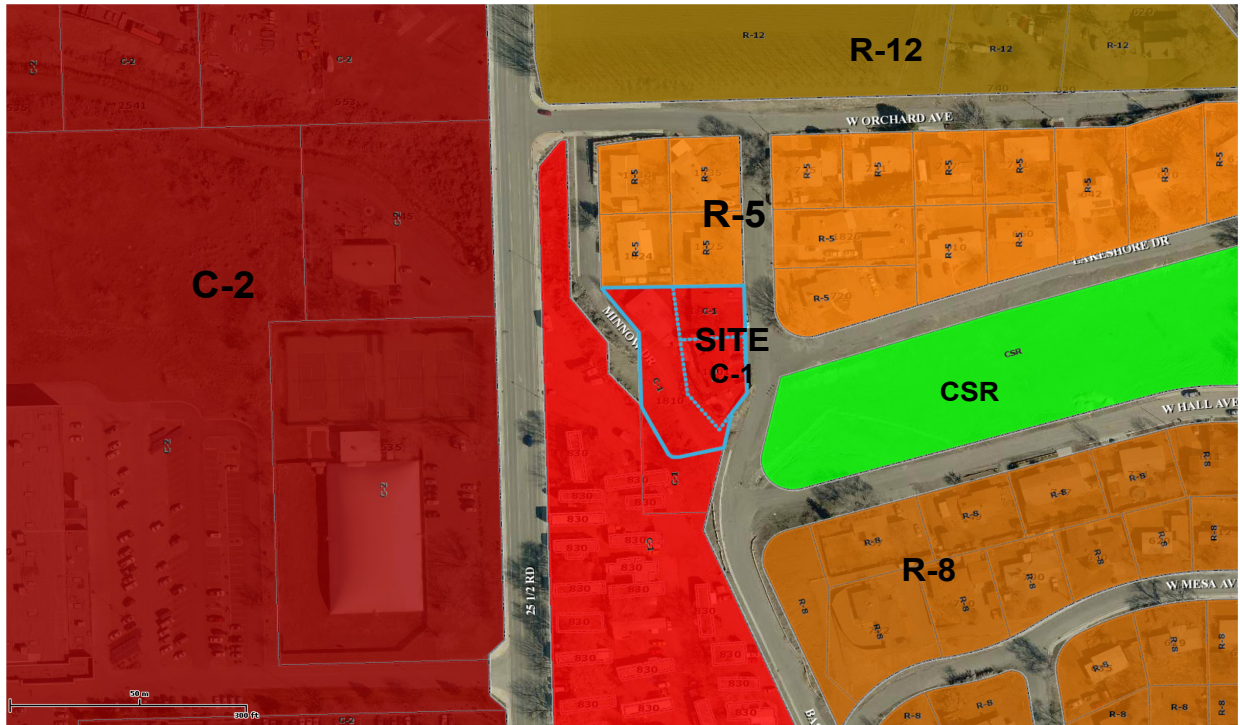
Comprehensive Plan Map

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 1801 AND 1815 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".

1801 Bass Street
1815 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 10

CITY COUNCIL AGENDA ITEM

Date: March 29, 2012
Author: Senta Costello
Title/ Phone Ext: Senior Planner/
x1442
Proposed Schedule: 1st Reading
April 18, 2012
2nd Reading (if applicable): June
6, 2012
File #: RZN-2012-26

Subject: Rezone Two Properties Located East of the Monument Little League Ball Fields, Southeast of the 25 ½ Road and Patterson Road Intersection

Action Requested/Recommendation: Introduce the Proposed Ordinance and Set a Hearing for June 6, 2012

Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director
Senta Costello, Senior Planner

Executive Summary:

A City initiated 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, southeast of the 25 ½ Road and Patterson Road intersection.

Background, Analysis and Options:

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.

How this item relates to the Comprehensive Plan Goals and Policies:

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

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

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

The zone districts currently applied to these properties do not match the Comprehensive Plan Future Land Use designations. The proposed rezone will eliminate the conflict, because the CSR and R-4 zone districts implement the Comprehensive Plan Future Land Use Designation of Park and Residential Medium.

Board or Committee Recommendation:

The Grand Junction Planning Commission heard this request at its March 27, 2012 meeting. A recommendation of approval was forwarded to City Council with a vote of 7-0.

Financial Impact/Budget:

N/A

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

Rezone criteria

Site Location Map / Aerial Photo Map

Future Land Use Map / Existing City Zoning Map

Ordinance

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

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

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

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

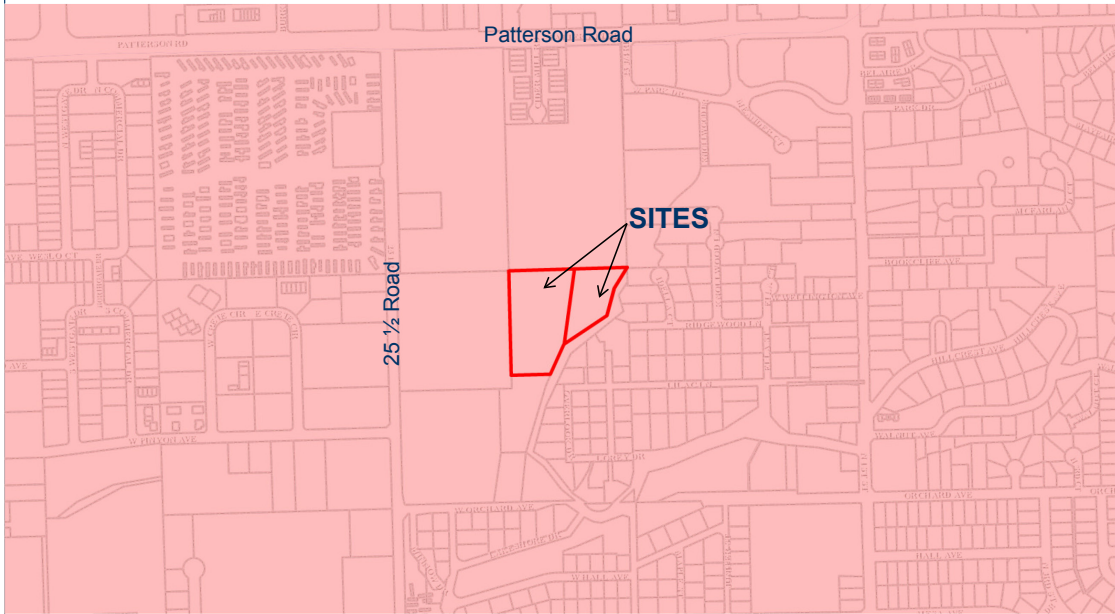
This criterion does not apply to the properties as there is adequate supply of CSR zoned property. The proposal for these properties is to rezone to the CSR and R-4 to eliminate the conflict between the Future Land Use designation of the Comprehensive Plan and the zoning on the properties. Approximately 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.

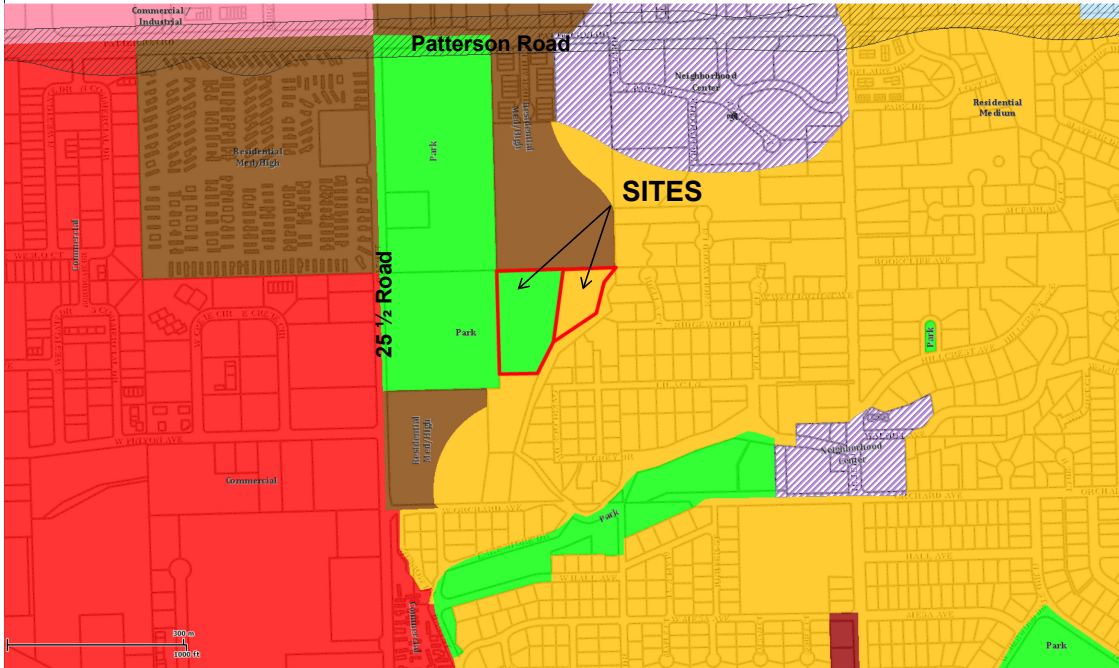
Site Location Map



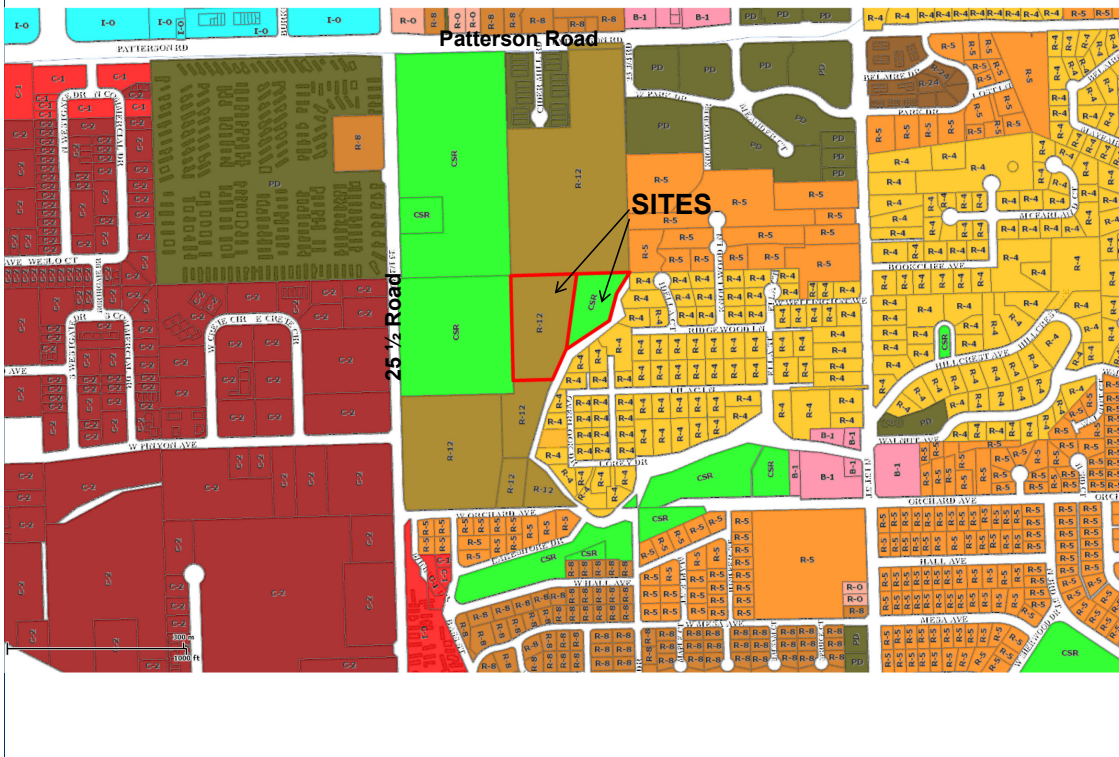
Aerial Photo Map



Comprehensive Plan Future Land Use Map



Existing Zoning Map



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE REZONING 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.

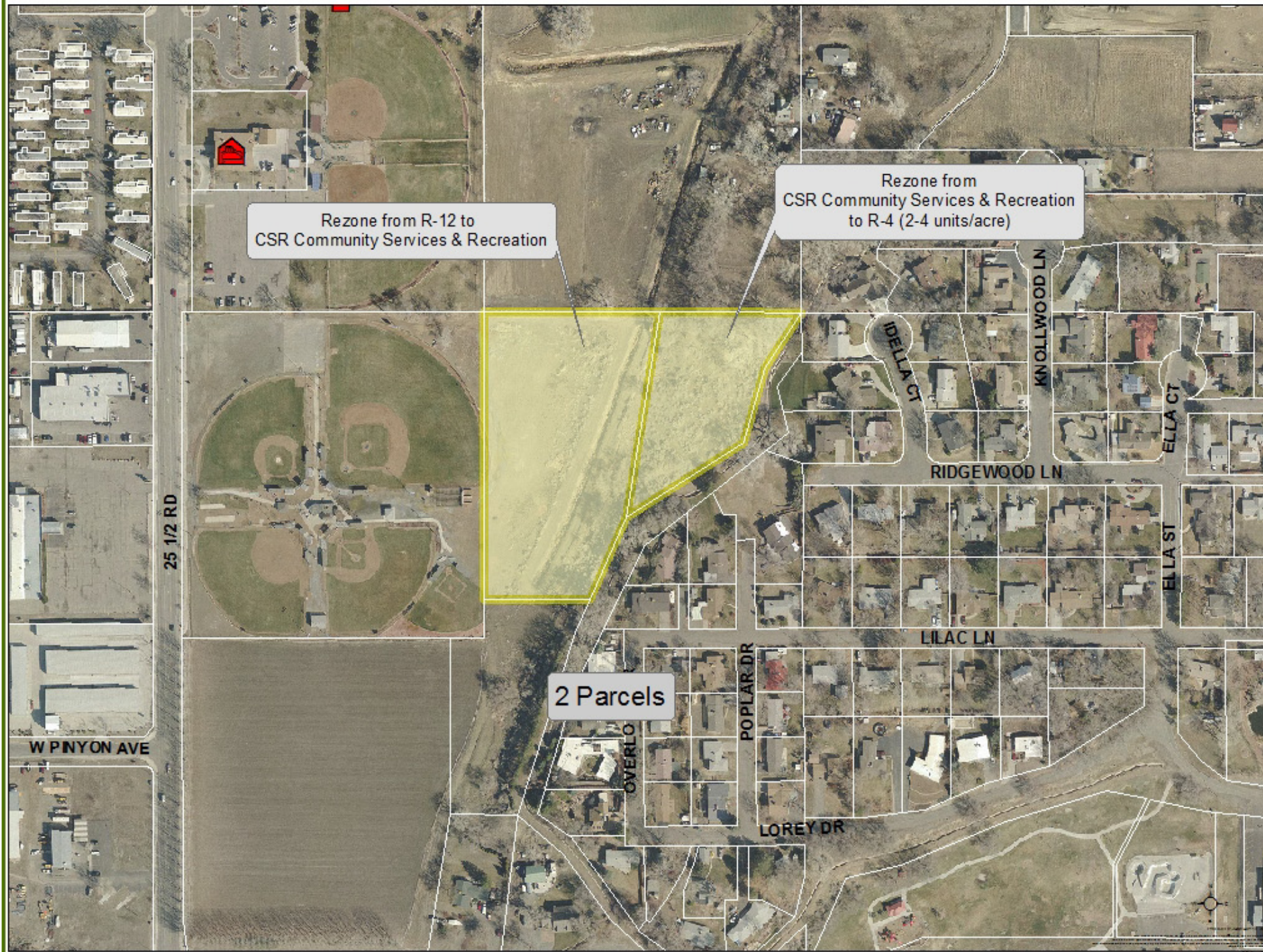
Adopted on second reading this _____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor

Rezone - Area 4





Attach 11

CITY COUNCIL AGENDA ITEM

Date: March 29, 2012
Author: Senta Costello
Title/ Phone Ext: Senior Planner/
x1442
Proposed Schedule: 1st
Reading April 18, 2012
2nd Reading (if applicable): June
6, 2012
File #: RZN-2012-27

Subject: Rezone One Property Located on the West Side of Bass Street between W. Hall Avenue and W. Mesa Avenue

Action Requested/Recommendation: Introduce the Proposed Ordinance and Set a Hearing for June 6, 2012

Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director
Senta Costello, Senior Planner

Executive Summary:

A City initiated 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).

Background, Analysis and Options:

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.

How this item relates to the Comprehensive Plan Goals and Policies:

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

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

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

The zone 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.

Board or Committee Recommendation:

The Grand Junction Planning Commission heard this request at its March 27, 2012 meeting. A recommendation of approval was forwarded to City Council with a vote of 7-0.

Financial Impact/Budget:

N/A

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

Rezone criteria

Site Location Map / Aerial Photo Map

Future Land Use Map / Existing City Zoning Map

Ordinance

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

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

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

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

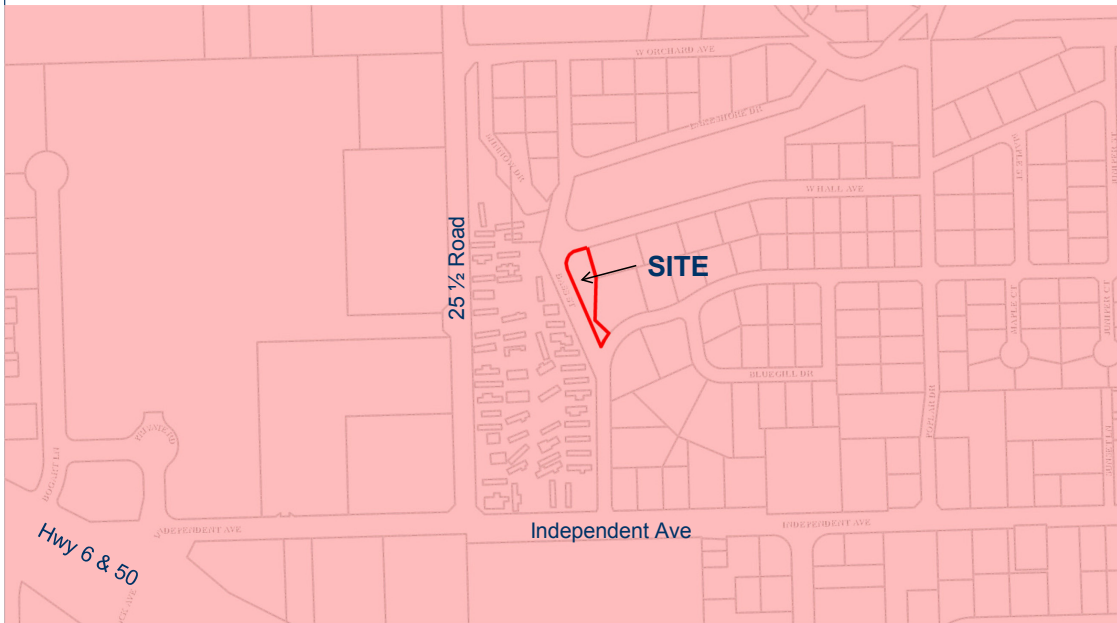
(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

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.

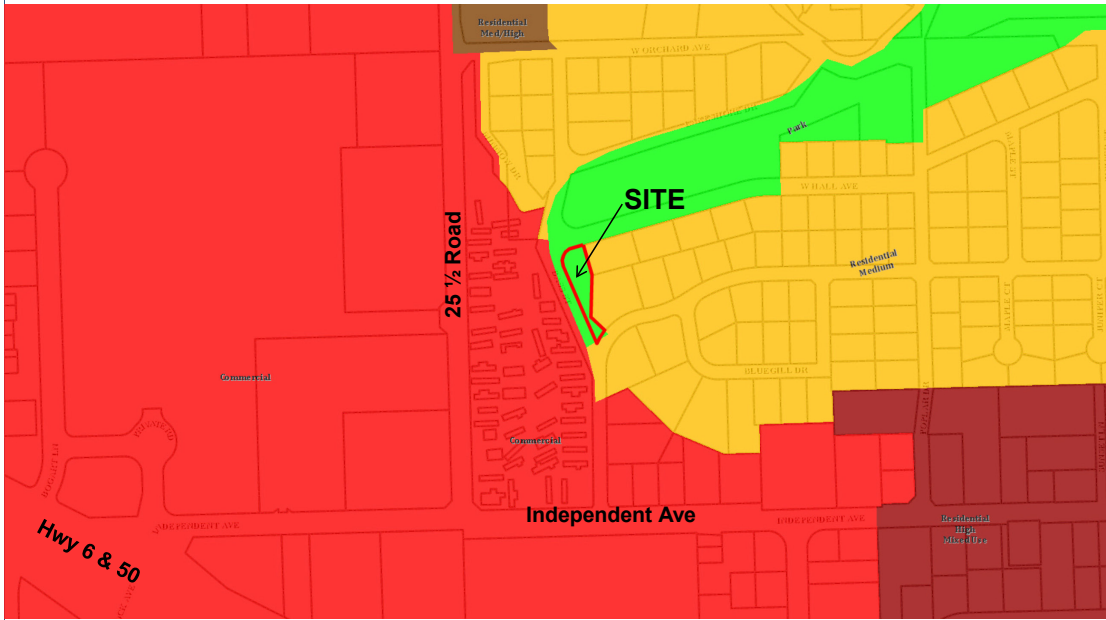
Site Location Map



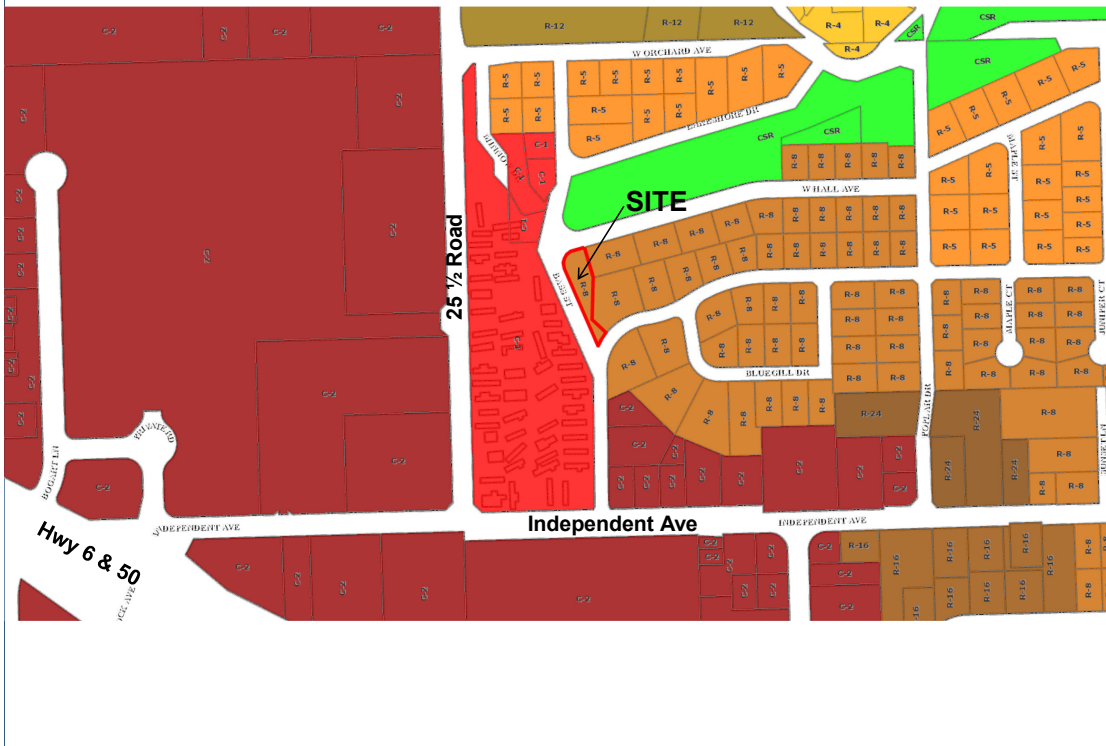
Aerial Photo Map



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 form.

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

ATTEST:

City Clerk

Mayor

Rezone - Area 8





Attach 12

CITY COUNCIL AGENDA ITEM

Date: 4/6/2012
Author: Rick Brinkman
Title/ Phone Ext: Water Services
Manager, 244-1429
Proposed Schedule: April 18,
2012
2nd Reading
(if applicable): _____
File # (if applicable): _____

Subject: Purchase of On-Site Sodium Hypochlorite Generation System-Liquid Chlorine Disinfectant Equipment for the Water Treatment Plant
Action Requested/Recommendation: Authorize the Purchasing Division to Enter into a Contract with Severn Trent to Purchase and Install an On-site Sodium Hypochlorite Generation System in the amount of \$400,000
Presenter(s) Name & Title: Greg Trainor, Utilities, Facilities, and Streets Director Jay Valentine, Assistant Financial Operations Manager

Executive Summary:

This request is for the purchase of equipment and the installation of an On-Site Sodium Hypochlorite Generation System at the City of Grand Junction Water Treatment Plant (WTP). Staff has identified the need to move from the use of chlorine gas to the on-site generation of low concentration bleach (sodium hypochlorite) to improve the safety at the WTP and the surrounding area. This change will eliminate the handling and storage of chlorine gas and provide a system that is more reliable and will serve the WTP well into the future.

Background, Analysis and Options:

On-Site Sodium Hypochlorite Generation is a process that produces liquid chlorine (low concentration bleach) which replaces gaseous chlorine as a disinfectant in drinking water treatment and distribution systems. Sodium Hypochlorite at the concentration it will be produced by the system (0.8%) is not a hazardous chemical as is gaseous chlorine.

The Water Services Division is seeking approval to proceed with the purchase of an On-Site Sodium Hypochlorite Generation System from Severn Trent/ClorTec Water Purification. In order to proceed with the conversion from gaseous chlorine to on-site generation at the WTP, it is necessary to select and purchase the system so that final engineering design work can be completed and submitted to the State for approval, appropriate building modifications can be made, and new electrical infrastructure installed.

A Request for Information (RFI) was sent to all the vendors that supply on-site hypochlorite systems. Serven Trent/ClorTec and Parkson-Miox were the only responses received.

Based on evaluation of the two systems, we recommend the sole source purchase of Serven Trent/ClorTec system based on the determination that the equipment is functionally superior to all other competitive products:

1. The Serven Trent/ClorTec system generates 0.8% Sodium Hypochlorite using 2 kWh of electricity per pound of hypochlorite produced. The Miox system produces 0.65% Sodium Hypochlorite using 2 kWh per pound of hypochlorite produced. ClorTec produces hypochlorite 19% more efficiently than the Miox system.
2. Serven Trent/ClorTec warranties their electrodes, the key component of the system, for seven years, whereas the Miox warranty is for five years.
3. Serven Trent/ClorTec has twelve systems currently operating in Colorado, including a large system in Avon and one locally at Palisade. There is only one Miox system in Colorado that we are aware of, which is a small system at Table Mountain, near Golden. The number of systems in Colorado provided by Canyon Systems insures that the City will have the necessary technical support for the design, construction and operation of the Serven Trent/ClorTec system.

How this item relates to the Comprehensive Plan Goals and Policies:

Goal 11: Public safety facilities and services for our citizens will be a priority in planning for growth.

This project will allow for the elimination of on-site storage of chlorine gas used to disinfect drinking water. Although use of chlorine gas has a stellar safety record throughout the water treatment industry, chlorine gas poses a potential threat to schools and neighborhoods which are downwind or adjacent to the WTP. Handling of gaseous chlorine also poses a serious health risk to WTP staff in the event of a chlorine cylinder tank leak.

Board or Committee Recommendation:

N/A

Financial Impact/Budget:

Cost estimate for the Serven Trent/ClorTec system equipment and installation is \$400,000. The total budget for the project is \$775,000 which includes engineering design, equipment cost, installation, building modifications, and additional electrical infrastructure.

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

N/A



Date: 04-03-2012
 Author: Darren Starr, Rick Brinkman
 Title/ Phone Ext: Manager/ #1493
 Proposed Schedule: April 18, 2012
 2nd Reading
 (if applicable): _____
 File # (if applicable): _____

Attach 13

CITY COUNCIL AGENDA ITEM

Subject: Purchase Two 2012 Rubber Tire Backhoes for Storm Water Maintenance and Water Services Divisions
Action Requested/Recommendation: Authorize the City Purchasing Division to Purchase two Volvo BI-70B Rubber Tire Backhoes from Power Equipment Company in an Amount of \$146,310
Presenter(s) Name & Title: Greg Trainor, Utilities, Streets, and Facilities Director Darren Starr, Streets, Storm Water, and Solid Waste Manager Rick Brinkman, Water Services Manager Jay Valentine, Financial Operations Manager

Executive Summary: This request is for the purchase of a scheduled equipment replacement of two Rubber Tire Backhoes for the Storm Water and Water Services Divisions.

Background, Analysis and Options: These Rubber Tire Backhoes are part of the resources needed to provide ongoing maintenance in the Streets, Storm Water, and Water Services divisions. This equipment will be used for digging, trenching, patching and placing pipe and other departmental functions. This equipment is a scheduled replacement for the departments, and has gone through the equipment replacement committee.

A formal Invitation for Bids was issued via BidNet (an on-line site for government agencies to post solicitations) and advertised in The Daily Sentinel, Four companies submitted five formal bids, all of which were found to be responsive and responsible, in the following amounts:

FIRM	LOCATION	COST
Power Equipment 1-(2012 Volvo BI-70B)	Grand Junction, CO	\$146,310.00
Wagner Equipment (2012 Cat 430E4WDE)	Grand Junction, CO	\$178,786.00
Honnen Equipment (2012 J Deere 410K)	Grand Junction, CO	\$187,250.00
Century Equipment (2012 Case 590SN)	Clifton, CO	\$189,340.00

Board or Committee Recommendation:

This equipment replacement was approved by the equipment committee, and the fleet Department.

Financial Impact/Budget:

Budgeted funds for this purchase have been accrued in the Fleet Replacement Internal Service Fund.

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

N/A



Date: 03-23-2012
 Author: Rick Brinkman
 Title/ Phone Ext: Water Services
Manager
 Proposed Schedule: April 18, 2012
 2nd Reading
 (if applicable): _____
 File # (if applicable): _____

Attach 14

CITY COUNCIL AGENDA ITEM

Subject: Purchase Extended Cab Utility Truck for the Water Division
Action Requested/Recommendation: Authorize the City Purchasing Division to Purchase a Utility Truck from Western Slope Auto in the Amount of \$58,337
Presenter(s) Name & Title: Greg Trainor, Utilities, Streets, and Facilities Director Rick Brinkman, Water Services Manager Jay Valentine, Financial Operations Manager

Executive Summary:

This purchase request is for one 2012 Ford F450 Extended Cab utility truck to replace one utility truck currently in the City’s fleet.

Background, Analysis and Options:

The truck is used by the Water Services Division for the maintenance and repair of the City’s water and wastewater pipeline infrastructure, and to respond to emergency water and wastewater line breaks.

A formal solicitation was advertised in the Daily Sentinel and sent to a source list of vendors capable of providing a complete utility truck per our specifications.

The following firms responded to the solicitation:

FIRM	LOCATION	COST
Western Slope Auto Company	Grand Junction, CO	\$58,337.00
Flower Motor Company	Montrose, CO	\$65,542.20
Pro Chrysler Jeep Dodge Ram	Thornton, CO	\$65,937.00

After reviewing the three responses received, it was determined the Western Slope Auto vehicle provides the best overall value.

How this item relates to the Comprehensive Plan Goals and Policies:

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

This purchase will assist the Water Services Division in providing safe and uninterrupted drinking water to our customers.

Board or Committee Recommendation:

N/A

Financial Impact/Budget:

Budgeted funds for this purchase have been accrued in the Fleet replacement Internal Service Fund.

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

N/A



Attach 15

CITY COUNCIL AGENDA ITEM

Date: April 5, 2012
 Author: Mike Vendegna
 Title/ Phone Ext: Parks
Superintendent / 3834
 Proposed Schedule: April 18, 2012
 2nd Reading
 (if applicable): _____
 File # (if applicable): _____

Subject: Contract for Lincoln Park Renovation Project – Restroom Construction
Action Requested/Recommendation: Authorize the Purchasing Division to Enter into a Contract with Emery Welsh Construction for the Construction and Installation of Public Restrooms and a Public Restrooms / Shelter at Lincoln Park, in Conjunction with the Lincoln Park Renovation Project in the Amount of \$277,770.93
Presenter(s) Name & Title: Rob Schoeber, Parks and Recreation Director Jay Valentine, Financial Operations Manager

Executive Summary:

In 2011, the Parks and Recreation Department completed a Park Inventory and Future Needs Assessment, which is an evaluation program of all park facilities for safety, accessibility, and cost of maintenance. Findings of this study determined the public restroom facilities at Lincoln Park are sorely inadequate and at the top of the list for replacement.

Background, Analysis and Options:

Lincoln Park, the corner stone of the park system, is one of the most heavily used parks on the Western Slope. Lincoln Park is classified as a regional park, mainly due to the multitude of different events it hosts, but Lincoln Park also serves as a community park providing services to the immediate neighborhood as well. There are currently two public restroom facilities serving the entire park, one east of the tennis courts and one on the south side of Lincoln Park-Moyer Pool. The restrooms were constructed decades ago and have become outdated, dilapidated, and in much need of replacement. The problems and concerns necessitating immediate action are:

- The number of facilities within each restroom are inadequate for a park the size of Lincoln Park;
- The structural integrity of the aging facilities is in rapid decline posing potential safety hazards;
- The plumbing and electrical infrastructure does not meet current safety codes;
- The plumbing fixtures are obsolete and repair parts are no longer available;

- The layout of the interiors do not meet current ADA standards;
- The general appearance of the aging and weather-worn buildings do not provide a facility that is inviting and safe in appearance;

This project encompasses the construction of a restroom northwest of the Lincoln Park Golf Course club house and the construction of a restroom / shelter north of the existing playground. These restrooms will be much more visible and accessible within the park, provide many more facilities than are currently available, and provide potential revenues from the rental of the new shelter.

A formal solicitation was issued through BidNet (an on-line site for governmental bid document distribution), posted on the City’s internet Bid page, advertised in the Daily Sentinel, and sent to the Western Colorado Contractors Association (WCCA).

Bids were received from the following companies:

Company	Location	Amount
Emery Welsh Construction	Grand Junction, CO	\$277,770.93
Ford Construction Co, Inc	Grand Junction, CO	\$290,682.82
PNCI Construction, Inc	Grand Junction, CO	\$291,646.64
Vostatek Construction, Inc	Grand Junction, CO	\$318,050.88
FCI Constructors, Inc	Grand Junction, CO	\$320,440.91
Asset Engineering Limited	Grand Junction, CO	\$320,777.65
Estimate – Engineers	Grand Junction, CO	\$324,845.00

The recommended surface will match the stadium block at Lincoln Park Tower.

This project is scheduled to begin late April, 2012, and completion is expected to be in August, 2012. The existing facilities will remain open and in use until project completion.

How this item relates to the Comprehensive Plan Goals and Policies:

Goal 10: Develop a system of regional, neighborhood and community parks protecting open space corridors for recreation, transportation and environmental purposes.

This project is an infrastructure upgrade to Grand Junction’s premier regional park. The project will provide safe, up to date restroom facilities that meet ADA standards, and are located within the park to provide access for all park users and large events.

Board or Committee Recommendation:

This plan was developed from a series of public meetings, and was presented to the Parks and Recreation Advisory Board on December 1, 2011, and the Parks Improvement Advisory Board on January 3, 2012.

Financial Impact/Budget:

The funding in the amount of \$350,000 has been budgeted in the 2012 Capital Improvement Projects (CIP) fund budget.

Geotechnical Testing	\$ 1,600.00
Design Services	\$ 13,700.00
Electrical Service	\$ 15,000.00
Bid Amount	\$ 277,770.93
Total Estimated Project Cost	\$ 308,070.93

Legal issues:

N/A

Other issues:

The new shelter will generate approximately \$2,500 annually in rental revenues to the General Fund.

Previously presented or discussed:

The Parks improvement master plan was presented at a City Council retreat in June 2011 and the Lincoln Park Master Plan was presented and a City Council workshop on February 13, 2012.

Attachments:

- Photos - Hawthorne Park, Stadium

Attachments - Lincoln Park Renovation Project – Restroom Construction



Figure 1 - Hawthorne Park Restroom

Figure 2 – Lincoln Park Stadium Block



Attach 16

CITY COUNCIL AGENDA ITEM

Date: 04-10-2012
Author: Troy Smith
Title/ Phone Ext: Deputy Chief,
3563
Proposed Schedule: April 18,
2012
2nd Reading
(if applicable): _____
File # (if applicable): _____

Subject: Application for US Department of Justice Annual Justice Assistance Grant for Audio/Video Equipment for Training
Action Requested/Recommendation: Authorize the Acting City Manager to apply for these funds, and if awarded, to manage \$25,239 in Grant Funding
Presenter(s) Name & Title: John Camper, Police Chief Troy Smith, Deputy Police Chief

Executive Summary:

The Grand Junction Police Department has been solicited by the Bureau of Justice Assistance (BJA) program of the US Department of Justice to apply for an annual grant in the amount of \$25,239. If awarded these funds will be used in combination with other funding sources to purchase audio/video equipment for the training room of the new Police building.

The Bureau of Justice Assistance requires City Council review and to provide an opportunity for public comment, as part of the application process. Therefore, a public comment opportunity is requested for the purpose of satisfying this requirement.

Background, Analysis and Options:

The Grand Junction Police Department has been the recipient of funding from this annual formula grant for many years and has benefitted from the funding for various projects. The funding level changes each year as the Bureau of Justice Assistance calculates, for each State and Territory, an allocation based upon the statutory JAG formula (U.S.C. 3755(d)(2)(B)). Funds received in prior years ranged from \$14,000 to \$254,568.

How this item relates to the Comprehensive Plan Goals and Policies:

Goal 11: Public safety facilities and services for our citizens will be a priority in planning for growth.

These grant funds are being used to purchase state of the art audio visual equipment that will be placed in the new police facility. This equipment will contribute to a more efficient public facility.

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

This purchase will assist in supporting increasing police officer proficiency and the community's perception of safety. Lower crime rates and the community's perception of safety have an impact on the economy and its overall health.

Board or Committee Recommendation:

N/A

Financial Impact/Budget:

There will be no net impact to the General Fund associated with this request, however, \$25,239 will need to be appropriated with the related revenue budgeted in the revision process.

Legal issues:

None.

Other issues:

None.

Previously presented or discussed:

This is an annual formula grant application process, as has been done in previous years, and requires an opportunity for public comment and Council approval at the application phase.

Attachments:

None.



Attach 17

CITY COUNCIL AGENDA ITEM

Date: April 2, 2012
Author: Senta Costello
Title/ Phone Ext: Senior Planner
x1442
Proposed Schedule: 1st
Reading – March 21, 2012
2nd Reading: April 18, 2012
File #: RZN-2011-1221

Subject: Rezone 92 Properties Located Between 12 th Street and 17 th Street along Main Street and the North Side of Colorado Avenue
Action Requested/Recommendation: Hold a Public Hearing and Consider Final Passage of the Proposed Rezone Ordinance
Presenter(s) Name & Title: Tim Moore, Public Works and Planning Director Lori V. Bowers, Senior Planner

Executive Summary:

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

Background, Analysis and Options:

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

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

In 2010, the Comprehensive Plan was adopted which included new Future Land Use designations throughout the City. The 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 in question.

Area 12 is an area that is inconsistent with the Future Land Use Map. The area is currently zoned R-8 which places it in conflict with the Future Land Use designation of Urban Residential High Mixed Use. Upon evaluation, it was determined that rezoning this property from R-8 to R-O would be the best course of action to bring the area into conformance with the current Future Land Use designation.

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

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

How this item relates to the Comprehensive Plan Goals and Policies:

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

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

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

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

Board or Committee Recommendation:

The Grand Junction Planning Commission heard this request at its February 28, 2012 meeting. A recommendation of approval was forwarded to City Council with a vote of 5-0.

Financial Impact/Budget:

N/A

Legal issues:

N/A

Other issues:

N/A

Previously presented or discussed:

N/A

Attachments:

Rezone criteria with Staff recommendation
Site Location Map / Aerial Photo Map
Future Land Use Map / Existing City Zoning Map
Citizen comments
Ordinance

1.

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

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

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

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

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

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

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

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

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

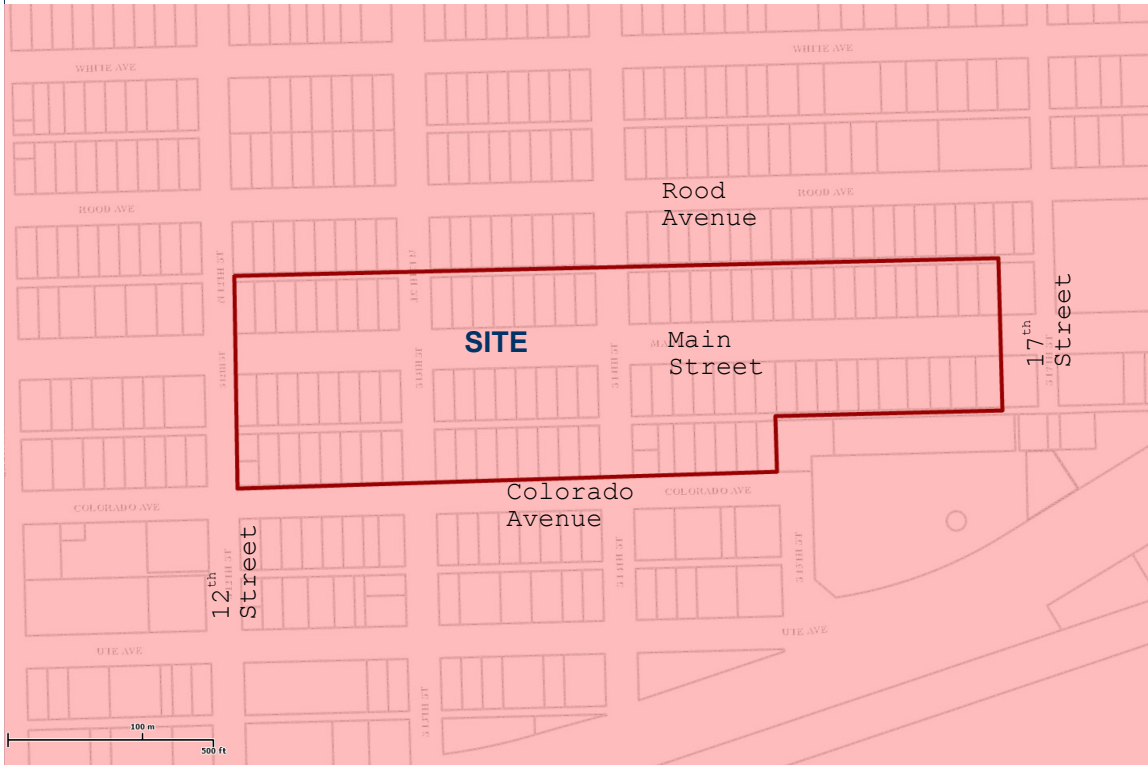
(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

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

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

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

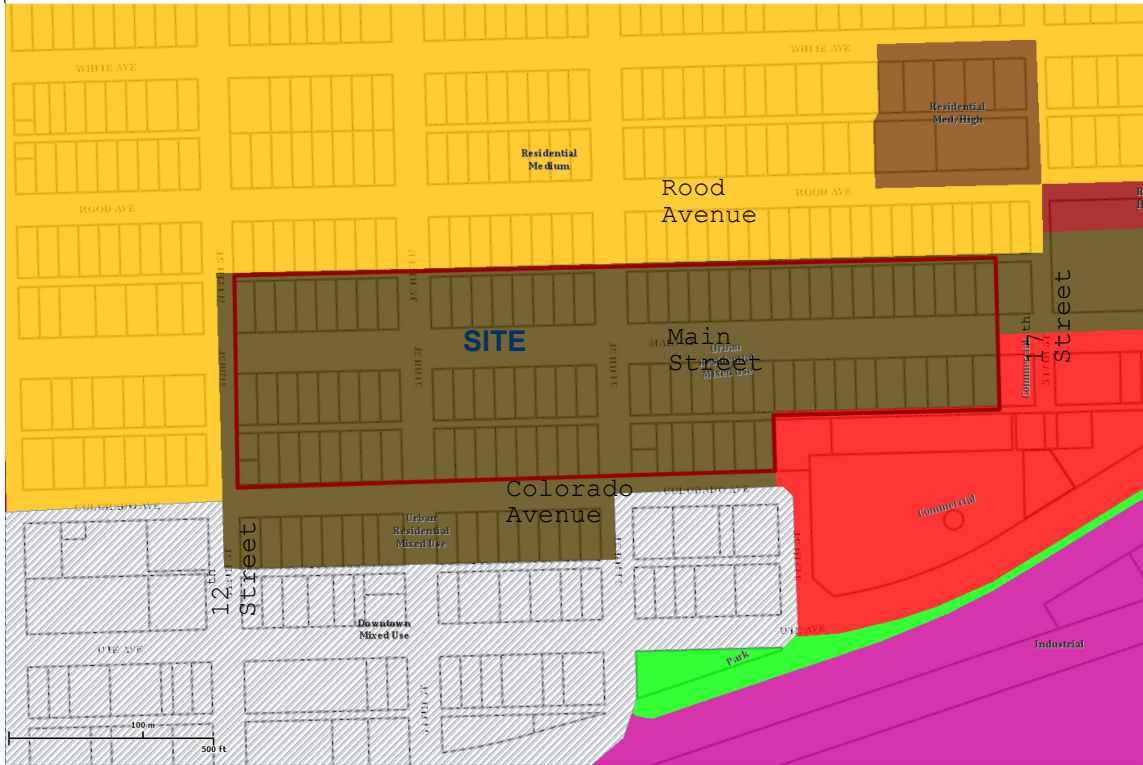
Site Location Map



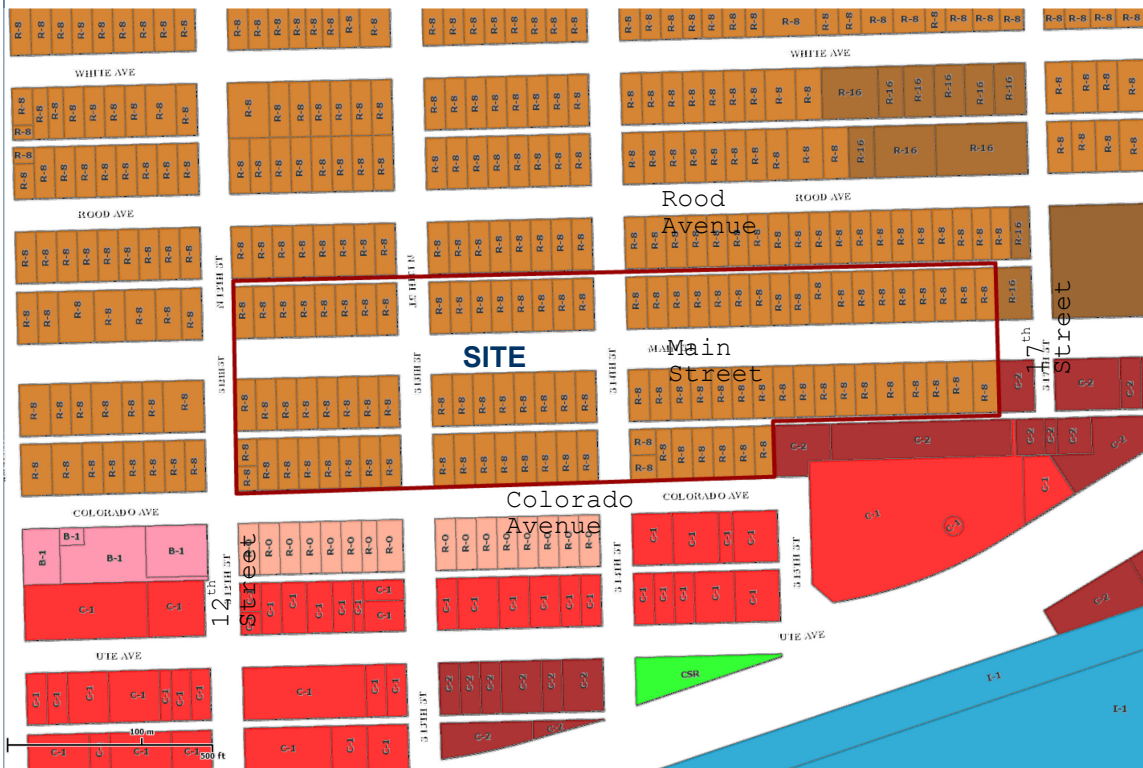
Aerial Photo Map



Comprehensive Plan Future Land Use Map



Existing Zoning Map



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

Good Morning Ms Costello,

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

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

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

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

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

Sincerely

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

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

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

Greetings Ms. Costello,

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

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

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

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

Best Regards,

Rachel May
1532 Main Street
Grand Junction, CO 81501



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

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

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

1450 Colorado

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

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

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

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

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

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

1260 Main Street, ~~Area~~ Area 12

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

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

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

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

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

Please turn your comments in tonight or mail them to:

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



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

Zoning Change Open House

Blue polygons, Areas 6, 12, 17 and 18

Comment Sheet

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

1260 Main St. Area 12

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

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

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

Please turn your comments in tonight or mail them to:

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

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

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

Recitals:

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

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

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

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

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

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

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

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

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

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

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

See attached map.

Introduced on first reading this 21st day of March, 2012 and ordered published in pamphlet form.

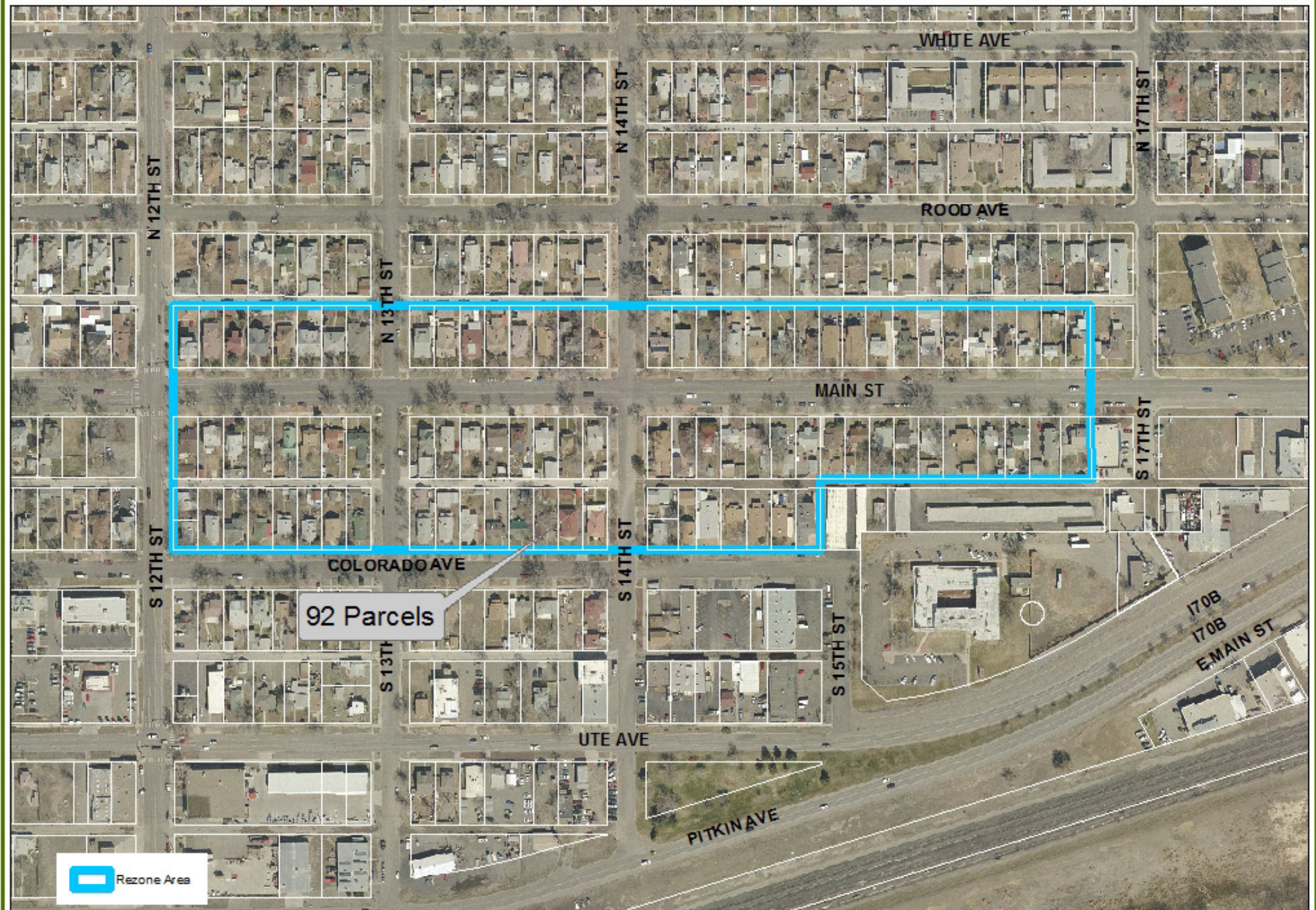
Adopted on second reading this _____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor

Rezone - Area 12



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



Date: April 5, 2012
Author: Scott D. Peterson
Title/ Phone Ext: Senior Planner/1447
Proposed Schedule: March 21, 2012 (1st Reading)
2nd Reading: April 18, 2012
File #: RZN-2011-1215

Attach 18

CITY COUNCIL AGENDA ITEM

Subject: Rezone Four Properties Located at 2202, 2202 ½, 2204 H Road, and 824 22 Road
Action Requested/Recommendation: Hold a Public Hearing and Consider Final Passage of the Proposed Rezone Ordinance
Presenter(s) Name & Title: Scott D. Peterson, Senior Planner

Executive Summary:

A City initiated request to rezone four properties located at 2202, 2202 ½, 2204 H Road, and 824 22 Road from M-U (Mixed Use) to MXG-3 (Mixed Use General) zone district.

Background, Analysis and Options:

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

Form Based Districts are new zoning districts that were added to the 2010 Zoning and Development Code and are intended to implement the Neighborhood Center, Village Center, Downtown Mixed Use and the Mixed Use Opportunity Corridors identified in the Comprehensive Plan Future Land Use Map. The form districts are intended to create pedestrian-friendly urban areas where higher density mixed uses and mixed building types promote less dependence on the automobile. The form districts are intended to

be used in combination to create mixed use centers. The centers are intended to transition in scale to existing neighborhoods, as with this rezone proposal, from the existing industrial land uses to the south and west to the existing residential properties to the north and east.

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

How this item relates to the Comprehensive Plan Goals and Policies:

The proposal to rezone this area to MXG-3 is consistent with the following goals and policies of the Comprehensive Plan:

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

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

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

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

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

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

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

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

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

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

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

Board or Committee Recommendation:

The Planning Commission recommended approval of the requested rezone at their February 28, 2012 meeting.

Financial Impact/Budget:

N/A.

Legal issues:

N/A.

Other issues:

None.

Previously presented or discussed:

Consideration and First Reading of the Rezone Ordinance was March 21, 2012.

Attachments:

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

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

Additional Background:

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

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

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

Section 21.02.140 of the Grand Junction Zoning and Development Code:

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

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

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

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

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

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

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

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

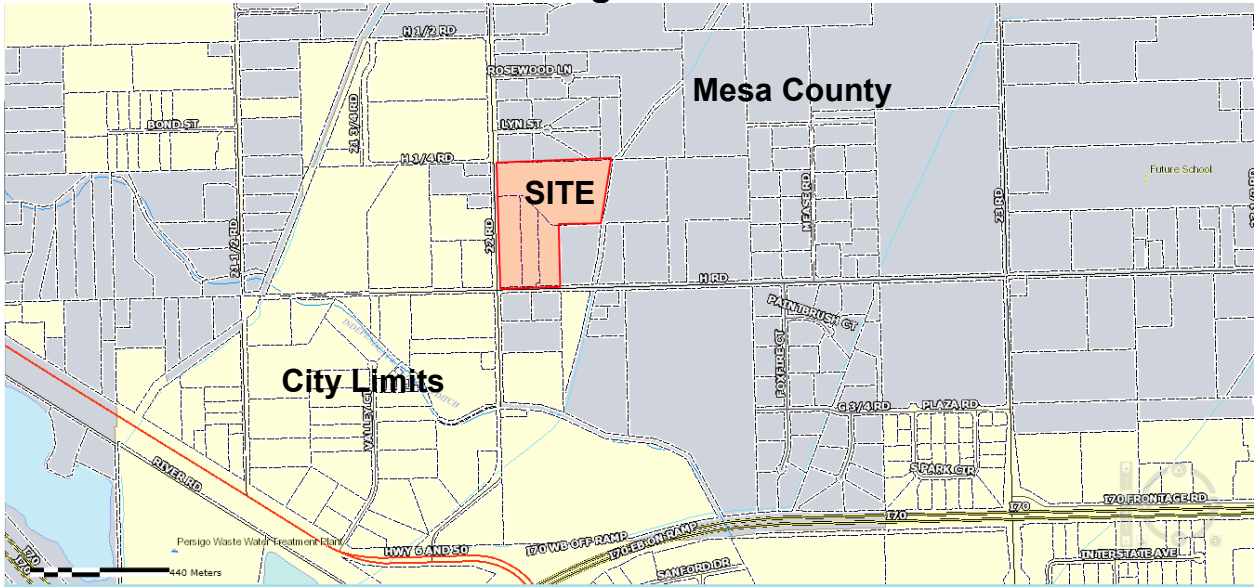
Response: The proposed rezone is in conjunction with a City wide initiated rezone to remove conflicts that were created when the Comprehensive Plan was adopted.

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

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

Site Location Map

Figure 1



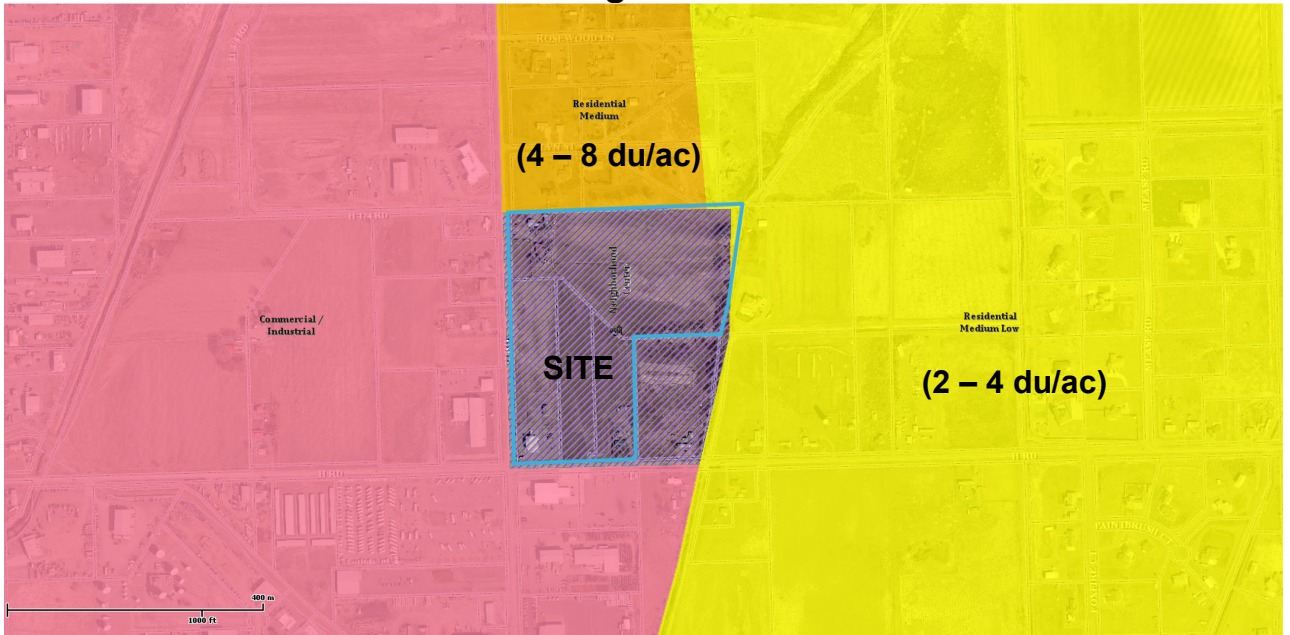
Aerial Photo Map

Figure 2



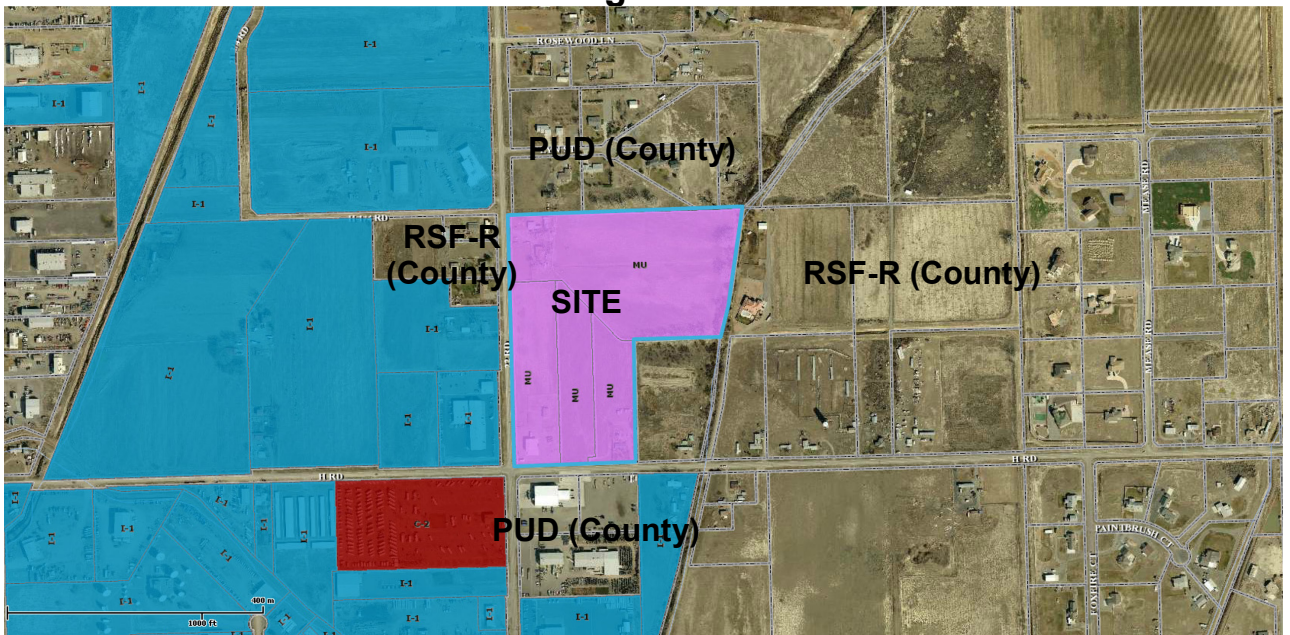
Comprehensive Plan

Figure 3



Existing City and County Zoning

Figure 5



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

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

Recitals.

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

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

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

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

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

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

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

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

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

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

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

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

Introduced on first reading this 21st day of March, 2012 and ordered published in pamphlet form.

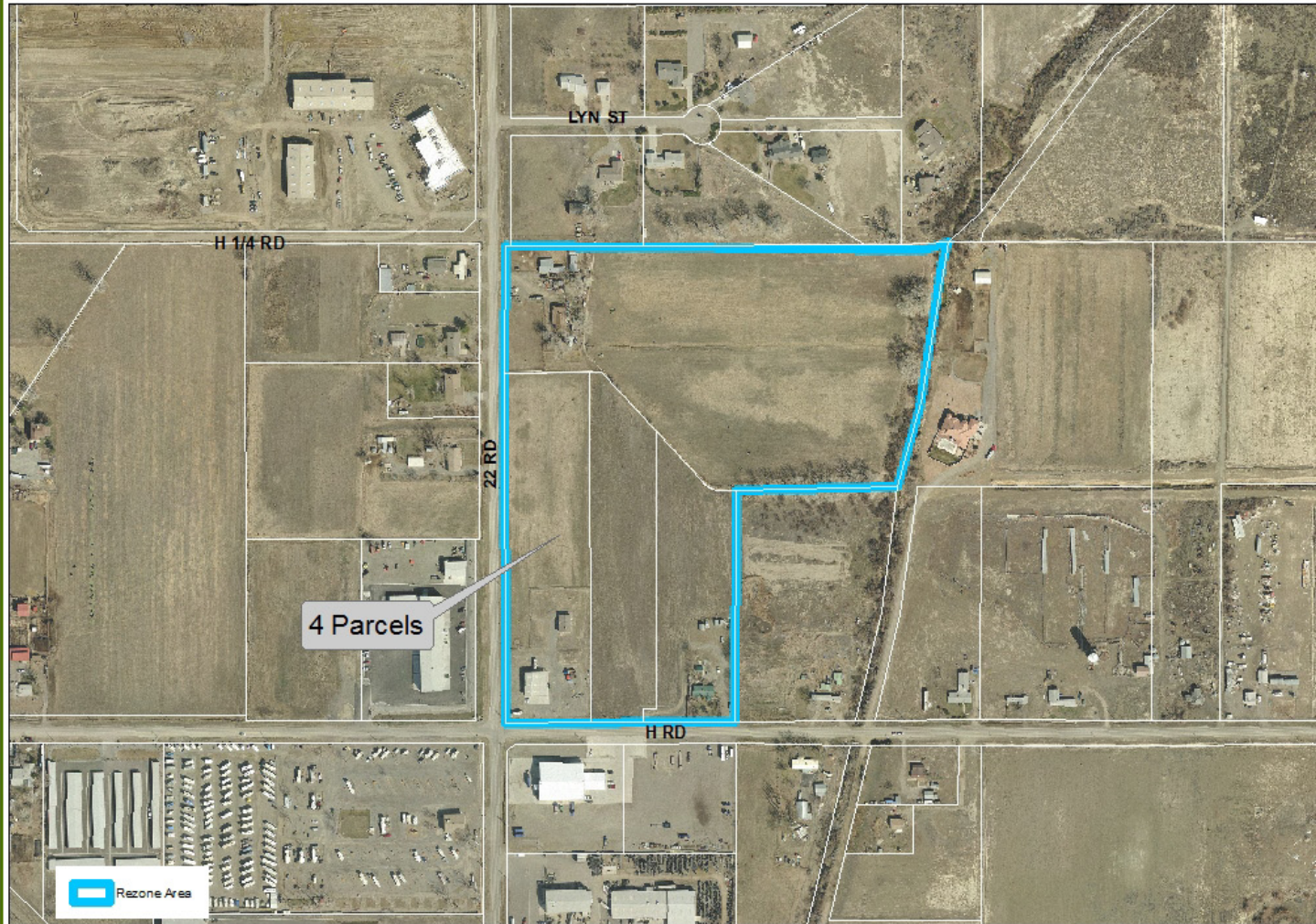
Adopted on second reading this _____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor

Rezone - Area 17



4 Parcels

Rezone Area



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



Attach 19

CITY COUNCIL AGENDA ITEM

Date: March 30, 2012

Author: Brian Rusche

Title/ Phone Ext:

Senior Planner / 4058

Proposed Schedule:

1st Reading - March 21, 2012

2nd Reading (if applicable):

2nd Reading – April 18, 2012

File # (if applicable): RZN-2011-1152

Subject: Rezone One Parcel Located at 2170 Broadway

Action Requested/Recommendation: Hold a Public Hearing and Consider Final Passage of the Proposed Rezone Ordinance

Presenter(s) Name & Title: Brian Rusche, Senior Planner

Executive Summary:

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

Background, Analysis and Options:

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

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

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

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

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

Property owner(s) were notified of the proposed zone change via a mailed letter and invited to an open house to discuss any issues, concerns, suggestions or support. The open house was held on December 14, 2011. No comment sheets were received regarding the Area 18 proposal. Four (4) contacts have been made to date with neighboring property owners, including one e-mail attached to this report. None of these contacts expressed opposition to the proposed change. No public testimony was offered before the Planning Commission at their February 28, 2012 meeting.

How this item relates to the Comprehensive Plan Goals and Policies:

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

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

Board or Committee Recommendation:

The Grand Junction Planning Commission met on February 28, 2012 and forwarded a unanimous recommendation of approval to the City Council.

Financial Impact/Budget: None.

Legal issues: None.

Other issues: None.

Previously presented or discussed: The Council introduced the proposed Ordinance on March 21, 2012.

Attachments:

Background information
Rezone criteria

Site Location Map / Aerial Photo Map
Future Land Use Map / Existing Zoning Map
E-mail to neighbor
Ordinance

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

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

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

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

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

This criterion has been met.

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

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

This criterion has been met.

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

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

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

This criterion can be met.

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

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

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

This criterion is met.

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

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

This criterion is met.

FINDINGS OF FACT/CONCLUSIONS:

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

1. The requested zoning 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.

Site Location Map

Figure 1



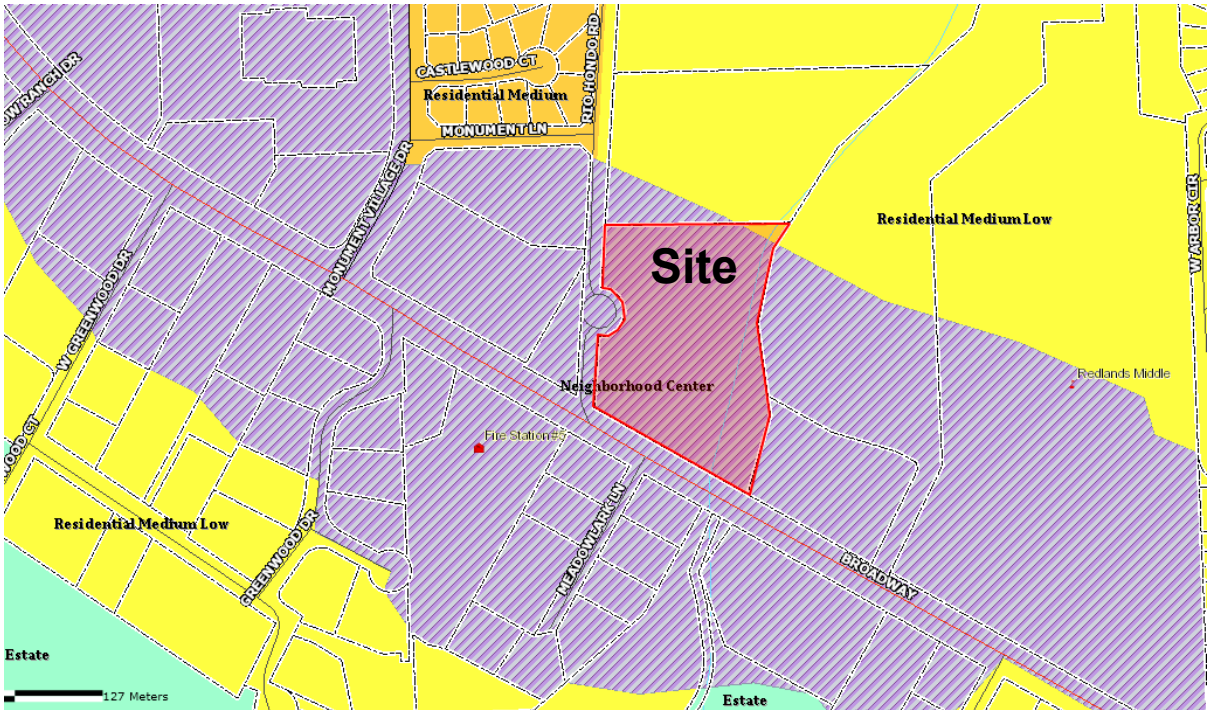
Aerial Photo Map

Figure 2



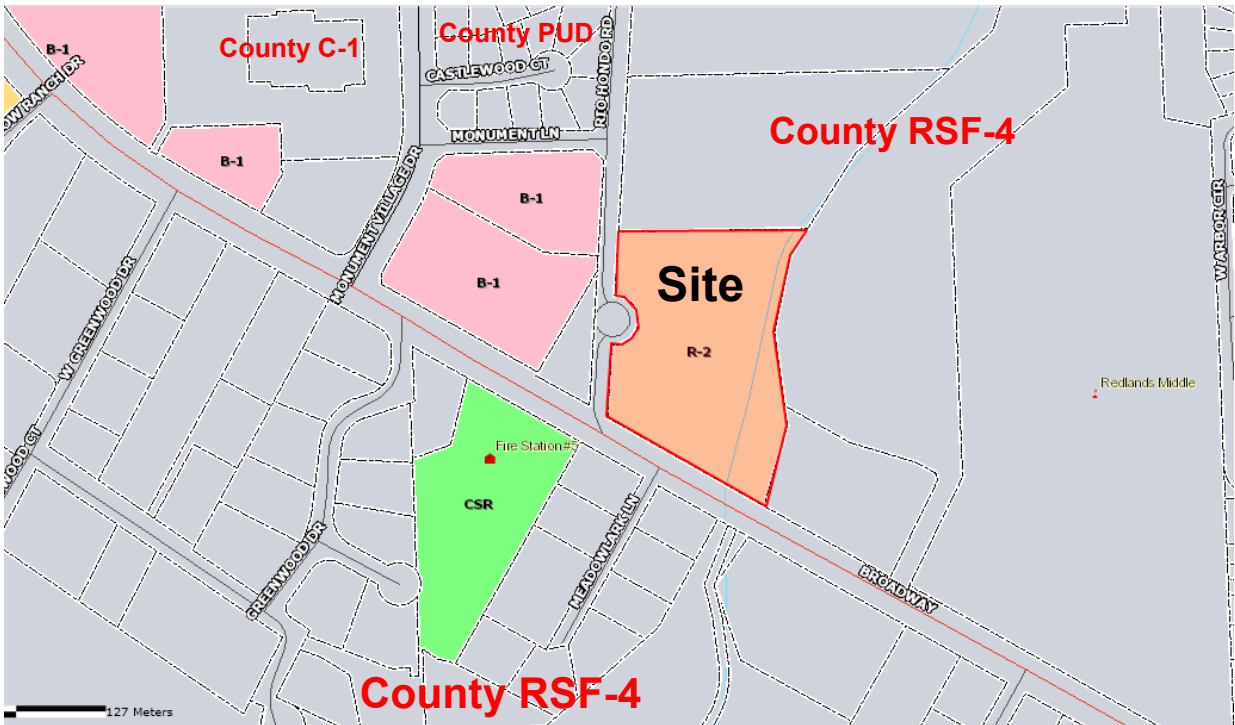
Comprehensive Plan Map

Figure 3



Existing City and County Zoning Map

Figure 4



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

Mr. Derrick,

Thank you for your interest in the above referenced project.

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

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

I have attached a map of this request, which is also available at the following website:
<http://www.gjcity.org/ProposedRezoneNo4.aspx> (<http://www.gjcity.org/ProposedRezoneNo2.aspx>)

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

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

Sincerely,

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

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

Brian,

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

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

Thank you,
Bruce Derrick

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

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

Recitals.

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

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

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

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

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

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

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

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

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

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

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

SEE ATTACHED MAP.

INTRODUCED on first reading the 21st day of March, 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 18



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