



**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
TUESDAY, June 28, 2016 @ 6:00 PM**

Call to Order – 6:00 P.M.

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

1. Minutes of Previous Meetings

[Attach 1](#)

Action: Approve the minutes from the May 10, 2016 Planning Commission Meeting.

2. Amending a Section of the Zoning and Development Code

[Attach 2](#)

[File# ZCA-2016-197]

Request to amend the Grand Junction Municipal Code, Section 21.06.080(b) regarding the applicability of outdoor lighting standards.

Action: Recommendation to City Council

Applicant: City of Grand Junction
Location: Citywide
Staff Presentation: Lori V. Bowers, Sr. Planner

3. Kojo Rezone

[Attach 3](#)

[File# RZN-2016-203]

Request to rezone 0.2761 acres from an R-24 (Residential 24 du/ac) to a B-1 (Neighborhood Business) zone district.

Action: Recommendation to City Council

Applicant: Kojo, LLC - Owner
Location: 2140 N. 12th Street
Staff Presentation: Brian Rusche, Sr. Planner

[Attach 4](#)

[File# ANX-2016-194]

4. Retherford Zone of Annexation

Request for approval of a Zone of Annexation from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-4 (Residential – 4 du/ac) on 0.48+/- acres.

Action: Recommendation to City Council

Applicant: Terry, Doug and Dennis Retherford, Owners
 Location: 2089 Broadway
 Staff Presentation: Scott Peterson, Sr. Planner

*****INDIVIDUAL CONSIDERATION*****

[Attach 5](#)

[File #PLD-2016-33]

5. Grand Junction Lodge Outline Development Plan

Request to rezone from R-4 (Residential 4 du/ac) to PD (Planned Development) and of an Outline Development Plan to develop a 50,000 square foot Senior Living Facility on 2.069 acres in a PD (Planned Development) zone district.

Action: Recommendation to City Council

Applicant: Joe W. and Carol J. Ott, Trustees – Owner
 Location: 2656 Patterson Road
 Staff Presentation: Brian Rusche, Sr. Planner

[Attach 6](#)

[File #ZCA-2016-64]

6. Amending Sections of the Zoning and Development Code to Amend Table 21.04.010 to Add a New Category for Stand Alone Crematories

Request to amend the Grand Junction Municipal Code, Section 21.04.010 Use Table, Section 21.06.050(c) and Section 21.10.020 Terms defined.

Action: Recommendation to City Council

Applicant: City of Grand Junction
 Location: Citywide
 Staff Presentation: Senta Costello, Sr. Planner

7. Other Business

8. Adjournment

Attach 1

**GRAND JUNCTION PLANNING COMMISSION
May 10, 2016 MINUTES
6:00 p.m. to 6:16 p.m.**

The meeting of the Planning Commission was called to order at 6:00 p.m. by Chairman Christian Reece. The hearing was held in the City Hall Auditorium located at 250 N. 5th Street, Grand Junction, Colorado.

Also in attendance representing the City Planning Commission were Jon Buschhorn, Kathy Deppe, George Gatseos, and Bill Wade.

In attendance, representing the City's Administration Department - Community Development, was Greg Moberg, (Development Services Manager), David Thornton (Principal Planner), Senta Costello, (Senior Planner) and Scott Peterson (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney), Shelly Dackonish (Staff Attorney) and Jim Finlayson, (Information Technology Manager).

Lydia Reynolds was present to record the minutes.

There were 9 citizens in attendance during the hearing.

Announcements, Presentations And/or Visitors

None

Consent Agenda

1. Minutes of Previous Meetings

Action: Approve the minutes from the April 12, 2016 and April 26, 2016 Planning Commission Meeting.

2. Hoesch Street Vacation

[File# VAC-2016-68]

Request to vacate public right-of-way for a portion of Hoesch Street.

Action: Recommendation to City Council

Applicant: Merritt & Associates
 Location: Hoesch Street South of W. White Avenue
 Staff Presentation: Senta Costello, Sr. Planner

3. PIA Zone of Annexation

[File# ANX-2016-115]

Request to zone 2.784 acres from a County C-2 to a City C-2 (General Commercial) zone district.

Action: Recommendation to City Council

Applicant: PIA Company, LLC
 Location: 2757 Hwy 50
 Staff Presentation: Senta Costello, Sr. Planner

4. Padilla-Ulibarri Easement Vacation [File# VAC-2015-350]

Request to vacate a portion of a public utility easement located at 314 W Ouray Avenue.

Action: Recommendation to City Council

Applicant: Bobby Ulibarri
 Location: 314 W. Ouray Avenue
 Staff Presentation: Senta Costello, Sr. Planner

5. Studt Zone of Annexation [File#ANX-2016-53]

Request to zone 0.9 acres from a County RSF-4 (Residential Single Family 4 du/ac) to a City R-4 (Residential 4 du/ac) zone district.

Action: Recommendation to City Council

Applicant: Priscilla Studt
 Location: 227 29 Road
 Staff Presentation: Senta Costello, Sr. Planner

6. Vistas at Tiara Rado Phase II, Multi-Purpose Easement Vacation [File#VAC-2016-170]

Request to vacate a public Multi-Purpose Easement within the proposed Vistas at Tiara Rado, Phase II residential development.

Action: Recommendation to City Council

Applicant: Hatch Investment, LLC
 Location: 2063 S. Broadway
 Staff Presentation: Scott Peterson, Sr. Planner

Chairman Reece briefly explained the Consent Agenda and invited the public, Planning Commissioners and staff to speak if they wanted the item pulled for a full hearing.

MOTION:(Commissioner Deppe) Commissioner Deppe requested that item number seven of the Agenda, “*Amending Sections of the Zoning and Development Code to Amend Table 21.04.010 to Add a New Category for Stand Alone Crematories*” be moved from individual consideration to be included in the Consent Agenda.

Commissioner Wade seconded the motion. A vote was called and the motion passed unanimously by a vote of 5-0.

With the addition to the Consent Agenda, Chairman Reece invited anyone from the public, Planning Commissioners and staff to speak if they wanted the item pulled for a full hearing. Hearing none, Chairman Reece asked for a motion to approve the revised agenda.

MOTION:(Commissioner Wade) “Madam Chairman, I move that the Planning Commission accept and approve the Consent Agenda as modified.”

Commissioner Deppe seconded the motion. A vote was called and the motion passed unanimously by a vote of 5-0.

*****INDIVIDUAL CONSIDERATION*****

7. Zoning Code Amendment

[File#ZCA-2016-112]

The City of Grand Junction Planning Commission will consider a recommendation to the City Council of the adoption of a zoning code amendment to amend the section on Telecommunication Facilities.

Chairman Reece noted that the Planning Commission spent several hours in a workshop discussing the proposed Zoning Code Amendment since the last public hearing.

Staff Presentation

David Thornton (Principal Planner) explained that a proposed ordinance was developed by staff, along with the Wireless Master Plan consultants, to help get the Zoning and Development Code in line with the FCC and other Federal regulations. Mr. Thornton emphasized that infrastructure was a key part of both the Master Plan and the proposed Ordinance. Noting that co-location was favored whenever possible, there will inevitably be more new towers needed for better coverage as time goes on.

Mr. Thornton noted that at a workshop on May 5th, 2016, Planning Commission gave staff direction to revise the ordinance to address a few concerns they had, and that document has since been distributed to the Commissioners.

Chairman Reece invited anyone from the public to speak if they had comments. No one from the public requested to speak.

Mr. Thornton displayed a slide with the revisions that were requested.

Discussion

Commissioner Wade asked if the revisions on the document before them were limited to the sections of the code that the Commissioners had discussed and requested. Mr. Thornton

stated that was correct, it was in section five or the ordinance.

Commissioner Gatseos asked if the hard copy they were given at the beginning of the meeting was the same one as was emailed. Mr. Thornton stated that it was the same.

Chairman Reece commented that she thought the Use Table had been updated, however, Mr. Thornton stated that it had remained the same.

Chairman Reece asked the Commissioners if they wished to have any further discussion. Hearing none, Chairman Reece asked for a motion.

MOTION:(Commissioner Wade) “Madam Chairman, I move that with regard to file number [File#ZCA-2016-112] that the City of Grand Junction Planning Commission recommend to the City Council of Grand Junction, the adoption of the Zoning Code Amendment as modified and altered for the purpose of amending the Zoning Code.”

Commissioner Deppe seconded the motion. A vote was called and the motion passed unanimously by a vote of 5-0.

8. Nonscheduled Citizens and/or Visitors

None

9. Other Business

Election of Officers

Chairman Reece noted that there is one item under other business which is the election of officers for the Planning Commission.

Starting with the Vice Chair, Chairman Reece asked for nominations. Commissioner Gatseos nominated Commissioner Bill Wade for Vice Chairman. Commissioner Buschhorn seconded the nomination. Chairman Reece asked for a vote to approve Commissioner Wade for Vice Chairman and the motion passed unanimously by a vote of 5-0.

Chairman Reece then asked for nominations for Chairman. Commissioner Wade nominated Chairman Reece for another term as Chairman. Commissioner Deppe seconded the nomination. Chairman Reece asked for a vote to approve Commissioner Reece for Chairman and the motion passed unanimously by a vote of 5-0.

Mr. Moberg noted that there will be a second workshop this month to go over some possible code amendments.

10. Adjournment

The Planning Commission meeting was adjourned at 6:16 p.m.



Date: May 23, 2016
 Author: Lori V. Bowers
 Title/ Phone Ext: Sr. Planner / 4033
 Proposed Schedule: Planning
 Commission: June 28, 2016
 1st Reading: July 6, 2016
 2nd Reading: July 20, 2016
 File #: ZCA-2016-197

Attach 2

PLANNING COMMISSION AGENDA ITEM

<p>Subject: Amending a Section of the Zoning and Development Code to Correct a Wording Omission in the Outdoor Lighting Ordinance.</p>
<p>Action Requested/Recommendation: Forward a recommendation to City Council to amend the Grand Junction Municipal Code, Section 21.06.080(b) regarding the applicability of outdoor lighting standards.</p>
<p>Presenter(s) Name & Title: Lori V. Bowers, Senior Planner</p>

Executive Summary:

The proposed ordinance will clarify the applicability of the outdoor lighting section in the Zoning and Development Code. When the 2010 Zoning and Development Code was adopted, the lighting section was expanded and reference was made to only “new” land uses, losing reference to “all” land uses. This has created an enforcement issue.

Background, Analysis and Options:

Over the years the Zoning and Development Code has gone through several updates. Before the adoption of the 2000 Code, lighting was addressed in Section 5-1-3, which read: “ILLUMINATION – Any light used for illumination of signs, parking areas, security, or for any other purposes shall be arranged so as to confine direct light beams to the lighted property and away from nearby residential properties and the vision of passing motorists.”

With the adoption of the 2000 Code, lighting was placed in Section 7.2.F, which reads: “Nighttime Light Pollution. All outside light sources shall conform to the standards set forth below.” et seq.

This citation was carried forward until the adoption of 2010 Zoning and Development Code. Lighting is now placed in Section 21.06.080, titled Outdoor lighting. This Section was expanded to include a purpose statement, applicability statement and the lighting standards. However, the reference to “any light” and “all outside light” was inadvertently dropped. Sub-sections (b) and (c) were created and read: “**Applicability.** All new land uses, structures or building additions shall meet the requirements of this section for the entire property.” And “Outdoor Lighting Standards. All outside light sources shall conform to the standards set forth below.”

The Planning Commission discussed this item at their workshop on May 19, 2016.

Attachments:

Proposed Ordinance

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 21.06.080 OUTDOOR LIGHTING
SUBSECTION (b) APPLICABILITY**Recitals:**

This ordinance amends the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code (GJMC) by clarifying the applicability of the outdoor lighting section in the Zoning and Development Code. When the 2010 Zoning and Development Code was adopted, the lighting section was expanded and reference was made to only “new” land uses, losing reference to “all” land uses. This has created an enforcement issue.

The Planning Commission and City Council find that the amendment is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

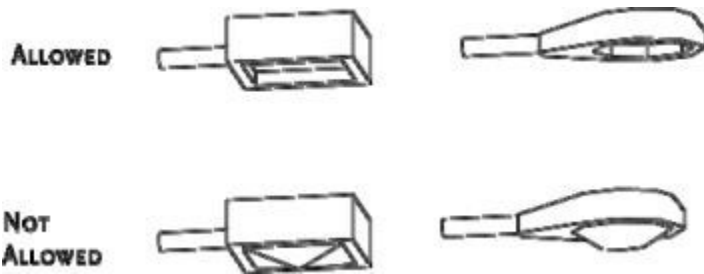
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:**1. Section 21.06.080(B) shall be amended as follows (additions underlined):****21.06.080 Outdoor lighting.****(a) Purpose.**

- (1) To minimize light pollution, light trespass and glare;
- (2) To conserve energy and resources;
- (3) To provide safe roadways for motorists, cyclists and pedestrians;
- (4) To ensure sufficient lighting can be provided where needed to promote safety and security; and
- (5) To protect and reclaim the ability to view the night sky.

(b) Applicability. All new and existing land uses, structures or building additions shall meet the requirements of this section for the entire property.

(c) Outdoor Lighting Standards. All outside light sources shall conform to the standards set forth below.

- (1) Floodlights shall not be used to light all or any portion of any building facade between the hours of 10:00 p.m. and 6:00 a.m.
- (2) No outdoor lights shall be mounted more than 35 feet above the ground unless as a part of an approved outdoor recreational facility.



- (3) All outdoor lights mounted on poles, buildings or trees that are lit between the hours of 10:00 p.m. and 6:00 a.m. shall use full cutoff light fixtures (see graphic).
- (4) All lights used for illumination of signs, parking areas, security or for any other purpose shall be arranged so as to confine direct light beams to the lighted property and away from adjacent residential properties and out of the direct vision of motorists passing on adjacent streets.
- (5) Outdoor lighting for commercial areas is encouraged to be turned off after business hours. Lights on a timer are encouraged.
- (6) Sensor activated lights are encouraged to replace existing lighting necessary for security purposes.
- (7) Canopy lights, such as service station lighting, shall be fully recessed or fully shielded so as to ensure that no light source is visible from or causes glare on public rights-of-way or adjacent properties. Canopy lighting shall have a maximum of 30 foot-candles, with a light loss factor of 1.0. Light loss factor (LLF) is a correction factor used to account for the difference between laboratory test results and real world degradation of the lighting system aging over time resulting in reduced lumen output.
- (8) The operation of searchlights for advertising purposes is prohibited.
- (9) The installation of sodium vapor fixtures that are not color corrected or mercury vapor fixtures is prohibited.

All other parts of Section 21.06.080 shall remain in full force and effect.

Introduced on first reading this ___ day of _____, 2016 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2016 and ordered published in pamphlet form.

ATTEST:

City Clerk

President of the Council



Date: June 11, 2016
 Author: Brian Rusche
 Title/Phone Ext: Senior
Planner/4058
 Proposed Schedule:
June 28, 2016
 File #: RZN-2016-203

Attach 3

PLANNING COMMISSION AGENDA ITEM

Subject: Kojo Rezone, Located at 2140 N. 12 th Street
Action Requested/Recommendation: Forward a recommendation of approval to City Council to rezone 0.2761 acres from an R-24 (Residential 24 du/ac) to a B-1 (Neighborhood Business) zone district.
Presenters Name & Title: Brian Rusche, Senior Planner

Executive Summary:

The applicant requests that the City rezone the property at 2140 N. 12th Street from an R-24 (Residential 8 du/ac) to a B-1 (Neighborhood Business) zone district.

Background, Analysis and Options:

The property consists of one structure, built in 1947. It has primarily functioned as a veterinary clinic, though the most recent tenant was a tattoo parlor.

The applicant desires to relocate an existing chiropractic office into the structure. Upon review, however, it was determined that the property was not zoned for commercial use, despite its previous uses. Furthermore, the proposed use is considered a change of use (from personal services to medical office), which means the property must be rezoned for further commercial use.

Prior to the Growth Plan of 1996, the 12th Street Corridor Guideline indicated that south from the intersection at 12th and Patterson to Orchard Avenue, non-residential uses such as professional, medical and educational offices may be appropriate. The 1996 Growth Plan designated the subject property as Residential High, though it is unclear when the existing R-24 zone district was applied.

The 2010 Comprehensive Plan created a Business Park Mixed Use designation, which applies to the entire original Colorado Mesa University (CMU) campus, north to Patterson Road and beyond to F 1/2 Road, along both sides of N. 12th Street west to the St. Mary’s Regional Medical Center complex on N. 7th Street. This Business Park Mixed Use designation includes an option for B-1 (Neighborhood Business).

The purpose of the B-1 (Neighborhood Business) zone district is “To provide small areas for office and professional services combined with limited retail uses, designed in scale with surrounding residential uses; a balance of residential and nonresidential uses” (GJMC Section

21.03.070.b.1). Performance standards include limits to on-street parking (no parking is allowed on N. 12th Street), hours of operation limited to between 5 am and 11 pm, and no outdoor storage.

Neighborhood Meeting:

The applicant held a Neighborhood Meeting on April 11, 2016, with three (3) neighbors in attendance who were primarily concerned about whether retail uses, specifically a tattoo parlor (which was the previous tenant), would be allowed, which would be permitted with a B-1 zone. The applicant emphasized the plan to purchase the building for a chiropractic office and the improvements that will be made to the building to provide wellness services. A summary of the meeting and attendance sheet is attached to this report.

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 rezone is across the street from existing office uses along the N. 12th Street corridor between Orchard Avenue and Patterson Road.

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

The property consists of one structure, which has been used for commercial uses over the years despite its residential zoning. The proposed use of the property is a chiropractic office, which will invest in remodeling and upgrading the existing building to fit its needs.

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

The rezone of the property will allow for a reuse of the building as a chiropractic office, as well as the potential for a variety of other uses that provide services to citizens and the general public.

The Comprehensive Plan Future Land Use designation of the property is Business Park Mixed Use and the proposed zoning of B-1 (Neighborhood Business) will implement this land use designation and is consistent with the Comprehensive Plan.

Economic Development Plan:

The purpose of the Economic Development Plan is to present a clear plan of action for improving business conditions and attracting and retaining employees. The proposed Rezone meets with the goal and intent of the Economic Development Plan by supporting and assisting an existing business within the community and providing an opportunity for an expansion of the business and/or a variety of other uses that provide services to citizens and the general public.

Board or Committee Recommendation:

There is no other committee or board recommendation.

Financial Impact/Budget:

Property tax levies and any municipal sales/use tax will be collected, as applicable.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This request has not been previously discussed.

Attachments:

1. Background information
2. Staff report
3. Location Map
4. Aerial Photo
5. Comprehensive Plan - Future Land Use Map
6. Zoning Map
7. General Project Report
8. Neighborhood Meeting summary
9. Ordinance

BACKGROUND INFORMATION					
Location:		2140 N. 12 th Street			
Applicant:		Kojo LLC – owner Bryce Christianson - applicant Sid Squirrell - representative			
Existing Land Use:		Vacant (formerly a tattoo parlor)			
Proposed Land Use:		Chiropractic office			
Surrounding Land Use:	North	Multi-Family Residential			
	South	Vacant Commercial			
	East	Multi-Family Residential			
	West	Office			
Existing Zoning:		R-24 (Residential 24 du/ac)			
Proposed Zoning:		R-O (Residential Office)			
Surrounding Zoning:	North	R-24 (Residential 24 du/ac)			
	South	R-24 (Residential 24 du/ac)			
	East	R-24 (Residential 24 du/ac)			
	West	R-O (Residential Office)			
Future Land Use Designation:		Business Park Mixed Use			
Zoning within density/intensity range?		X	Yes		No

Sections 21.02.140 of the Grand Junction Zoning and Development Code:

Rezone requests must meet at least one of the following criteria for approval:

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

The Comprehensive Plan, adopted in 2010, designated the Future Land Use of the property as Business Park Mixed Use. Prior to this designation, the 1996 Growth Plan designation was Residential High.

The City of Grand Junction and Mesa County jointly adopted a Comprehensive Plan in February, 2010. The Plan replaced the previous Growth Plan and established 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. A key objective of the Comprehensive Plan is to locate commercial uses, such as offices and shopping, closer to where people live. This reduces traffic congestion, shortens commute time, improves air quality, and cost of infrastructure.

Prior to adoption of the Comprehensive Plan the area surrounding the subject site had a land use designations of Residential High. With the adoption of the Comprehensive Plan, the area was designated as Business Park Mixed Use. The land use designation was placed on this area due close proximity to the University and the need to allow commercial and high density residential to support the growing school.

Therefore, this criterion has been met as the adoption of the Comprehensive Plan and amendments to the Zoning and Development Code were subsequent events that now allow the property to be rezoned.

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

As noted under Criterion 1, the Comprehensive Plan acknowledged the growth of Colorado Mesa University, as well as the medical services sector, including St. Mary's Hospital. The demand for services, both office and retail oriented, along the corridors which connect the University to the hospital, has resulted in waves of new development, all of which is infill. The subject property represents one such infill site that has historically been used for commercial purposes.

This criterion has been met.

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

There are public utilities already connected to the building, including potable water provided by the City of Grand Junction, sanitary sewer service maintained by the City, and electricity from Xcel Energy (a franchise utility).

Grand Valley Transit provides bus service along N. 12th Street, with a northbound stop in the 2100 block. The southbound stop is in front of the former Community Hospital, one block south of the subject property, which has been acquired by Colorado Mesa University (CMU). St. Mary's Hospital is approximately one-half (1/2) mile west of the subject property.

Other commercial services, including several medical and other professional offices are located across the street to the west, as well as north and south within one-quarter mile walking distance of the subject parcel.

This criterion has been 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;

Developed properties in the vicinity of the subject property which are zoned B-1 include two blocks on the east side of N. 12th Street between Orchard and Walnut Avenue, the west side of N. 12th Street between Bookcliff Avenue and Patterson Road, which

includes the Village Fair shopping center, and the newly constructed City Market on 12th and Patterson.

As of this report there was a total of 132.77 acres (less than 1% of the total) of B-1 zoned property within the entire City, of which 17.01 acres of land were considered vacant (meaning no structures). The City wide vacancy rate of existing structures in the B-1 zone, as of January 31, 2016, is 6.2%.

The City has not established a ratio or minimum area for each zone districts. However it is staff's opinion that the area of any zone that is under 1% of the total, is an inadequate supply.

This criterion has been met.

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

The purpose of the B-1 (Neighborhood Business) zone district is "To provide small areas for office and professional services combined with limited retail uses, designed in scale with surrounding residential uses; a balance of residential and nonresidential uses" (GJMC Section 21.03.070.b.1). Performance standards include limits to on-street parking (no parking is allowed on N. 12th Street), hours of operation limited to between 5 am and 11 pm, and no outdoor storage.

The proposed B-1 zone would implement Goal 3, 6, and 12 of the Comprehensive Plan as described earlier. In addition the proposed Rezone meets with the goal and intent of the Economic Development Plan by supporting and assisting an existing business within the community and providing an opportunity for an expansion of the business and/or a variety of other uses that provide services to citizens and the general public.

This criterion has been met.

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

- a. R-8 (Residential - 8 du/ac)
- b. R-12 (Residential - 12 du/ac)
- c. R-16 (Residential – 16 du/ac)
- d. R-O (Residential Office)
- e. CSR (Community Services and Recreation)
- f. BP (Business Park Mixed Use)
- g. I-O (Industrial Office)

The R-8 through R-16 and the CSR zones are inconsistent with the commercial uses that have occupied the site for the last 20+ years.

The BP Zone does not have any precedence for use in this neighborhood, as the only location with this zoning is the new Community Hospital on G Road. Likewise, the I-O zone is reserved for larger, industrial park type uses.

The R-O zone is intended to provide low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods. Some of the neighbors expressed their preference for this zone over the proposed B-1 zone, citing the previous tattoo parlor tenant as an example. However, tattoo parlors are considered personal services, not retail, and are permitted in both the R-O and B-1 zones. Furthermore, the original use of the structure as a veterinary clinic would not be permitted in the R-O zone. So the neighborhood has successfully developed around this building and its previous uses, despite the incorrect zoning it has had for years. The proposed rezone will rectify this situation.

The B-1 zone reflects a broader range of uses found at both the Orchard Avenue and Patterson Road ends of the N. 12th Street corridor, which have evolved into catering toward the needs of the University. This parcel should be afforded the same opportunity.

It is my professional opinion that rezoning the property will achieve not only the goals of the Comprehensive Plan but also provide an opportunity for suitable uses compatible with the adjacent neighborhood.

FINDINGS OF FACT AND CONCLUSIONS:

After reviewing the Kojo Rezone, RZN-2016-203, a request to rezone the property at 2140 N. 12th Street from an R-24 (Residential 24 du/ac) to a B-1 (Neighborhood Business) zone district, the following findings of fact and conclusions have been determined:

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

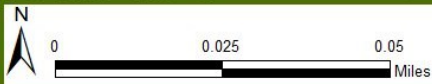
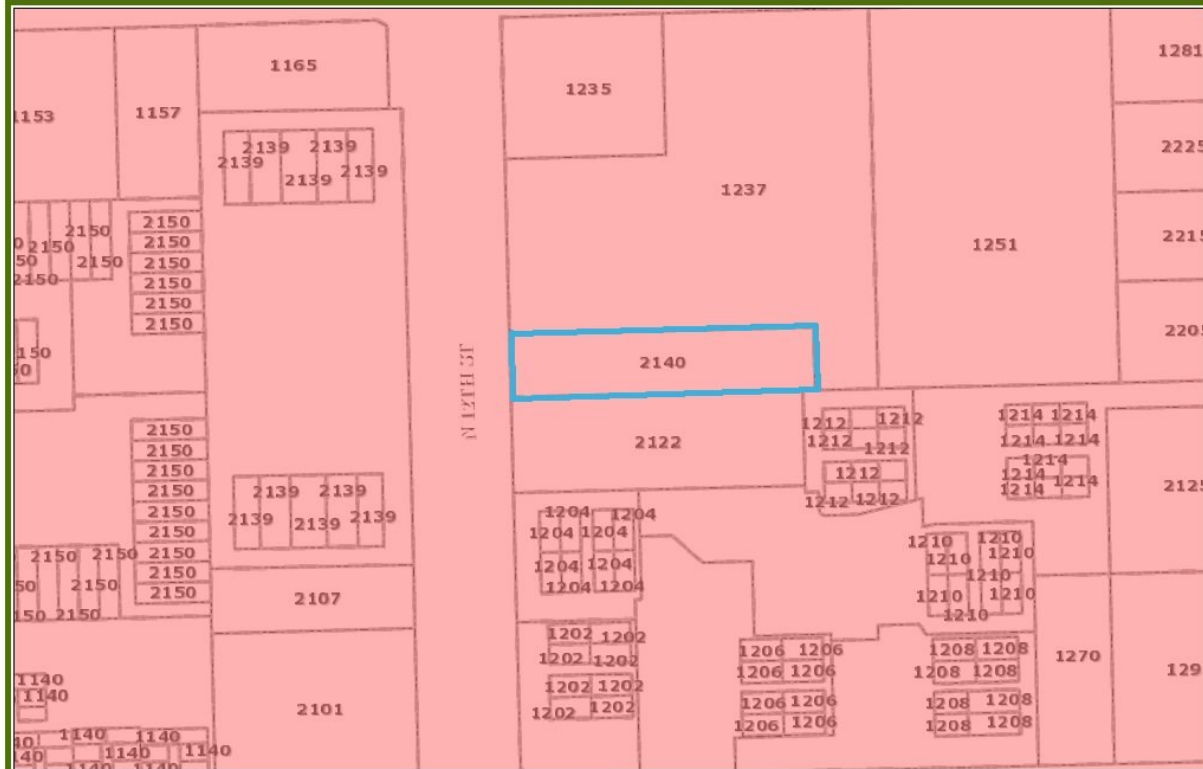
STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested B-1 (Neighborhood Business) zone district for RZN-2016-203, to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on the Rezone request RZN-2016-203, I move that the Planning Commission forward a recommendation of approval for the Kojo Rezone from an R-24 (Residential 24 du/ac) to a B-1 (Neighborhood Business) zone district with the findings of fact and conclusions listed in the staff report.

Location Map



Printed: 5/26/2016

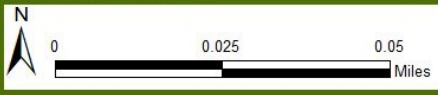
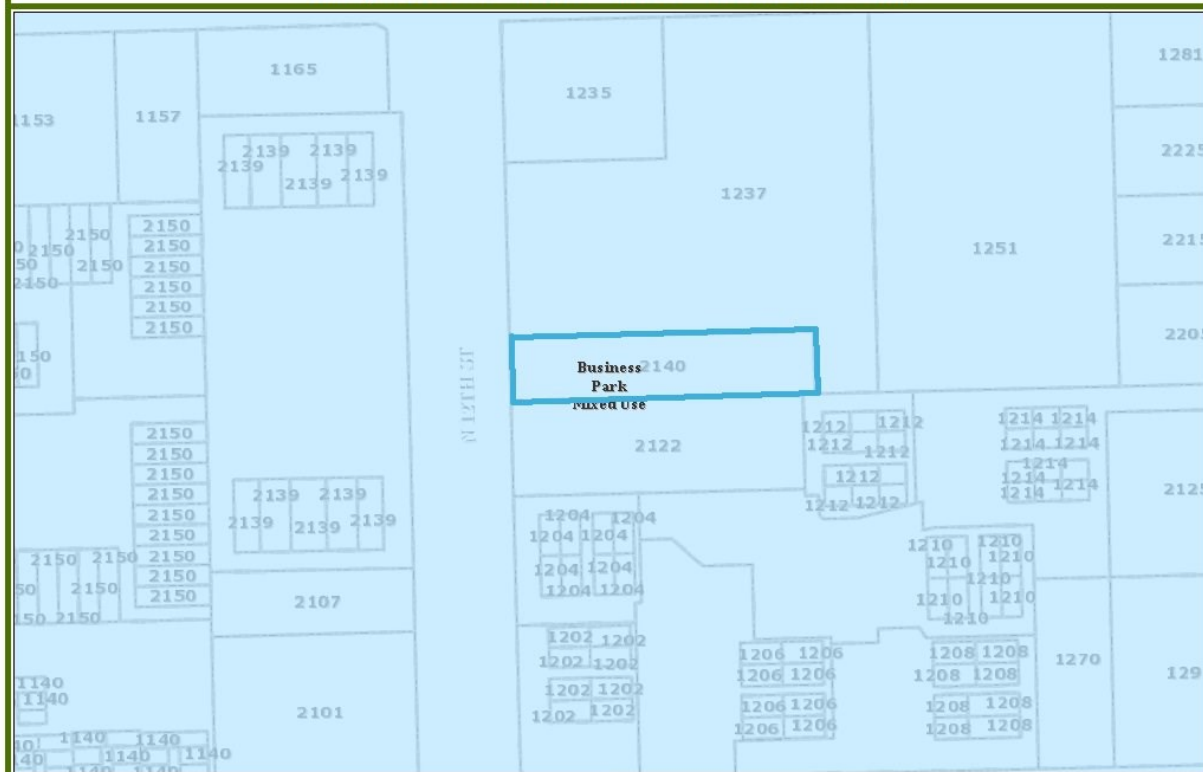
1 inch = 90 feet



Aerial Photo



Comprehensive Plan - Future Land Use Map

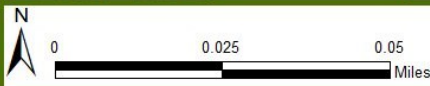
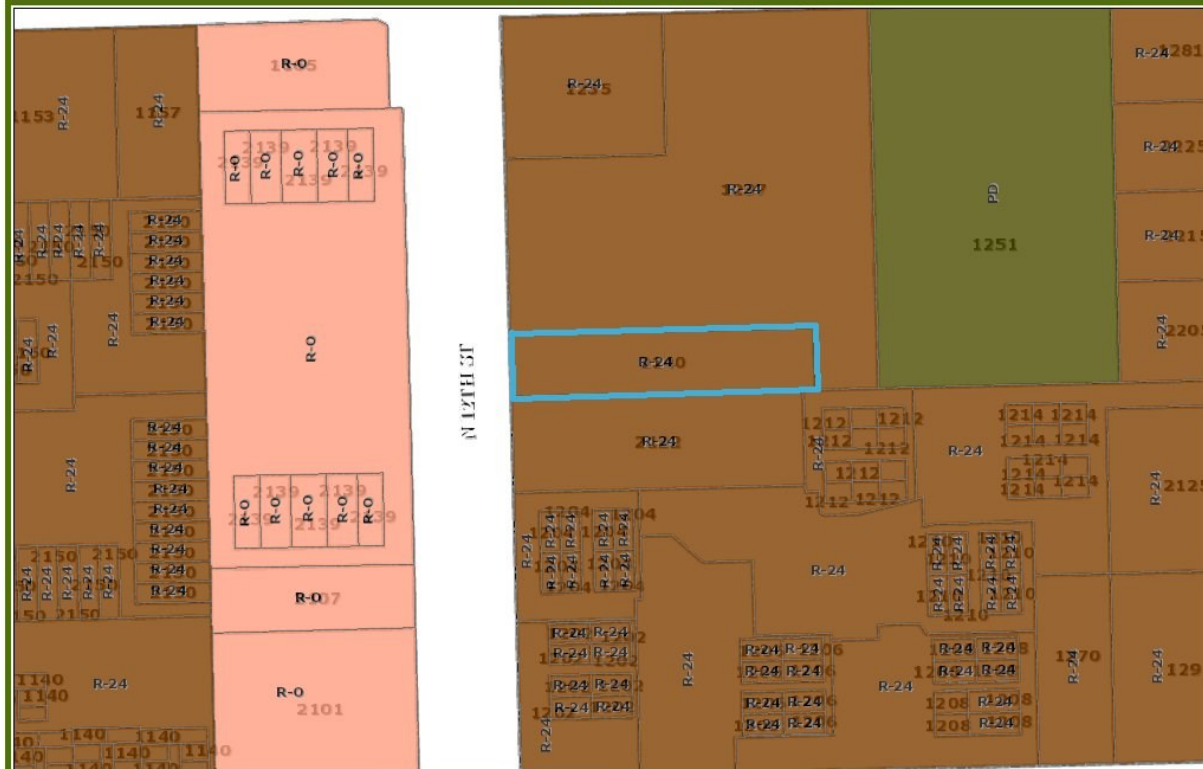


Printed: 5/26/2016

1 inch = 90 feet



Zoning Map



Printed: 5/26/2016

1 inch = 90 feet



Rezone

GENERAL PROJECT REPORT

REZONE TO B-1 FOR CHIROPRACTIC OFFICE

2140 N. 12th Street
Grand Junction, CO 81501

A. Project Description

- a. Location: 2140 N 12th St., Grand Junction, CO 81501
- b. Acreage: .28 Acres
- c. Proposed Use: Chiropractic Office

B. Public Benefit

- a. This is a vacant building that is directly across the street from an beautifully improved business center. This building was used as a veterinarian clinic and tattoo parlor in the past 10 years, but the property was not properly zoned for business use. A business rezone allows for improvements to the building that will benefit the public by complementing the medical offices surrounding this property.
- b. The business rezone will allow for a chiropractic office to move in, improve the building, and provide wellness services. This is a public health benefit that complement existing services within 1 block of the property.

C. Neighborhood Meeting

- a. Scheduled for April 11, 2016 5:30 pm MT at 2140 N 12th St, 81501

D. Project Compliance, Compatibility, and Impact

- a. Rezone is to be considered in compliance with all Grand Junction City and Building Department requirements.
- b. Rezone is compatible with existing zoning across the street and other businesses along 12th Street. Rezone to business will also match the most recent uses of the building in the past 10 years, which were businesses.
- c. Impact to the community is positive, with little to no traffic. The rezoning will allow for the building to be improved and used to provide a health service.

Re-zone

Summary of Neighborhood meeting on April 11, 2016

Location: 2140 N 12th St, Grand Junction, CO 81506

Time: 5:30PM Mountain Time

Participants: Brian Rusche at City Planning Department has list

Discussion:

Building is currently zoned residential, but has been used as a commercial business building for 20+ years. Request to re-zone to B-1 was addressed with all present. Some questions were asked about the type of businesses that could operate out of B-1 in the future and Brian Rusche answered all questions. Participants were informed about purchaser's intent for building to receive an internal remodel and exterior paint to make it look professional and in line with office buildings across the street at 2139 N 12th St. All questions were satisfied and no objections were made to the proposed re-zone.

Neighborhood Meeting

Proposed Rezone to B-1 (Neighborhood Business)

Located at 2140 N. 12th Street

Existing Zoning is R-24

Future land Use Designation is Business Park Mixed Use (2010)

Please Sign In

Name	Address	Contact info
Bryce Christianson	2732 N 7 th St #15	216-1691
Kim O'Neal	1042 1650 Rd Delta CO	Owner 2094039
RICHARD CRYSLER	1208 V-4 WALNUT GR JUNC 81501	970 433 7485
SID SQUIRRELL	731 Teller Ave.	970-241-2909
RICK DISCOE	RIDGWAY AP DOWNHAWKS	970 626 5820
ANDREW MARAIS	CHRIST CENTER	970 250 5236
Susie Christianson	2732 N 7 th St #15	970 618-7651
BRIAN RUSCHE	250 N. 5TH ST.	970-258-4058

City of Grand Junction Planning Division
250 North Fifth Street, Grand Junction, CO 81501





1237 Bookcliff Avenue
Grand Junction, CO 81501
(970) 243-8848
christcentergrandjunction@gmail.com

April 16, 2016

To Whom it may Concern

Re: 2140 North 12th Street Rezone

I attended a neighborhood meeting concerning the proposed rezone of the above-referenced property on April 11, 2016.

It became clear that the property, given its existing improvements and current zoning, is useless in the hands of its current owner. It is also of no use to the prospective buyers, the Christianson's.

On a personal note, I can mention that I investigated the possibility of purchasing the property a few years ago in order to build townhomes on it (which would have been in line with its current zoning). It was not economically feasible to do that at the time, and such an undertaking is probably less feasible today.

As a neighbor on the same city block, we would like to see this building put to good use. We really like what the Christianson's are proposing. This building is in dire need of refurbishing and that is what the new owners propose to do. We also really like the use they have in mind for the building. Our neighborhood would be vastly improved by a chiropractic office which also offers wellness services.

As indicated above, this property is currently of no use to anybody and will continue to be in limbo unless rezoned. We strongly support a rezone. We like the R/O zoning a bit better, but if a B1 zoning would serve the needs of the O'Neal's, the Christianson's and the City better, we would certainly support that also.

Sincerely,

Andrew Marais
President
Cell: (970) 250-5236

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING PROPERTY
FROM R-24 (RESIDENTIAL 24 DU/AC) TO
B-1 (NEIGHBORHOOD BUSINESS)****LOCATED AT 2140 N. 12TH STREET**Recitals:

The applicant requests that the City rezone the property at 2140 N. 12th Street from an R-24 (Residential 24 du/ac) to a B-1 (Neighborhood Business) zone district. The applicant is requesting the B-1 zoning to allow for the use of the property as a chiropractic office.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the rezoning from an R-24 (Residential 24 du/ac) to a B-1 (Neighborhood Business) zone district for the following reasons:

The zone district meets the recommended land use category of Business Park Mixed Use as shown on the Future Land Use map of the Comprehensive Plan; the requested zone is consistent with the goals and policies of the Comprehensive Plan; and is generally compatible with 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 B-1 zone district should be established.

The Planning Commission and City Council find that the B-1 zone district is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property shall be rezoned B-1 (Neighborhood Business):

Beginning at the Southwest Corner of Lot 14 in Block 5 of Fairmount Subdivision; thence North 50 feet; thence East 240 feet; thence South 50 feet; thence West 240 feet to the Point of Beginning.

Introduced on first reading this _____ day of _____, 2016 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2016 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



Date: May 26, 2016
 Author: Scott D. Peterson
 Title/ Phone Ext: Senior
Planner/1447
 Proposed Schedule: June 28,
2016
 File #: ANX-2016-194

Attach 4

PLANNING COMMISSION AGENDA ITEM

Subject: Retherford Zone of Annexation, Located at 2089 Broadway
Action Requested/Recommendation: Forward a recommendation of approval to City Council of a Zone of Annexation from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-4 (Residential – 4 du/ac) on 0.48 +/- acres.
Presenter(s) Name & Title: Scott D. Peterson, Senior Planner

Executive Summary:

A request to zone 0.48 +/- acres from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-4 (Residential – 4 du/ac) zone district.

Background, Analysis and Options:

The property owners have requested annexation into the City limits in order to subdivide the existing property to create a second residential lot in anticipation of construction of a new single family detached home. Under the 1998 Persigo Agreement with Mesa County, residential annexable development within the Persigo Wastewater Treatment Facility boundary (201 service area) triggers land use review and annexation by the City. The proposed zoning of R-4 implements the Comprehensive Plan Future Land Use Map, which has designated the property as Residential Medium Low (2 -4 du/ac).

Neighborhood Meeting:

A Neighborhood Meeting was held on April 18, 2016 with nine citizens along with the applicant and City Project Manager in attendance. No objections to the proposed annexation, zoning, nor proposed future single-family residential development were received.

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

Annexation of the property will create consistent land use jurisdiction and allows for efficient provision of municipal services. The proposed annexation also creates an opportunity to create ordered and balanced growth spread throughout the community in a

manner consistent with adjacent residential development. The proposed Annexation also provides additional housing opportunities and choices to meet the needs of a growing community, which implements the following goals and polices from the Comprehensive Plan.

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

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

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.

How this item relates to the Economic Development Plan:

The purpose of the adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. Though the proposed Annexation does not further the goals of the Economic Development Plan as the proposed land use is for a residential development, the proposal does provide additional residential housing opportunities for both professionals and retirees in the community, located within the Redlands.

Board or Committee Recommendation:

There is no other committee or board recommendation.

Financial Impact/Budget:

The provision of municipal services will be consistent with properties already in the City. Property tax levies and municipal sales/use tax will be collected, as applicable, upon annexation.

Other issues:

There are no other issues identified.

Previously presented or discussed:

This has not been previously discussed by the Planning Commission.

Attachments:

1. Background Information
2. Staff Report
3. Annexation Site Location Map
4. Aerial Photo
5. Comprehensive Plan Future Land Use Map

6. Existing City and County Zoning Map
7. Ordinance

STAFF REPORT / BACKGROUND INFORMATION					
Location:		2089 Broadway			
Applicants:		Terry, Doug and Dennis Retherford, Owners			
Existing Land Use:		Single-family detached home			
Proposed Land Use:		Simple Subdivision to subdivide the existing lot to construct a single-family detached home			
Surrounding Land Use:	North	Single-family detached			
	South	Single-family detached			
	East	Single-family detached			
	West	Two Rivers Winery			
Existing Zoning:		County RSF-4 (Residential Single-Family – 4 du/ac)			
Proposed Zoning:		R-4 (Residential – 4 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 PUD (Planned Unit Development)			
Future Land Use Designation:		Residential Medium Low (2 – 4 du/ac)			
Zoning within density range?		X	Yes		No

Section 21.02.140 (a) of the Grand Junction Zoning and Development Code:

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code, states that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. The Comprehensive Plan Future Land Use Map designates the property as Residential Medium Low (2 – 4 du/ac). The request for an R-4 (Residential – 4 du/ac) zone district is consistent with this designation. Generally, future development should be at a density equal to or greater than the allowed density of the applicable County zoning district.

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

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

The requested annexation and zoning is being triggered by the 1998 Persigo Agreement between Mesa County and the City of Grand Junction as the proposed development of the site is considered residential annexable development. The Persigo Agreement defines Residential Annexable Development to include any proposed development that would require a public hearing under the Mesa County Land Development Code as it was on April 1, 1998 (GJMC Section 45.08.020 e. 1). The property owners intend to subdivide off a portion of the existing property in order to create a single lot to construct a single-family detached home in order to market and sell. Upon inquiry with Mesa County, it was determined that the subject property was platted as Lot 2, Retherford Subdivision in 1983. The applicant's request to create a second parcel through the creation of an additional subdivision plat would require a public hearing, meaning the request meets the criteria for residential annexable development and cannot be partitioned as another subdivision in unincorporated Mesa County without a public hearing. Thus, the property owners have petitioned for annexation into the City limits with a requested zoning district that is compatible with the existing Comprehensive Plan Future Land Use Map designation of Residential Medium Low (2 – 4 du/ac). Therefore, 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

The adjacent residential subdivision (Retherford Estates) to the south and west was platted 2005 and contains 23 lots on 6.91 acres which equates to a residential density of 3.32 dwelling units to the acre. The Grand Junction Zoning and Development Code (Section 21.03.040 (e) (2) (iii)) allows for the purpose of calculating density on parcels smaller than 5 acres, one-half of the land area of all adjoining rights-of-way may be included in the gross lot area. Therefore, when additional right-of-way of Broadway and Jesse Way is added to the existing lot area (0.48 acres increases to 0.68 +/- acres), the applicant's proposed lot split would have a residential density of 2.94 dwelling units to the acre which is in keeping with the overall density requirements of the proposed R-4 zone district.

The residential character of this area of the Redlands and the adjacent Retherford Estates subdivision is single-family detached on properties ranging in size from 0.20 to 0.30 acres (applicant's proposed lot size is 0.23 & 0.26 +/- acres), therefore the character and condition of the area has not changed and the applicant is requesting the same zoning designation of R-4 as what is allowed on the adjacent properties for compatible zoning and lot size.

Therefore, the criterion is not applicable.

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

Adequate public and community facilities and services are available to the property and are sufficient to serve land uses associated with the R-4 zone district. Ute Water and City sanitary sewer are both presently stubbed to the property and are available in Jesse

Way and Broadway (Hwy 340). Property is also being served by Xcel Energy electric and natural gas. To the east on Broadway is a neighborhood commercial center that includes an office complex, convenience store and gas islands, restaurants and a church. Further to the east on Broadway are elementary and junior high schools and less than a mile from the property is Grand Junction Redlands Fire Station No. 5.

Therefore, this criterion has been 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

There is not an inadequate supply of suitably designed land available in the community as the R-4 zone district comprises the second largest amount of residential acreage within the City limits behind the R-8 zone district (Over 1,862 acres within the City limits is zoned R-4). The existing property currently contains a single-family home on one platted lot. The property owners are requesting to annex and zone the property in accordance with the adopted Persigo Agreement between Mesa County and the City of Grand Junction in order to subdivide the property to create another single-family detached home and lot to match the land uses of what is currently developed on the adjacent residential subdivision in the area (Retherford Estates). The request to zone the subject property R-4 is consistent with the Comprehensive Plan Future Land Use Map designation of Residential Medium Low (2 – 4 du/ac) and the current County zoning of RSF-4.

Therefore, this criterion is not applicable or has not been met.

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

The proposed R-4 zone would implement Goals 3 & 5 of the Comprehensive Plan by creating an opportunity for ordered and balanced growth spread throughout the community in a manner consistent with adjacent residential development. The proposed Annexation also provides additional housing opportunities and choices to meet the needs of a growing community, thus the community will derive benefits from the proposed zone of annexation request.

Therefore, this criterion has been met and addressed.

Alternatives: The following zone districts would also be consistent with the Future Land Use designation of Residential Medium Low (2 – 4 du/ac) for the subject property.

- h. R-R, (Residential – Rural)
- i. R-E, (Residential – Estate)
- j. R-1, (Residential – 1 du/ac)
- k. R-2, (Residential – 2 du/ac)
- l. R-5, (Residential – 5 du/ac)

In reviewing the other zone district options, the residential zone districts of R-R, R-E, and R-1 have a minimum lot size requirement that exceeds the applicant's current property square footage of 20,908 +/- sq. ft., so those zone districts would not be an option. The applicant's proposed residential density of 2.94 dwelling units an acre also exceeds the maximum residential density of the R-2 zone district but is also under the minimum required density of the R-5 zone district which is 3 dwelling units to the acre, so those two zoning districts would not be an option.

The intent of the R-4 zone is to provide medium to low density single-family uses where adequate public facilities and services are available. The R-4 zone is consistent with the density of the adjacent Retherford Estates subdivision to the south and east and the current County zoning of RSF-4.

If the Planning Commission chooses an alternative zone designation, specific alternative findings must be made as to why the Planning Commission is recommending an alternative zone designation to the City Council.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Retherford Annexation, ANX-2016-194, for a Zone of Annexation from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-4 (Residential – 4 du/ac), the following findings of fact and conclusions have been determined:

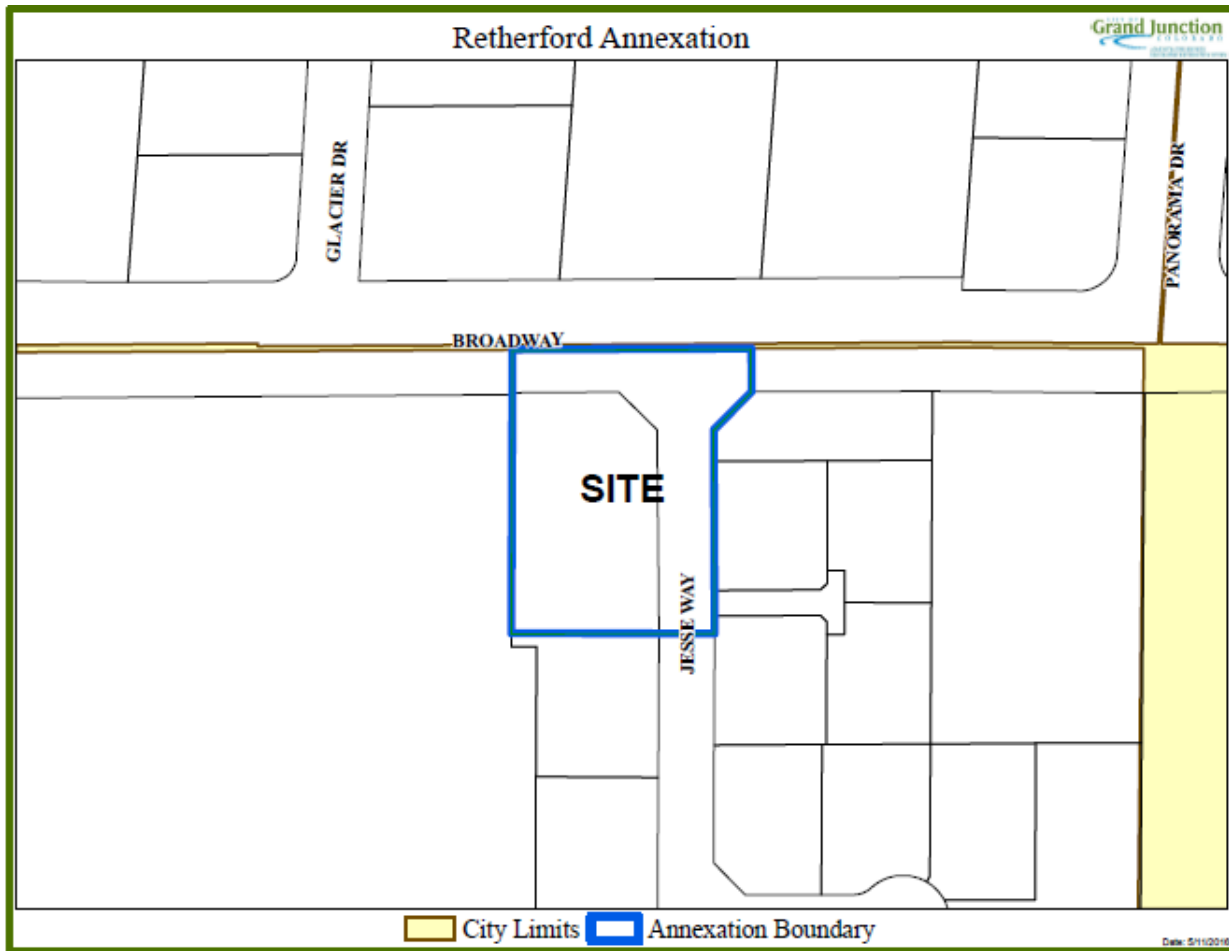
1. The requested zone of annexation is consistent with the goals and policies of the Comprehensive Plan, specifically Goals 1, 3 & 5.
2. The applicable review criteria, items 3 and 5 in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code have been met or addressed.

STAFF RECOMMENDATION:

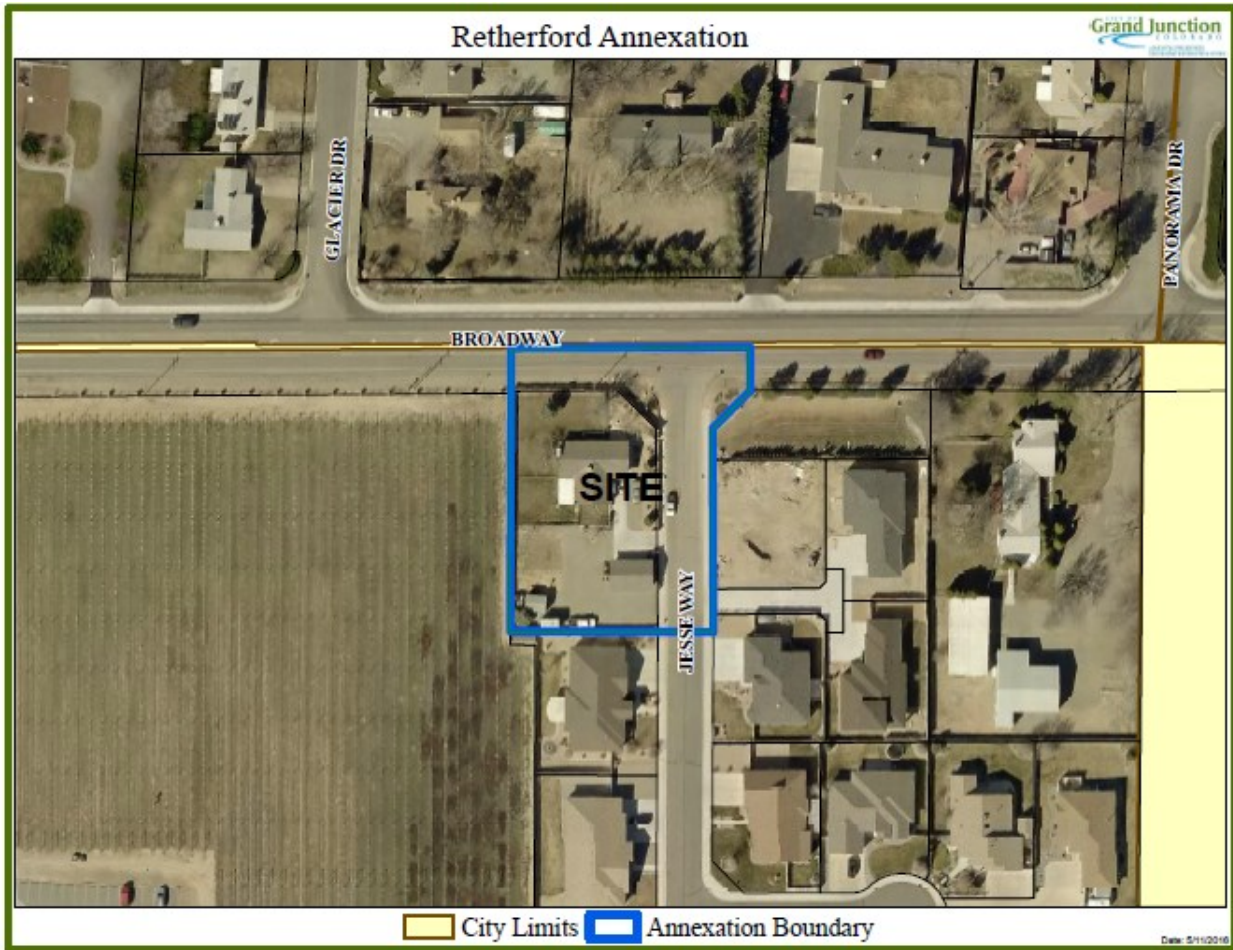
I recommend that the Planning Commission forward a recommendation of approval of the Zone of Annexation from County RSF-4 (Residential Single-Family 4 – du/ac) to a City R-4 (Residential – 4 du/ac) for the Retherford Annexation, ANX-2016-194 to the City Council with the findings of facts and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

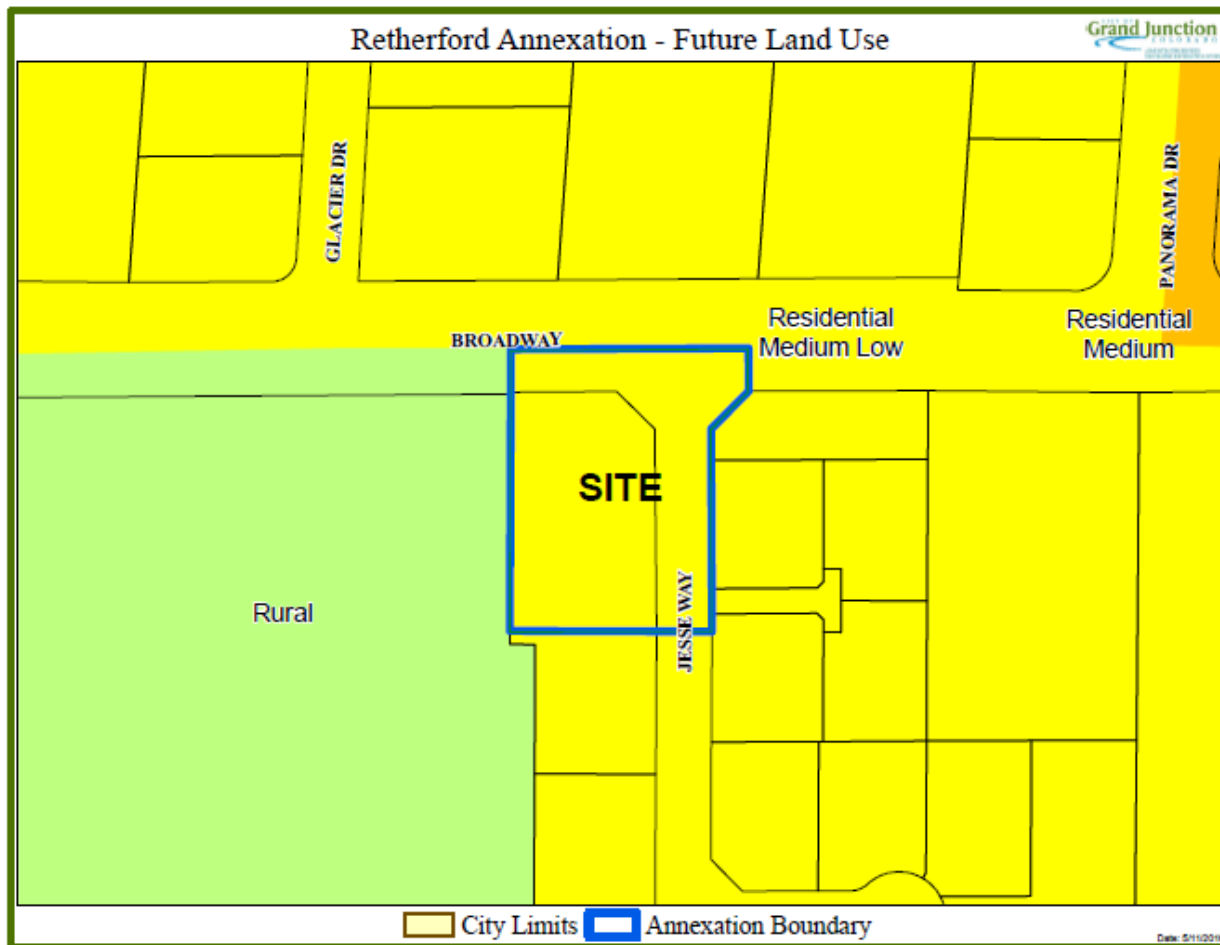
Madam Chairman, on the Retherford Zone of Annexation, ANX-2016-194, I move that the Planning Commission forward to the City Council a recommendation of approval of the Zone of Annexation from a County RSF-4 zone district to a City R-4 zone district with the findings of facts and conclusions listed in the staff report.



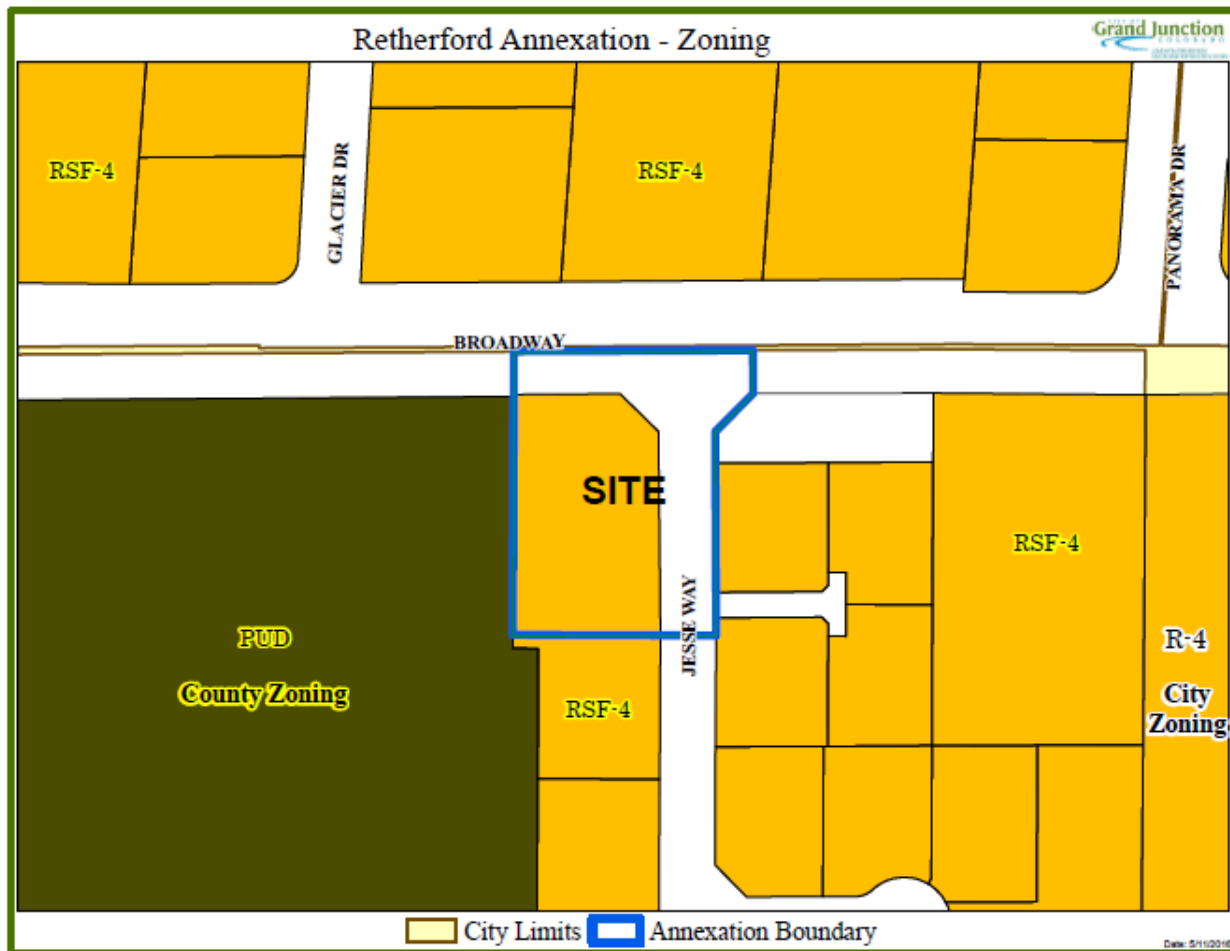
Proposed Zone of Annexation does not include adjacent right-of-way, property only.



Proposed Zone of Annexation does not include adjacent right-of-way, property only.



Proposed Zone of Annexation does not include adjacent right-of-way, property only.



Proposed Zone of Annexation does not include adjacent right-of-way, property only.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE ZONING THE RETHERFORD ANNEXATION
TO R-4 (RESIDENTIAL – 4 DU/AC)

LOCATED AT 2089 BROADWAY

Recitals

The property owners have requested annexation into the City limits in order to subdivide the existing property to create a second residential lot in anticipation of construction of a new single family detached home.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Retherford Annexation to the R-4 (Residential – 4 du/ac) zone district, finding that it conforms with the designation of Residential Medium Low (2 – 4 du/ac) as shown on the Future Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-4 (Residential – 4 du/ac) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property be zoned R-4 (Residential – 4 du/ac).

RETHETFORD ANNEXATION

Lot 2, Retherford Subdivision as identified in Reception # 2028632 in the Office of the Mesa County Clerk and Recorder.

INTRODUCED on first reading this ___ day of ___, 20__ and ordered published in pamphlet form.

ADOPTED on second reading this ___ day of ___, 20__ and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk



Date: June 11, 2016
 Author: Brian Rusche
 Title/ Phone Ext: Senior Planner/4058
 Proposed Schedule:
June 28, 2016
 File #: PLD-2016-33

Attach 5

PLANNING COMMISSION AGENDA ITEM

Subject: Grand Junction Lodge, Outline Development Plan, Located at 2656 Patterson Road.
Action Requested/Recommendation: Forward a recommendation to City Council of a rezone from R-4 (Residential 4 du/ac) to PD (Planned Development) and of an Outline Development Plan to develop a 50,000 square foot Senior Living Facility on 2.069 acres in a PD (Planned Development) zone district.
Presenters Name & Title: Brian Rusche, Senior Planner

Executive Summary:

The applicants request approval of an Outline Development Plan (ODP) to develop a 50,000 square foot Senior Living Facility, under a Planned Development (PD) zone district with default zone of MXOC (Mixed Use Opportunity Corridor), located at 2656 Patterson Road.

Background, Analysis and Options:

The 2.069 acre site is located at the northeast corner of Patterson Road and North 8th Court. The Patterson Road corridor is designated by the Comprehensive Plan as an Opportunity Corridor. A new form-based zone district, MXOC (Mixed Use Opportunity Corridor) was established in 2014 and permits all types of group living facilities, along with other types of commercial uses. The applicant has requested to rezone the property to PD, using the MXOC zone district as the “default zone”, in order to establish a senior assisted living/memory care facility, consisting of one building, not to exceed 50,000 square feet, which would be the only use permitted on the subject property.

A full analysis of the proposed ODP, including addressing applicable approval criteria, is included in the attached report.

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 rezoning will create an opportunity for the development of a senior assisted living/memory care facility that is located near medical services.

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

The proposed facility will address a regional need for assisted living and memory care beds for an aging population, while adding jobs for the community and physical improvements to the property.

How this item relates to the Economic Development Plan:

The proposed rezone meets with the goals and intent of the Economic Development Plan by assisting a new business that offers its services to an aging population to establish a presence within the community.

Neighborhood Meeting:

A Neighborhood Meeting was held on October 1, 2015. A summary of the meeting is attached to this report.

Board or Committee Recommendation:

There is no other board or committee recommendation.

Financial Impact/Budget:

Property tax levies and any municipal sales/use tax will be collected, as applicable.

Previously presented or discussed:

This request has not been previously discussed.

Attachments:

1. Background Information
2. Staff Report
3. Location Map
4. Aerial Photo
5. Comprehensive Plan – Future Land Use Map
6. Existing Zoning Map
7. General Project Report
8. Outline Development Plan
9. Neighborhood Meeting Summary
10. Ordinance

BACKGROUND INFORMATION					
Location:		2656 Patterson Road			
Applicant:		Joe W. and Carol J. Ott, Trustees – Owner Sopris Lodge, LLC – Applicant River City Consultants, Inc. - Representative			
Existing Land Use:		Single-family Residential			
Proposed Land Use:		Assisted Living Facility			
Surrounding Land Use:	North	Single Family Residential			
	South	St. Mary’s Hospital – Advanced Medicine Pavillion			
	East	Single Family Residential			
	West	Single Family Residential			
Existing Zoning:		R-4 (Residential 4 du/ac)			
Proposed Zoning:		PD (Planned Development)			
Surrounding Zoning:	North	R-4 (Residential 4 du/ac)			
	South	PD (Planned Development)			
	East	R-4 (Residential 4 du/ac)			
	West	R-4 (Residential 4 du/ac)			
Future Land Use Designation:		Residential Medium (4-8 du/ac) Mixed Use Opportunity Corridor			
Blended Residential Category:		Residential Medium (4-16 du/ac)			
Zoning within density/intensity range?		X	Yes		No

Grand Junction Municipal Code (GJMC) Chapter 21.05 – Planned Development

Section 21.05.010 – Purpose: The planned development zone applies to unique single-use projects where design flexibility is not available through application of the standards in Chapter 21.03.

The Comprehensive Plan, adopted in 2010, designates Patterson Road in its entirety as a Mixed Use Opportunity Corridor, which is implemented by a form-based zone known as MXOC (short for Mixed Use Opportunity Corridor). The MXOC zone permits assisted living facilities, which are classified as an unlimited group living facility under GJMC Section 21.04.010. However, this zone district would also permit a range of additional uses, such as medical offices, personal services, and multifamily residential. The subject property has been considered for these types of uses in the past, none of which were approved. The applicant has therefore proposed the use of a Planned Development (PD) limiting the use to a senior assisted living/memory care facility, not to exceed 50,000 square feet. The applicant has further provided an Outline Development Plan (ODP), which utilizes the default standards of the MXOC zone to design a unique facility that will fit the site and the neighborhood context.

Long-Term Community Benefit: This section also states that Planned Development zoning should be used when long-term community benefits, as determined by the Director, will be derived. Specific benefits include, but are not limited to:

1. More effective infrastructure: The proposed facility will make optimal use of existing infrastructure, including utilities (same linear footage of sewer and water pipes paid for by higher use rates) and transportation (adjacent to St. Mary's Hospital campus, along with a bus stop approximately 400 feet east).
2. Reduced traffic demands: When compared to other possible uses that could be allowed on the site, consistent with the Comprehensive Plan designation, an assisted living/memory care facility typically generates less traffic.
3. Needed housing types and/or mix: The proposed facility will provide a much needed and diverse housing type in the form of senior assisted living and memory care units. The facility will be located on an infill site in an established area surrounded by medical care facilities, specifically St. Mary's Hospital.
4. Innovative designs: The Lodge will be built of various local, sustainable materials such as natural wood, iron, and brick. The Lodge will use as many environmentally responsible materials as possible to preserve and enhance the environment while providing a comfortable atmosphere for the senior population.

The applicant has presented, and planning staff concurs with, several long-term community benefits of the proposed PD, including more effective infrastructure and reduced traffic demand, filling a need for assisted living housing types, and an innovative design for an infill site.

Section 21.05.020 - Default standards.

The use, bulk, development, and other standards for each planned development shall be derived from the underlying zoning, as defined in Chapter [21.03](#) GJMC. In a planned development context, those standards shall be referred to as the default zone. The Director shall determine whether the character of the proposed planned development is consistent with the default zone upon which the planned development is based.

Areas within a Mixed Use Opportunity Corridor that are currently zoned for residential purposes may be rezoned for more intense use provided that Form Districts are utilized and the depth of the lot is at least 150 feet, per GJMC Section 21.02.140(c)(2). The subject property is 155 feet at its narrowest point, after accounting for addition right-of-way, and nearly 350 feet of depth along the canal.

Deviations from any of the default standards may be approved only as provided in this chapter and shall be explicitly stated in the rezoning ordinance.

The MXOC (Mixed Use Opportunity Corridor) is a form-based zone district and includes several specific standards, found in GJMC Section 21.03.090(h). The applicant proposes to

meet or exceed all of these minimum standards as part of the Final Development Plan with no deviations requested.

Section 21.05.030 - Establishment of Uses: The property will be developed as a single use project: an assisted living facility not to exceed 50,000 square feet. Accessory uses may include a greenhouse and outdoor solar array, subject to approval of the Final Development Plan for the property.

Section 21.04.030(p) Use-specific standards – Group Living Facility: An assisted living facility is listed as an example of a group living facility under this section. These facilities are required to be registered by the City annually, as stated here:

(8) The Director shall approve the annual registration if the applicant, when registering or renewing a registration, provides proof that:

- (i) The group living facility has a valid Colorado license, if any is required;
- (ii) The group living facility is at least 750 feet from every other group living facility;
- (iii) The group living facility has complied with the applicable City, State and other building, fire, health and safety codes as well as all applicable requirements of the zone district in which the group living facility is to be located;
- (iv) The architectural design of the group living facility is residential in character and generally consistent with the R-O zone district;
- (v) Only administrative activities of the private or public organization sponsored, conducted or related to group living facilities shall be conducted at the facility;
- (vi) The group living facility complies with the parking requirements of this code; and
- (vii) The maximum number of residents allowed is not exceeded.

All of these standards will be met by the proposed facility prior to registration, as directed in this section.

Section 21.05.040 – Development Standards:

(a) **Generally.** Planned development shall minimally comply with the development standards of the default zone and all other applicable code provisions, except when the City Council specifically finds that a standard or standards should not be applied.

Residential Density: The density calculation for a group living facility equates to four (4) beds as one (1) dwelling unit (GJMC Section 21.04.030.p.1). The proposed facility will include 60 beds, for a density of 7.25 dwelling units per acre. This density is consistent with the Comprehensive Plan designation for neighborhoods north of Patterson (Residential Medium 4-8 du/ac). There is no maximum density under the default zone of MXOC.

Minimum District Size: A minimum of five acres is recommended for a planned development unless the Planning Commission recommends and the City Council finds that a smaller site is appropriate for the development or redevelopment as a PD. In approving a planned development smaller than five acres, the Planning Commission and City Council shall find that the proposed development:

- (1) Is adequately buffered from adjacent residential property;

Landscaping and parking will buffer the facility from the neighboring residences to the north and west. More importantly, the landscaping along the north side of the property will incorporate many of the existing trees. The adoption of the Outline Development Plan and concept landscaping plan will ensure these trees are preserved to the extent practical, with any modifications of a comparable or equivalent amount to be determined at Final Plan review. A canal separates the facility from residences to the east, and no residences exist to the south.

- (2) Mitigates adverse impacts on adjacent properties; and

The design for the facility, as shown on the ODP, brings the building to the front of the property with minimal setback from Patterson Road, creating a separation between the facility and the neighboring residences to the north. This separation will likely reduce the existing traffic noise from Patterson Road. Furthermore, the anticipated traffic from such a facility, while more than a single family residence, is less than other commercial uses that may be considered in the context of the Opportunity Corridor. The purpose of the single-use Planned Development is to limit the use and address the parameters for that use, which will then be implemented by Ordinance.

- (3) Is consistent with the goals and policies of the Comprehensive Plan.

The proposed ODP is consistent with the goals and policies of the Comprehensive Plan, specifically **Goal 12:** Being a regional provider of goods and services the City will sustain, develop and enhance a healthy, diverse economy.

The proposed facility will address a regional need for assisted living and memory care beds for an aging population, while adding jobs for the community and physical improvements to the property.

It is the opinion of Staff that the proposed development meets the criteria to allow a planned development smaller than five acres.

Open Space: A group living facility shall only be located or operated on a parcel that contains at least 500 square feet for each person residing in the facility; using this metric the proposed facility has 1,416 square feet per person.

Landscaping: Landscaping shall meet or exceed the requirements of GJMC Section 21.06.040. The landscaping plan will be reviewed as part of the Final Development Plan and shall meet or exceed the requirements of GJMC Section 21.06.040. The landscape plan exceeds the requirements specific to the MXOC district, which states that no street frontage landscaping is required when the setback for a building is 10 feet or less.

Parking: The developer will construct a parking lot that provides the minimum number of spaces for a group living facility, which is 1 space per 4 beds plus 1 space per 3 employees per GJMC Section 21.06.050(c).

Street Development Standards: The only access to the subject property will be from N. 8th Court. Improvements to existing sidewalks, including closure of existing curb cuts onto Patterson Road, will be incorporated into the final design.

Internal circulation will be evaluated with the Final Development Plan and will conform to Transportation Engineering and Design Standards (TEDS).

The applicant has completed a traffic study, which has been evaluated by City staff. The overall impacts to the intersection of N. 8th Court and Patterson Road do not warrant any modifications to the intersection at this time.

Section 21.05.040(g) - Deviation from Development Default Standards: The applicant is not proposing any deviations to the default standards of the MXOC (Mixed Use Opportunity Corridor) form district.

Section 21.05.050 - Signage: Signage within the development shall meet the standards of GJMC Section 21.06.070(g)(3) except that all freestanding signs shall be monument style signs with a maximum height of 15 feet.

Section 21.02.150 of the Grand Junction Zoning and Development Code:

An Outline Development Plan (ODP) application shall demonstrate conformance with all of the following:

- i. The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

The proposed Outline Development Plan has been reviewed by the Community Development Division and other review agencies and has been found to comply with the Comprehensive Plan, Grand Valley Circulation Plan and other applicable adopted plans and policies.

- ii. The rezoning criteria provided in Section 21.02.140 of the Grand Junction Zoning and Development Code;

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

The adoption of the Comprehensive Plan in 2010 created a Mixed Use Opportunity Corridor along Patterson Road. The Mixed Use Opportunity Corridor allows for the consideration of commercial uses along major corridors for some properties that previously could not be considered, provided that the properties are included in a Form-based District, which was developed as part of the Comprehensive Plan. The designation as a Mixed Use Opportunity Corridor changes the potential for the property, which contains an abandoned single family dwelling.

This criterion has been met.

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

On November 19, 2014, City Council passed and adopted Ordinance No. 4646 create the Mixed Use Opportunity Corridor (MXOC) form district. The reason for the new form district was due to significant interest in developing along the Mixed Use Opportunity in a somewhat more automobile-centric concept. Therefore conditions of the area have changed such that the proposed PD zone and development is consistent with the Comprehensive Plan.

This criterion has been met.

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

Adequate public facilities and services (water, sewer, utilities, etc.) are currently available or will be made available concurrent with the development and commiserate with the impacts of the development.

This criterion has been 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

There is a growing demand for assisted-living and, in particular, memory support facilities as the population ages. There are few sites large enough to accommodate these facilities while also being near the regional medical center(s) which are becoming an important part of the local economy.

This criterion has been met.

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

The long-term community benefits of the proposed PD include more effective infrastructure, reduced traffic demands compared with other potential uses, and filling a need for assisted living housing types, and an innovative design for a uniquely shaped site. In addition, it meets several goals of the Comprehensive Plan by addressing a regional need for assisted living and memory care beds for an aging population, while adding jobs for the community.

This criterion has been met.

iii. The planned development requirements of Chapter 21.05;

The proposed ODP has been reviewed by the Community Development Division and other review agencies and has been found to be in conformance with the Planned Development requirements of Chapter 21.05 of the Zoning and Development Code.

iv. The applicable corridor guidelines and other overlay districts in Chapter 21.07;

This property is not subject to any corridor guidelines or other overlay districts.

- v. Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;

Adequate public services and facilities, include City of Grand Junction domestic water and Persigo 201 sanitary sewer are currently available adjacent to the property and will be made available for use by and commiserate with the proposed development.

- vi. Adequate circulation and access shall be provided to serve all development pods/areas to be developed;

Internal circulation will be evaluated with the Final Development Plan and will conform to Transportation Engineering and Design Standards (TEDS).

- vii. Appropriate screening and buffering of adjacent property and uses shall be provided;

Appropriate screening and buffering of adjacent property and uses shall be provided and reviewed as part of the final development plan.

- viii. An appropriate range of density for the entire property or for each development pod/area to be developed;

The proposed density falls within the range allowed by the Comprehensive Plan and the default zone of MXOC.

- ix. An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed;

The default land use zone is the MXOC as described within this staff report and Ordinance.

- x. An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

The proposed development will be completed in one phase.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the Grand Junction Lodge application, PLD-2016-33, a request for approval of an Outline Development Plan (ODP) and Planned Development Ordinance, I make the following findings of fact/conclusions and conditions of approval:

1. The requested Planned Development - Outline Development Plan is consistent with the goals and polices of the Comprehensive Plan, specifically, Goal 12.
2. The review criteria in Section 21.02.150 of the Grand Junction Zoning and Development Code have been addressed.
3. The review criteria in Section 21.05 – Planned Development have been addressed.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested Outline Development Plan as a Planned Development Ordinance, PLD-2016-33 to the City Council with findings of fact/conclusions and conditions of approval as stated in the staff report.

RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on item PLD-2016-33, I move that the Planning Commission forward a recommendation of approval to the City Council on the requested Outline Development Plan as a Planned Development Ordinance for Grand Junction Lodge, with the findings of fact, conclusions, and conditions identified within the staff report.

Location Map

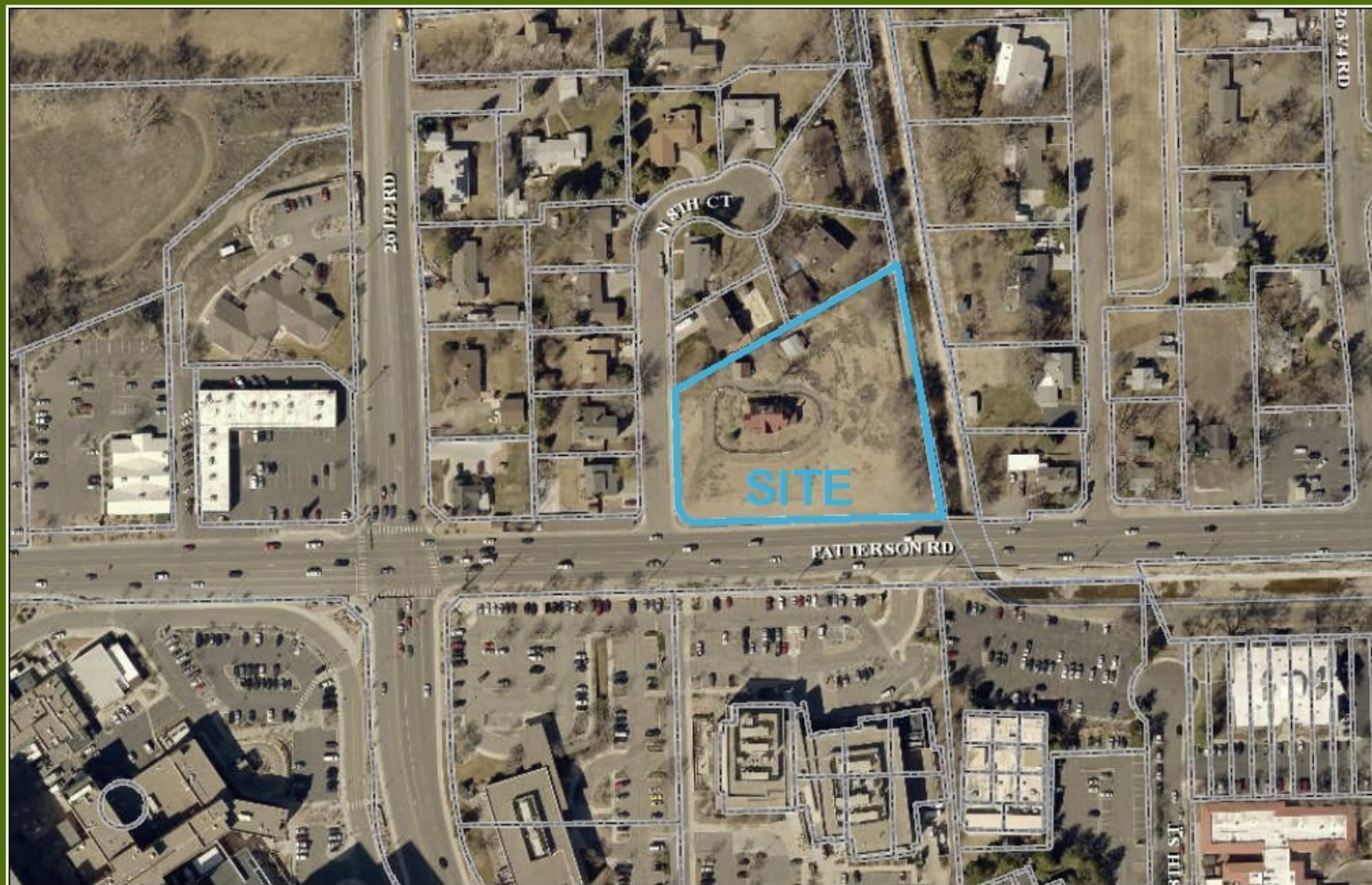


Printed: 6/4/2016

1 inch = 179 feet



Aerial Photo

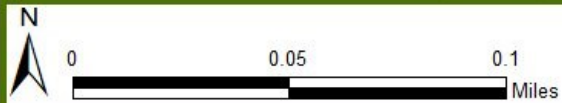
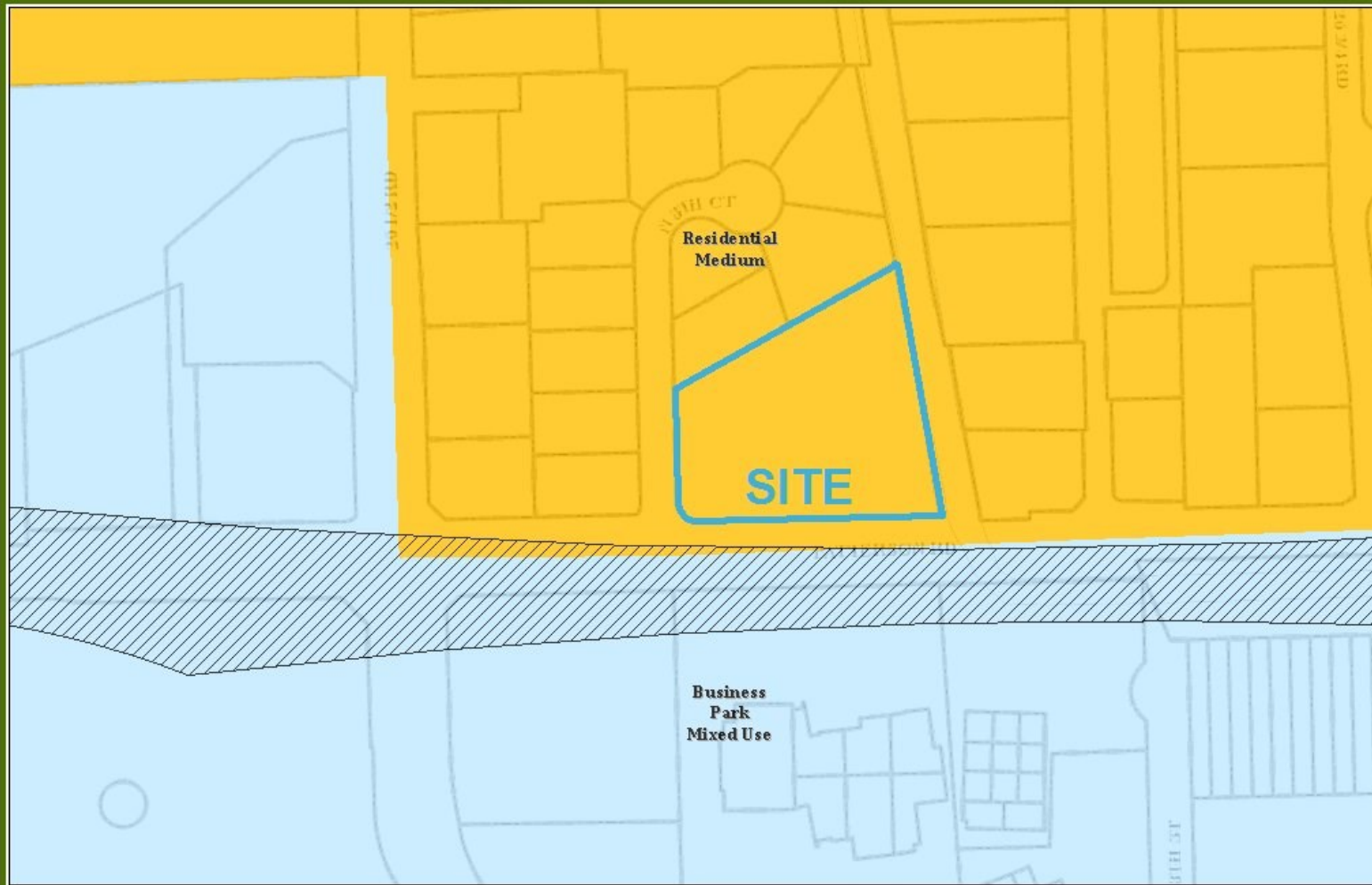


Printed: 6/4/2016

1 inch = 179 feet



Comprehensive Plan - Future Land Use Map

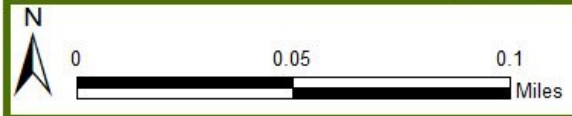


Printed: 6/4/2016

1 inch = 179 feet



Existing Zoning Map



Printed: 6/4/2016
1 inch = 179 feet



**General Project Report
Major Site Plan Review – Simple Subdivision – ODP/Rezone**

**Grand Junction Lodge Senior Living
Tax Parcel No. 2945-024-10-020
2656 Patterson Road, Grand Junction, CO
January 13, 2016**

A. Project Description

1. This is a request for the approval of a Major Site Plan, Simple Subdivision Plat and an Outline Development Plan (ODP)/Rezone for a proposed senior assisted living/memory care facility to be located at 2656 Patterson Road, Grand Junction, Colorado. Grand Junction Lodge Senior Living is a proposed facility containing approximately 45,821 square feet. The assisted living portion of the facility contains a total of 48 beds and associated services, consisting of two stories. The memory care portion of the facility contains a total of 12 beds and associated services, and is part of the first story of the building. The Simple Subdivision will combine the two existing parcels into one. Although two parcels exist, they are assessed by a single parcel number. The parcels are located within the City limits of Grand Junction.
2. The parcels contain approximately 1.92 acres more or less.
3. The proposed use, as stated previously, is for a senior living/memory care facility. The existing zoning is R-4, however an application for an ODP/Rezone to amend the zoning to PD (Planned Development), with an underlying zoning of Mixed Use Opportunity Corridor (MXOC), is being made with this submittal. The purpose of the request to PD zoning is to ensure this specific use will be the only use allowed for the subject property to satisfy the concerns of the neighboring properties. The request for approval of the Major Site Plan, Simple Subdivision and ODP/Rezone are compatible with existing and planned land uses.

B. Public Benefit

The public benefit is that this facility will provide much needed senior assisted living services in an area that is surrounded by medical care facilities, including St. Mary's Hospital. It will also create jobs. The proposed facility will make optimal use of the existing infrastructure.

C. Neighborhood Meeting

A neighborhood meeting was held as required and meeting minutes are included with this submittal.

D. Project Compliance, Compatibility, and Impact

1. **Adopted plans and/ or policies are being met-** The project complies with the adopted codes and proposed zoning requirements for this property.
2. **Land use in the surrounding area-** The land use in the immediate area is a medium density residential, medical facilities (hospital) and offices. The zoning of the parcel (once combined) to PD supports the proposed senior living/memory care facility and the intent of the Comprehensive Plan. This proposal is compatible with the current uses in the immediate and surrounding areas.
3. **Site access and traffic patterns-** Access is proposed off of N. 8th Court and meets the spacing requirements from Patterson Road. A Traffic Memo was prepared by Skip Hudson with Turnkey Consulting, and is included with this submittal. It was recommended to restrict left turns out of N. 8th Court onto Patterson Road. Please refer to the Memo. The approval of the Major Site Plan will have minimal effect on existing traffic patterns.
4. **Availability of utilities, including proximity of fire hydrants-**
The subject parcel is and/or will be served by the following:
 - City of Grand Junction Water
 - City of Grand Junction Sanitation District
 - Xcel Energy
 - Charter
 - Qwest
 - City of Grand Junction FireAll utilities are existing in this corridor and extended to the site. A 5' multi-purpose easement (MPE) is proposed adjacent to the right-of-way on Patterson Road in lieu of a 14' MPE, and was acceptable to all of the dry utility providers. Please see the attached email communication that is included with this General Project Report.
5. **Special or unusual demands on utilities-** The demands of the proposed senior living/memory care facility on utilities are similar in nature but much less demand, to the existing St. Mary's Hospital and surrounding medical facilities and offices. The infrastructure is in place to meet the demand.

- 6. **Effects on public facilities-** The effect on public facilities as a result of the approval of the Major Site Plan for the subject parcel will be minimal.
- 7. **Hours of operation-** The hours of access to the site will be typical of the existing development in the immediate area and are consistent with surrounding properties.
- 8. **Number of employees-** It is anticipated at full capacity, the Lodge will employ 20-30 full and part time workers.
- 9. **Signage plans-** Monument signage is proposed and a signage plan is included with this submittal.
- 10. **Site Soils Geology-** Soils testing was performed and the site is suitable for the proposed development.
- 11. **Impact of project on site geology and geological hazards-** No significant geologic or geological hazards were identified for this property.

E. Must address the review criteria contained in the Zoning and Development Code for the type of application being submitted

Section 21.02.070(g) Major Site Plan Review –

There are no specific review criteria for a Major Site Plan submittal. The site plan conforms to the zoning criteria for the MXOC form district, the underlying zoning requested with the OPD.

Section 21.02 (p) (3) Simple Subdivisions –

- i. **Any changes to existing easements or right-of-way have been completed in accordance with this Code or otherwise allowed by law (additional easements or right-of-way may be dedicated);**

The purpose of this request for a Simple Subdivision is to combine the two existing platted lots into a single lot. No change to existing easements or right-of-way has been requested. Additional right-of-way along Patterson Road is being dedicated, as well as a multi-purpose easement, with the new plat

- ii. **The right-of-way shown on the Grand Valley Circulation Plan has not changed;**

Additional right-of-way is being provided in accordance with the Grand Valley Circulation Plan.

- iii. **If a new lot is being created, no portion of the property may have been the subject of a previous simple subdivision creating a new lot within the preceding ten (10) years or a minor exemption subdivision**

No new lots are being created as part of this simple subdivision; the purpose is to combine lots.

Section 21.02.150 Planned development (PD).

(b) Outline Development Plan (ODP).

(2) Approval Criteria. An ODP application shall demonstrate conformance with all of the following:

(i) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

The proposed senior assisted living/memory care facility furthers many of the goals and policies of the Comprehensive Plan. It provides for infill redevelopment in an established area. It provides for much needed diverse housing and assistance for our booming retirement community. It also increases the diversity of the services that the City of Grand Junction provides with regards to regional health care and will provide significant employment opportunities. The proposed use supports the Grand Valley Circulation Plan with the dedication of additional right-of-way along Patterson Road, and conforms to other adopted plans and policies.

(ii) The rezoning criteria provided in GJMC 21.02.140;

The proposed use and Site Plan conform to the underlying zoning requested of MXOC form district. No deviations from these standards are proposed.

(iii) The planned development requirements of Chapter 21.05 GJMC;

The proposed use takes advantage of existing infrastructure and existing utility corridors with minimal effect on traffic patterns. The Lodge will be built of various local, sustainable materials such as natural wood, iron, and brick. The Lodge will use as many environmentally responsible materials as to preserve and enhance the environment while providing a comfortable atmosphere and much needed assisted housing for the senior population of the area.

(iv) The applicable corridor guidelines and other overlay districts in Chapter 21.07 GJMC;

The subject project is not subject to any of the corridor guidelines or overlay districts discussed in Chapter 21.07 GJMC.

(v) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;

The project will have access to all public services and facilities concurrent with construction of the project.

(vi) Adequate circulation and access shall be provided to serve all development pods/areas to be developed;

Access to the project is from N. 8th Court and meets the spacing standards from Patterson Road. Adequate interior circulation of the site is provided.

(vii) Appropriate screening and buffering of adjacent property and uses shall be provided;

Landscape buffering is provided between the project and adjacent residential uses.

(viii) An appropriate range of density for the entire property or for each development pod/area to be developed;

The proposed use and site plan meet the standards of the underlying requested zoning of MXOC form district.

(ix) An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed;

The proposed use and site plan meet the standards of the underlying requested zoning of MXOC form district with no deviations requested.

(x) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed;

The project is to be built in a single phase.

Section 21.02.140 Code amendment and rezoning.

(a) Approval Criteria. 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 original residential use was abandoned some time ago. The location of the subject parcel, which fronts Patterson Road, a principal arterial, lends itself more towards the proposed use.

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

This area has developed around St. Mary's Hospital, the largest regional medical center between Denver and Salt Lake City. St. Mary's finished a multi-year expansion in 2010. The proposed facility and use fits well within the area.

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

The subject site enjoys close proximity to shopping (both retail and grocery), parks and an expansive array of medical facilities and offices. Downtown Grand Junction is approximately three miles to the south. Fire and Police services are also in close proximity.

(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 area is mostly built out. Some vacant, single family parcels exist to the northwest. There are no vacant parcels of sufficient size and zoning to accommodate the proposed use in the area.

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

The community will benefit from much needed senior assisted living. The proposed senior assisted living/memory care facility will also create local jobs.

(c) (2) Mixed Use Opportunity Corridors. Residentially zoned property within a Mixed Use Opportunity Corridor designated on the Future Land Use Map in the Comprehensive Plan that are currently zoned for residential purposes may be rezoned to the Mixed Use Opportunity Corridor form district (MXOC) if the property is not also within a Village or Neighborhood Center, or to one of the other form districts of G.J.M.C. [21.03.090](#) if the property is also within a Village or Neighborhood Center, so long as the depth of the lot measured perpendicular to the corridor is at least 150 feet. When considering a rezone to a form district, the City Council shall consider the following:

(i) The extent to which the rezoning furthers the goals and policies of the Comprehensive Plan; and

(ii) The extent to which the proposed rezoning would enhance the surrounding neighborhood by providing walkable commercial, entertainment and employment opportunities, as well as alternative housing choices.



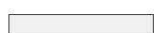






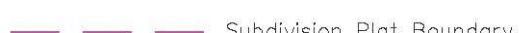


The proposed rezoning to PD with the underlying zoning of MXOC form district and the proposed senior assisted living/memory care facility furthers many of the goals and policies of the Comprehensive Plan. It provides for infill redevelopment in an established area. It provides for much needed diverse housing and assistance for our booming retirement community. It also increases the diversity of the services that the City of Grand Junction provides with regards to regional health care and will provide significant employment opportunities.

F. Development Schedule and Phasing

Construction is anticipated in mid to late summer, 2016.

Lot Breakdown (Sq Ft)	
Total Lot Acreage:	84,821.57
Proposed Layout	
Max Building Size:	50,000.00
Asphalt:	18,787.20
Concrete:	4,778.37
Open Space:	29,700.97
Detention Pond:	3,041.66

LEGEND

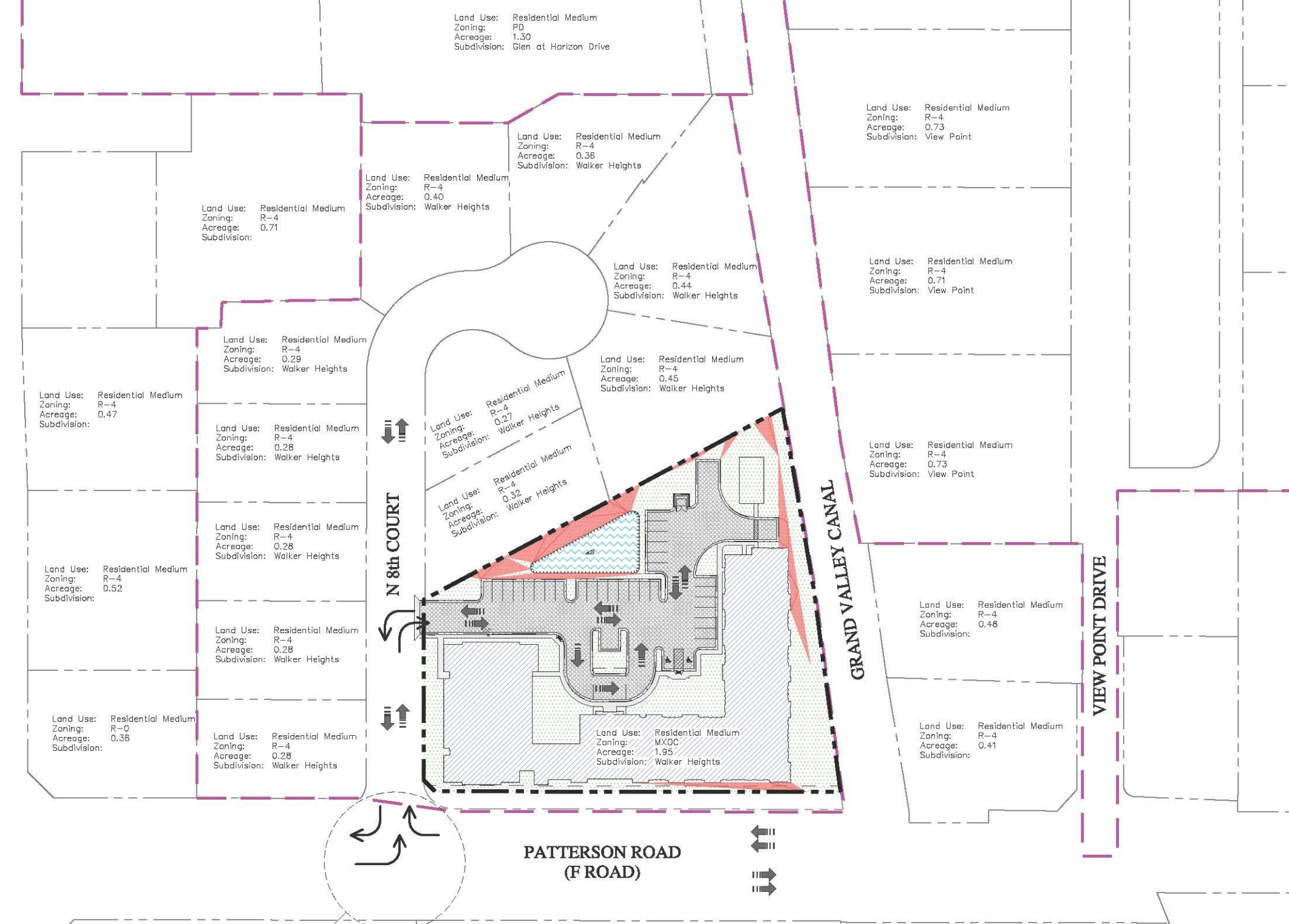
-  Proposed Building
-  Proposed Asphalt
-  Proposed Concrete
-  Proposed Open Space
-  Proposed Pond
-  Slopes > 30%
-  Traffic Flow Direction
-  Traffic Movement
-  Parcel Line
-  Subdivision Plat Boundary
-  Proposed Easement
-  Subject Property

Default Zoning District	Min Lot Size		Minimum Street Frontage	Minimum Setbacks			Max Lot Coverage	Max Height
	Area (sq ft)	Width (ft)		Front	Side	Rear		
MXOC	6,000	60	75%	0	5	15	75%	50

- General Notes:**
- The Applicant is requesting a rezone of the property from R-4 to a zoning of PD-Planned Development with the underlying zoning of MXOC-Farm District.
 - All development plans will require approval by the City of Grand Junction Community Development Department. All development plans will need to conform to the proposed zone dimensional standards.
 - No deviations from the underlying MXOC zoning are proposed.

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

City of Grand Junction Community Development Date



3/4 Movement Intersection

SCALE

(IN FEET)

ORIGINAL SHEET SIZE: 11 x 17

NO.	DATE	DESCRIPTION	BY

PRELIMINARY

PROJECT # 1515-001 **DATE ISSUED:** 13 Jan 2018
DRAWN BY: nmr **HORIZ:** 1" = 100'
CHECKED BY: jmm **VERT:** N/A

GRAND JUNCTION LODGE
Grand Junction Lodge-Senior Living
 Outline Development Plan

ODP 1

BASE OF BEARINGS

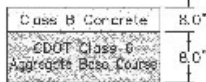
THE BEARINGS HEREON ARE GRID BEARINGS OF THE MESA COUNTY SIMS, CS DETERMINED BY GPS OBSERVATION ON MESA COUNTY SURVEY MARKER #55... AT THE SOUTH QUARTER OF SECTION 2 AND MESA COUNTY SURVEY MARKER #60-1-A... THE FOR THE SOUTHEAST CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTI MERIDIAN.

THE BEARING OF THIS LINE IS SOUTH 89°51'17" EAST.

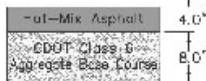
MG, CS ZONE "GVA"

TRANSVERSE MERCATOR PROJECTION
POINT OF ORIGIN (SHOT) AND CENTRAL MERIDIAN:
LATITUDE: 30°06'22.72758" N
LONGITUDE: 108°32'01.43483" W
NORTHING: 50,000 FT
EASTING: 100,000 FT
SCALE FACTOR: 1.000218181798
PROJ./SCALE FACTOR: -EIGHT: 4644 FT (NAVD88)

SideWalk Driveway Cut Road



Trash Collection Pavement Section (NIS)



Parking Area Pavement Section (NIS)

BENCHMARK
24" x 6" REBAR IN CONCRETE WITH 2" ALUMINUM CAP MARKED
RIVER CITY CONSULTANTS
PLS 18480
Northing: 44780.32
Easting: 92479.15
Elevation: 4664.58

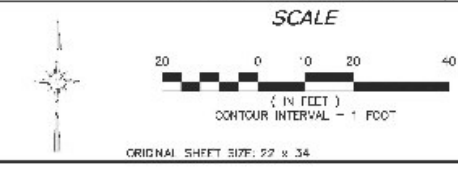
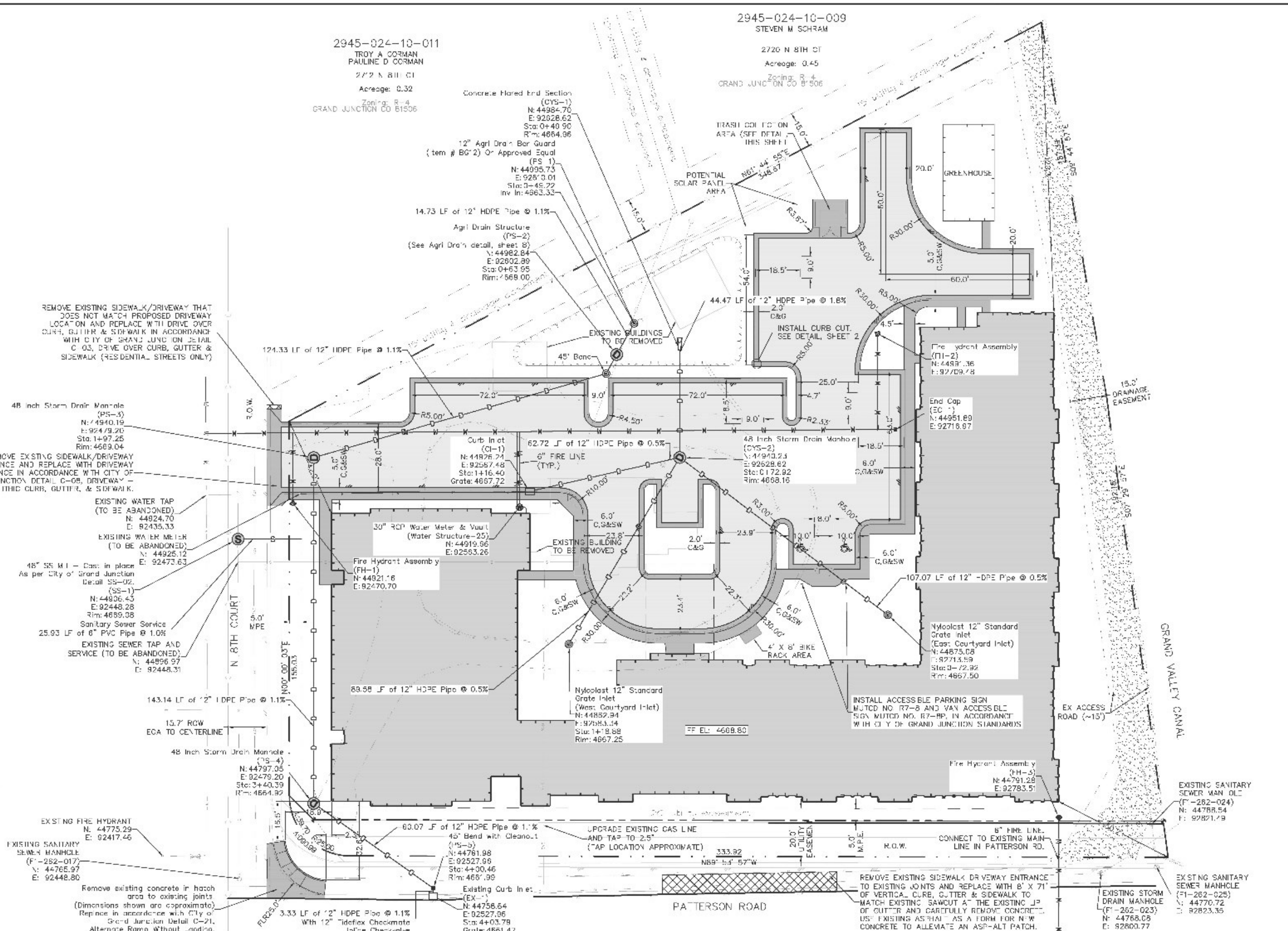
Breakdown table with columns for item and quantity. Includes Total Acreage, Asphalt, Concrete, Proposed Building Footprint, Combined Existing Buildings, and Utility Providers.

UTILITY PROVIDERS
Irrigation - Grand Valley Irrigation Company
Sanitary Sewer - City of Grand Junction
Storm Sewer - Grand Valley Drainage District
Water - City of Grand Junction
Electric - Xcel Energy
Gas - Xcel Energy
Phone - CenturyLink
Cable - Optimum

ACCEPTED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

ACCEPTANCE BLOCK
This block is to be used to indicate the date of acceptance of the project by the City of Grand Junction. It should be filled out by the City Engineer and the project engineer.

Logos for UNCC, 811, and River City Consultants. Includes contact information and a note to call 2 business days in advance before excavation.



REVISIONS table with columns for NO., DATE, DESCRIPTION, and BY. Includes a table for NO. and DATE.

Professional Engineer seal for River City Consultants, License No. 37343. Includes project information: PROJECT # 1515-001, DATE ISSUED: 18 Nov 2016, DRAWN BY: DSP, CHECKED BY: JMW, HORIZ: AS SHOWN, VERT: N/A.

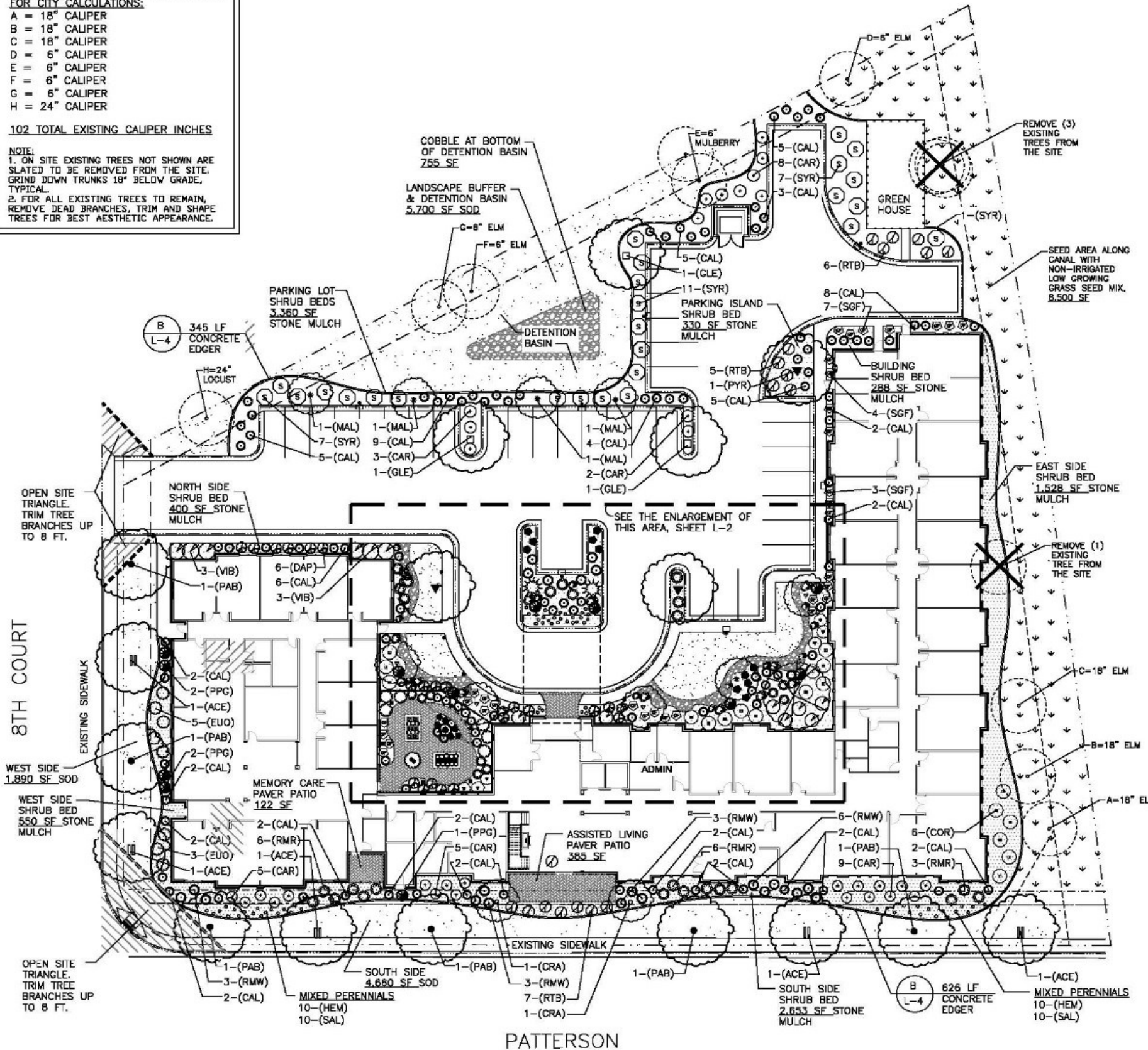
Project title: GRAND JUNCTION LODGE - Grand Junction Lodge-Senior Living. Site Plan. Page number 2.

EXISTING TREES TO REMAIN, EXISTING CALIPER INCHES TO BE USED FOR CITY CALCULATIONS:

- A = 18" CALIPER
- B = 18" CALIPER
- C = 18" CALIPER
- D = 6" CALIPER
- E = 6" CALIPER
- F = 6" CALIPER
- G = 6" CALIPER
- H = 24" CALIPER

102 TOTAL EXISTING CALIPER INCHES

NOTE:
 1. ON SITE EXISTING TREES NOT SHOWN ARE SLATED TO BE REMOVED FROM THE SITE. GRIND DOWN TRUNKS 18" BELOW GRADE, TYPICAL.
 2. FOR ALL EXISTING TREES TO REMAIN, REMOVE DEAD BRANCHES, TRIM AND SHAPE TREES FOR BEST AESTHETIC APPEARANCE.



LANDSCAPE NOTES:

1. INSTALL 2 NEW AUTOMATIC PRESSURIZED UNDERGROUND WATER IRRIGATION SYSTEMS FOR THE NEW LANDSCAPE. WATER TURF GRASS AREAS WITH DITCH WATER & IRRIGATION PUMP. WATER SHRUB BED AREAS WITH DOMESTIC WATER INCLUDING A BACKFLOW PREVENTER, AUTOMATIC CONTROLLER, AND RAIN SENSORS. TURF GRASS AREAS REQUIRE POP-UP SPRAY OR ROTATOR HEADS. ALL TREES REQUIRE (4) EMITTERS EACH. ALL SHRUBS REQUIRE (2) EMITTERS EACH. ALL PERENNIALS REQUIRE (1) EMITTER EACH. LOCATE THE IRRIGATION CONTROLLER ON THE EXTERIOR OF THE GREEN HOUSE BLDG. LANDSCAPE CONTRACTOR TO SUBMIT AN IRRIGATION DESIGN FOR APPROVAL PRIOR TO CONSTRUCTION.
2. WHEN INSTALLING PLANT MATERIAL, PLANT MIX SHALL BE COMPRISED OF 1 PART SOIL AMENDMENTS (DECOMPOSED BARK MULCH OR "BACK-TO-EARTH" ACIDIFIER PRODUCT) TO 2 PARTS TOPSOIL. OVER EXCAVATE THE PLANTING HOLES TWO TIMES THE DIAMETER OF THE ROOTBALL. FILL WITH PLANT MIX. ROOTING HORMONE SUCH AS INDOL 3 BUTERIC ACID SHALL BE USED FOR ALL TREES & SHRUBS.
3. PLANT MATERIAL WAS CHOSEN FOR ITS SPECIFIC VARIETY, HEIGHT, AND COLOR. ANY PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4. ALL LANDSCAPE SHRUB BEDS SHALL BE INSTALLED WITH WEED BARRIER FABRIC AND TOPDRESSED WITH A MINIMUM OF THREE INCHES OF SPECIFIED MULCH.
5. LOCATE AND MARK LOCATIONS OF ALL UTILITIES PRIOR TO INSTALLING PLANT MATERIAL. DO NOT PLANT ANY TREES OR SHRUBS DIRECTLY OVER BURIED UTILITY LINES, OR ANY TREES UNDER OVERHEAD UTILITY LINES.
6. SHRUB BEDS SHALL HAVE "DEWITT PRO 5" WEED BARRIER FABRIC OR APPROVED EQUAL INSTALLED UNDER MULCH UNLESS NOTED OTHERWISE - OVERLAP SEAMS MIN. 4" AND ATTACH FABRIC IN PLACE WITH 8" LONG STAPLES AT MAX. 4' O.C.
7. THE TURF GRASS AREAS SHALL BE PREPARED BY ROTOTILLING IN 3-5 CY/1,000 SF OF SOIL AMENDMENTS INTO THE TOP 6" AND FINE GRADE. NO CLODS TO BE GREATER THAN 2" SIZE. INSTALL SOD & ROLL GRASS PER THE SUPPLIERS RECOMMENDATIONS.
8. WHEN PLANTING TREES OR SHRUBS: THOROUGHLY SOAK PLANTING HOLE WHILE BACKFILLING. PRUNE DEAD OR DAMAGED BRANCHES IMMEDIATELY AFTER PLANTING. FERTILIZE WITH AGRIFORM 21 GRAM PLANT TABLETS. 20-10-5. 6 TABLETS PER TREE, 3 PER SHRUB, & 1 PER PERENNIAL.
9. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION. PLANTING SHALL BE DONE IN CONFORMANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO (A.L.C.C.) SPECIFICATIONS. THE CONTRACTOR SHALL GUARANTEE IRRIGATION SYSTEM AND ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE. ANY DEAD OR DYING PLANT SHALL BE REPLACED. THE CONTRACTOR SHALL WINTERIZE IRRIGATION SYSTEM IN FALL AND PROVIDE SPRING START-UP DURING ONE-YEAR WARRANTY PERIOD.
10. ON SITE EXISTING TREES NOT SHOWN ARE SLATED TO BE REMOVED FROM THE SITE. GRIND DOWN TRUNKS 18" BELOW GRADE, TYPICAL. FOR ALL EXISTING TREES TO REMAIN, REMOVE DEAD BRANCHES, TRIM AND SHAPE TREES FOR BEST AESTHETIC APPEARANCE.

CITY OF GRAND JUNCTION LANDSCAPE REQUIREMENTS:
 89,500 SF (1.8 ACRES) SITE
 $89,500 / 2500 = 36$ REQUIRED TREES
 $89,500 / 300 = 299$ REQUIRED SHRUBS
 25% LAWN TO SHRUB REDUCTION ALLOWANCE =
 $299 \times .25 = 75$ SHRUBS = $299 - 75 = 224$ SHRUBS REQUIRED
 REQUIRED LAWN = 3,750 SF, LAWN PROVIDED = 14,520 SF
102 TOTAL EXISTING CALIPER INCHES: (SEE CALCS BOX AT UPPER LEFT)
 2" CAL. REQUIRED X 36 TREES = 72 CAL. INCHES REQ.
 102" EXISTING - 72" REQUIRED = 30 CALIPER INCHES EXTRA
 ADDITIONAL PROVIDED VIA EXISTING TREES SO NO NEW TREES ARE REQUIRED EXCEPT ALONG THE STREET FRONTAGES, & IN PARKING ISLANDS PER CODE
 1 TREE EVERY 40 LF OF STREET FRONTAGE = 13 REQUIRED
 4 STREET TREES ALONG 8TH COURT REQUIRED, 4 PROVIDED
 9 STREET TREES ALONG PATTERSON REQUIRED, 9 PROVIDED
 PARKING ISLANDS AND SHADE PERIMETER PARKING = 9 PROVIDED
 ORNAMENTAL BUILDING ENTRY TREES = 7 PROVIDED
 30" CALIPER INCHES EXTRA PER EXISTING TREE SIZE
 1" CALIPER EXTRA = -3 SHRUBS
 30 EXTRA INCHES EXISTING TREES X -3 SHRUBS = -90 SHRUBS
 299 REQUIRED SHRUBS - 90 SHRUBS = 209 SHRUBS REQUIRED
 SHRUBS REQUIRED IN PARKING LOT ISLANDS, PARKING PERIMETER, STREET FRONTAGES, AND BUILDING FOUNDATION PLANTINGS PER CODE.
FINAL TOTALS:
 29 NEW TREES PROVIDED
 265 SHRUBS PROVIDED
 96 ORNAMENTAL GRASS, 71 PERENNIALS

**GRAND LODGE SENIOR LIVING
 GRAND JUNCTION, COLORADO**

Jules Wolverton,
 Landscape Architect

 61945 Nighthawk Road
 Montrose, CO 81403
 p: 970.249.9392
 c: 970.417.1779
 wolverton@montrose.co

**LANDSCAPE PLAN,
 NOTES, AND
 CALCULATIONS**

100% CD's

REVISIONS	DATE
77	06/02/16

Date: 05/12/16

Project #: GRAND LODGE

Drawn by: JW

Sheet #: L-1

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT
 Scale 1"=20'

 BY: _____ DATE: _____

**GRAND JUNCTION LODGE
SENIOR LIVING COMMUNITY
2656 PATTERSON ROAD
GRAND JUNCTION, COLORADO**

**NEIGHBORHOOD MEETING NOTES
OCTOBER 1, 2015**

The following comments/questions were voiced from various neighbors:

1. Lighting concerns in that the parking lot will produce glare at night; Solution: down light as much as possible
2. Wandering residents; Solution: Vivage uses technology to insure tenants don't "wander" to far from facility. Each MC resident actually wears a transponder that alerts staff if they are too far from the building
3. Will we install fencing; Answer, although we have not completed all architectural drawings for proposals, fencing and/or landscaping barrier will be considered
4. Can you put in tall shrubbery; Separation concern; Landscape plans have not been complete however this will be considered in the design
5. Concerns of "why are you putting in a commercial assisted living in a residential neighborhood; Answer, this property, although commercial in zoning, is in reality more residential than commercial. In addition, the Patterson corridor is becoming heavily commercial and the belief is that the City of Grand Junction will be approving additional commercial use for the property. A senior housing project is much lower traffic and overall impact than the alternative "commercial" uses once it is rezoned and it seemed that our use would be the most accepted in comparison to office, bar restaurant etc. uses
6. Concerns of left turn onto Patterson from N. 8th crt.; we stated the possibility of a turning lane but traffic study would give us more information as needed

Neighborhood Mtg OCT 1ST @ 5pm
2656 PATTERSON Rd Project

PLEASE SIGN IN

NAME	Address	E-mail
Stephen Meacham	615 Viewpoint Dr	meach615@yahoo.com
Georgia Meacham	415 Viewpoint	✓
Anthony Ryan	410 Rice Way	-
TROY GARRISON	2712 N. 8 th COURT,	
Pauline Gorman	2712 N. 8 th Court	
John Henry	2711 N 8 th COURT	
Tara Lemke	2713 N 8 th Ct	lemke_tara@yahoo.com
George Tachini	2715 N. 8 th Ct	✗
Jan CASTLE	2720 N 8 th Ct	
Steve SCHRAM	2720 N 8 th Ct	stevens385@gmail.com
LORI GARRISON	608 VIEW POINT DR.	LORI.LEE.GARRISON@GMAIL.COM
Anthony Lambert	609 Viewpoint Dr.	alambert628@gmail.com
Stephen Lambert	609 Viewpoint Dr.	slambert416@gmail.com
Laura Bishop	612 Viewpoint Dr.	lbishop2@earthlink.net
William Bush	619 Viewpoint Dr.	
DAVID THORNTON	City of Grand Jct	
Karen Trostler	2714 N 8 th Ct	trostler@mon.com

CITY OF GRAND JUNCTION, COLORADO**ORDINANCE NO.****AN ORDINANCE TO ZONE THE GRAND JUNCTION LODGE DEVELOPMENT
TO A PD (PLANNED DEVELOPMENT) ZONE,
BY APPROVING AN OUTLINE DEVELOPMENT PLAN WITH A DEFAULT ZONE OF MXOC
(MIXED USE OPPORTUNITY CORRIDOR)****LOCATED AT 2656 PATTERSON ROAD**Recitals:

A request to rezone 2.069 acres from R-4 (Residential 4 du/ac) to PD (Planned Development) and of an Outline Development Plan to develop a 50,000 square foot Senior Living Facility has been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning, and adopt the Outline Development Plan for the Grand Junction Lodge Development. If this approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards specified herein.

In public hearings, the Planning Commission and City Council reviewed the request for Outline Development Plan approval and determined that the Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed Plan has achieved "long-term community benefits" through more effective infrastructure, reduced traffic demands compared with other potential uses, filling a need for assisted living housing types, and an innovative design for a uniquely shaped site.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS ZONED TO PLANNED DEVELOPMENT WITH THE FOLLOWING DEFAULT ZONE AND STANDARDS:

- A. Lots 12 & 13, Walker Heights Subdivision, Reception Number 1022545, City of Grand Junction, County of Mesa, State of Colorado.
- B. The Grand Junction Lodge Outline Development Plan is approved with the Findings of Fact/Conclusions, and Conditions listed in the Staff Report including attachments and Exhibits.
- C. Default Zone

The default land use zone is MXOC (Mixed Use Opportunity Corridor):

Reference Table 1 for Lot, Setback, and Bulk Standards.

Reference Table 2 for Architectural Considerations.

D. Authorized Uses

Uses include those typically associated with Assisted Living, including accessory uses such as solar panels and greenhouses.

Table 1: Lot, Setback, and Bulk Standards:

Proposed Zone Dimensional Standards								
Default Zoning District	Min Lot Size		Minimum Street Frontage	Minimum Setbacks			Max Lot Coverage	Max Height
	Area (sq ft)	Width (ft)		Front	Side	Rear		
MXOC	6,000	60	75%	0	5	15	75%	50

Table 2: Architectural Considerations:

(1) Architectural Standards shall be per the Default Zone of MXOC (Mixed Use Opportunity Corridor).

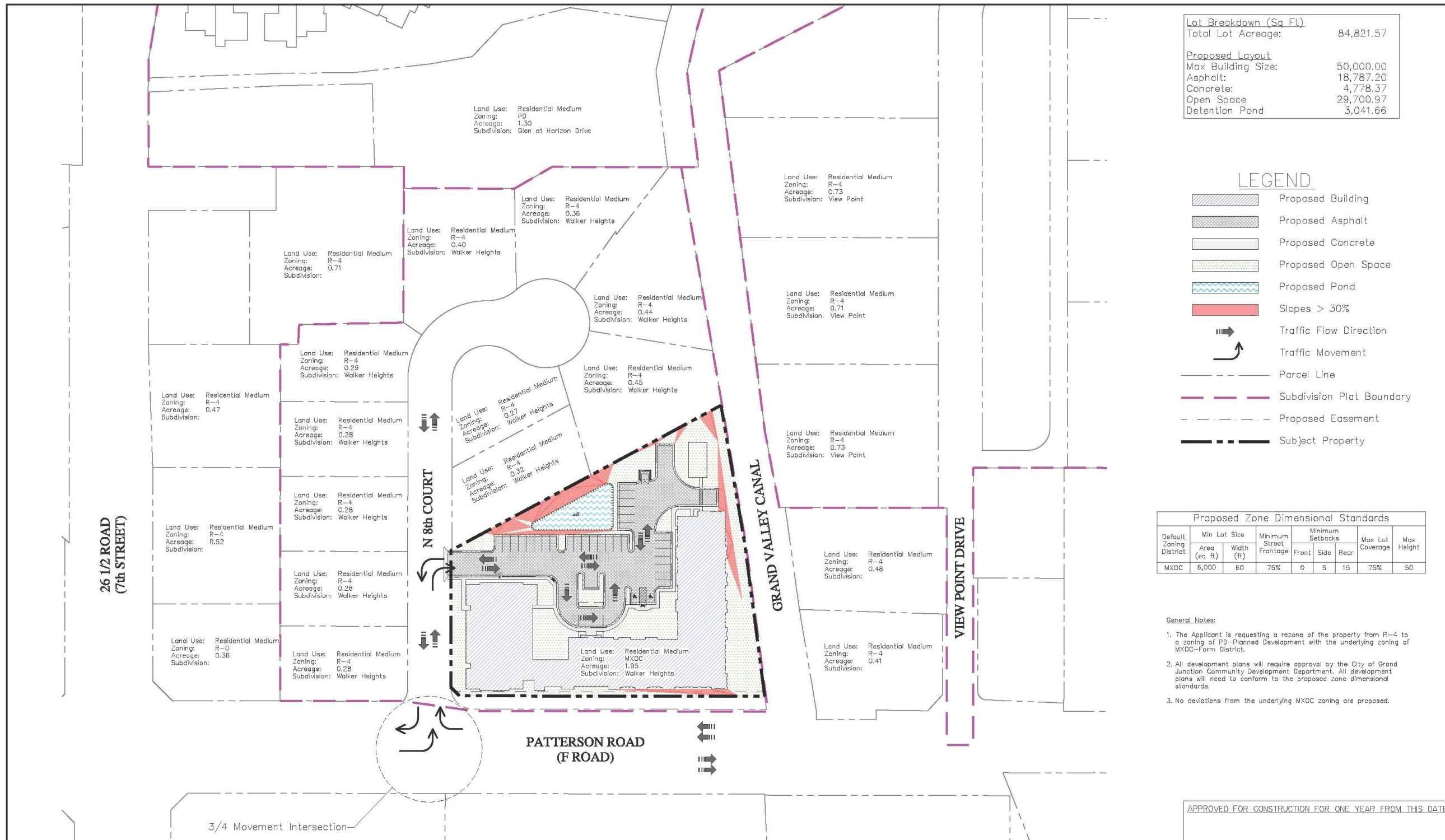
Introduced for first reading on this _____ day of _____, 2016 and ordered published in pamphlet form.

PASSED and ADOPTED this _____ day of _____, 2016 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk



Lot Breakdown (Sq Ft)	
Total Lot Acreage:	84,821.57
Proposed Layout	
Max Building Size:	50,000.00
Asphalt:	18,787.20
Concrete:	4,778.37
Open Space:	29,700.97
Detention Pond:	3,041.66

LEGEND

- Proposed Building
- Proposed Asphalt
- Proposed Concrete
- Proposed Open Space
- Proposed Pond
- Slopes > 30%
- Traffic Flow Direction
- Traffic Movement
- Parcel Line
- Subdivision Plat Boundary
- Proposed Easement
- Subject Property

Default Zoning District	Proposed Zone Dimensional Standards							
	Min Lot Size (sq ft)	Width (ft)	Minimum Street Frontage	Minimum Setbacks			Max Lot Coverage	Max Height
MXOC	8,000	80	75%	0	5	15	75%	50

- General Notes:**
- The Applicant is requesting a rezone of the property from R-4 to a zoning of PD-Planned Development with the underlying zoning of MXOC-Form District.
 - All development plans will require approval by the City of Grand Junction Community Development Department. All development plans will need to conform to the proposed zone dimensional standards.
 - No deviations from the underlying MXOC zoning are proposed.

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
 City of Grand Junction Community Development _____ Date _____

811 UNCC
 Know what's below. Call before you dig.
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

SCALE
 0 25 50 100
 (IN FEET)
 ORIGINAL SHEET SIZE: 11 x 17

NO.	DATE	REVISIONS DESCRIPTION	BY

RIVER CITY CONSULTANTS
 744 Horizon Court, Suite 110
 Grand Junction, Co. 81506
 Phone: 970.241.4722
 Fax: 970.241.9061

PROJECT # 1515-001 DATE ISSUED: 13.Jan.2016
 DRAWN BY: nmr HORIZ: 1" = 100'
 CHECKED BY: jmm VERT: N/A

GRAND JUNCTION LODGE
Grand Junction Lodge-Senior Living
 Outline Development Plan

ODP 1



Date: June 7, 2016
 Author: Senta Costello
 Title/ Phone Ext: Sr. Planner /X 1442
 Proposed Schedule: Planning
 Commission: June 28, 2016
 1st Reading: July 6, 2016
 2nd Reading: July 20, 2016
 File #: ZCA-2016-64

Attach 6

PLANNING COMMISSION AGENDA ITEM

<p>Subject: Amending Sections of the Zoning and Development Code to Amend Table 21.04.010 to Add a New Category for Stand Alone Crematories</p>
<p>Action Requested/Recommendation: Forward a recommendation to City Council to amend the Grand Junction Municipal Code, Section 21.04.010 Use Table, Section 21.06.050(c) and Section 21.10.020 Terms defined.</p>
<p>Presenter(s) Name & Title: Senta Costello, Senior Planner</p>

Executive Summary:

The proposed ordinance amends the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code (GJMC) by adding a new category for stand-alone crematories.

Background, Analysis and Options:

Current trends in the funeral home business are towards smaller more intimate settings. This necessitates the use of an off-site crematory. Most funeral home clientele prefer to have cremation facilities located somewhere other than where they are making their funeral arrangements thus reducing the public’s exposure to the process of cremation.

Allowing stand-alone crematories in other land use zones expands the opportunity to a broader area in the community in selecting an appropriate site location. Impact to community services such as transportation and utility services is very low. The use does not require “high visibility” locations.

Typical concerns surrounding crematories include odor, smoke, air emissions of dioxins and mercury and property values. Research has shown that current industry specifications and standards for cremation facilities prevents odor and smoke and minimizes air emissions to safe levels. Data regarding property values is limited and inconclusive. The proposal is adding the use in industrial areas which are intended for more intense uses and removing the use from areas designed to include residential and lighter commercial development. The industrial zones also have performance standards that address these concerns where the lesser intense zone districts do not.

After the Planning Commission hearing on May 10, 2016, additional discussions have occurred regarding stand-alone crematories in B-2, C-1, M-U and BP zone districts.

The impetus for the discussions revolved around whether the uses currently allowed in these zone districts would be compatible with stand-alone crematories. Because it was determined that the existing uses would not be compatible with stand-alone crematories, the original amendment need to be modified and returned to Planning Commission. These discussions also revealed that there was some confusion as to whether or not a crematory is an accessory use to a funeral home/mortuary. This discussion lead to the minor change to the proposed definition of Funeral Home/Mortuary.

Parking needs for a stand-alone crematory are minimal as sites typically do not have visitors, so parking is for employees and company vehicles. Parking for stand-alone crematories should be calculated at 1 space per employee plus one space per service vehicle.

Section 21.10.020 Terms defined is the Zoning and Development Code section where various terms used throughout the Code are defined to provide direction and clarity when applying the terms to in the use of the Code standards, regulations and guidelines.

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._

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

By adding a category for stand-alone crematories and allowing them to be located within the City's commercial and industrial zone districts, additional, appropriate business opportunities are opened up within those zones.

How this item relates to the Economic Development Plan:

The purpose of the adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. The proposed amendment meets with the goal and intent of the Economic Development Plan by providing opportunities for existing and new business to expand and relocate their businesses.

Board or Committee Recommendation:

The Planning Commission will make a recommendation to City Council on June 28, 2016.

Other issues:

No other issues have been identified.

Previously presented or discussed:

The Planning Commission discussed this at their workshop on May 5, 2016 and a public hearing was held before the Planning Commission on May 10, 2016.

Attachments:

Proposed Ordinance

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING SECTIONS 21.04.010 Use Table, Section 21.06.050(c) and Section 21.10.020 Terms defined.Recitals:

This ordinance amends the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code (GJMC) to add a new category for stand-alone crematories. Current trends in the funeral home business are towards smaller more intimate settings. This necessitates the use of an off-site crematory. Individuals using the facility prefer to have the cremation facility at somewhere other than where they are making their funeral arrangements eliminating the public's exposure to the crematory.

Allowing stand-alone crematories in other land use zones expands the opportunity to a broader area in the community in selecting an appropriate site location. Impact to community services such as transportation and utility services is very low. The use does not require "high visibility" locations.

Parking needs for a stand-alone crematory are minimal as sites typically do not have visitors, so parking is for employees and company vehicles.

Section 21.10.020 Terms defined is the Zoning and Development Code section where various terms used throughout the Code are defined to provide direction and clarity when applying the terms to in the use of the Code standards, regulations and guidelines.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of amending Section 21.04.010 Use Table, Section 21.06.050(c) and Section 21.10.020 Terms Defined.

The Planning Commission and City Council find that the amendment 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:

1. Section 21.04.010 Use Table shall be amended as follows (deletions struck through, additions underlined and/or highlighted):

21.04.010 Use table.

Key: A = Allowed; C = Conditional; Blank Cell = Not Permitted																									
USE CATEGORY	PRINCIPAL USE	R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24	R-O	B-1	B-2	C-1	C-2	CSR	M-U	BP	I-O	I-1	I-2	MX-	Std.	
INSTITUTIONAL AND CIVIC																									
Funeral Homes/Mortuaries/Crematories	All									C	C	A	A	A	A	A		A	A						
Funeral Home / Mortuary	All											A	A	A	A	A		A	A	A					
Crematory	All															A				A	A	A			

2. Section 21.06.050(c) be amended to read:

USE CATEGORIES	SPECIFIC USES	MINIMUM NUMBER OF VEHICLE SPACES
INSTITUTIONAL		
College, Vocational/Technical Schools	College, Vocational/Technical Schools	1 per 2 students
Community Services	Community Center	1 per 250 square feet
Crematory	Crematory	1 per employee + 1 space per service vehicle
Cultural	Museums, Art Galleries, Opera Houses, Libraries	1 per 1,000 square feet
Day Care	Day Care	1.5 per employee
Detention Facilities	Jails, Honor Camps, Reformatories, Law Enforcement Rehabilitation Centers	1 per employee on maximum shift + 1 per service vehicle
Funeral Home/Mortuary	Funeral Home/Mortuary	1 per 4 seats (one seat = 18")

3. Section 21.10.020 Terms defined be amended to read:

Crematory An establishment for burning the bodies of deceased people / animals

Funeral Home/Mortuary An establishment with facilities for the preparation of the dead for burial or interment, including cremation, for the viewing of the body, and for funeral services.

All other parts of Section 21.04.010 and Section 21.10.020 shall remain in full force and effect.

Introduced on first reading this _____ day of _____, 2016 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2016 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor