



**AGENDA  
JOINT GRAND JUNCTION CITY COUNCIL  
AND PLANNING COMMISSION**

**THURSDAY, SEPTEMBER 20, 2018  
11:30 AM  
CITY HALL AUDITORIUM  
250 N. 5<sup>TH</sup> STREET, GRAND JUNCTION, CO**

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

**1. Discussion Topics**

- a. DDA's Plan of Development
- b. Community Survey and Comprehensive Plan Update

**2. Next Workshop Topics**

**3. Other Business**



**Grand Junction City Council**

**Workshop Session**

**Item #1.a.**

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**Meeting Date:** September 20, 2018

**Presented By:** Brandon Stam, DDA Executive Director

**Department:** Community Development

**Submitted By:** Tamra Allen

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**Information**

**SUBJECT:**

DDA's Plan of Development

**EXECUTIVE SUMMARY:**

The purpose of this item is for the Downtown Development Authority to provide an update to the Plan of Development.

**BACKGROUND OR DETAILED INFORMATION:**

The Downtown Development Authority (DDA) is working on a comprehensive update to the Plan of Development (POD), which is a statutorily required planning document that serves as a guide for current and future planning and redevelopment efforts within the DDA District. The DDA is still utilizing the 1981 POD which has had only minor modifications over the years. DDA staff will provide background regarding the POD update, including its importance and the process that will be used for community outreach and stakeholder input.

**FISCAL IMPACT:**

N/A

**SUGGESTED ACTION:**

This item is informational only.

**Attachments**

None



## Grand Junction City Council

### Workshop Session

Item #1.b.

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**Meeting Date:** September 20, 2018

**Presented By:** Tamra Allen, Community Development Director

**Department:** Community Development

**Submitted By:** Tamra Allen

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### **Information**

#### **SUBJECT:**

Community Survey and Comprehensive Plan Update

#### **EXECUTIVE SUMMARY:**

The purpose of this item is to brief City Council and Planning Commission on Grand Junction's residential growth potential.

#### **BACKGROUND OR DETAILED INFORMATION:**

##### **Grand Junction Residential Growth Potential**

##### **Background**

Research completed this summer by Community Development Staff in coordination with the City's GIS team looked at the potential for residential growth inside the existing City limits and also extended that view to look at growth potential within the existing Urban Development Boundary (UDB). The intent of this mapping exercise was to better understand where the community can grow residentially based on both zoning and the vacant (undeveloped) or underdeveloped nature of the existing properties. This information can be applied as the City reviews requests for zoning changes, to better understand how the community is doing in providing opportunity areas to accommodate future growth, and to consider as the City moves into the updating process of its Comprehensive Plan that will be in 2019.

The 2009 Comprehensive Plan anticipated population within the UDB to reach 205,000 by 2035. In 2015 the estimated population within the UDB was 113,662 people. The estimated (July 2015) population for Mesa County was 149,023 and based on State Demographer estimates, the population is expected to reach 197,111 by 2035, at an

annual growth rate of 1.6%. At this estimated growth rate, Staff estimates that the UDB will need to accommodate an additional 55,000 persons or 2,400 households/homes by 2040.

### **Inventory of Vacant Residential Zoned Properties – City Limits (Map 1)**

This map includes all residentially zoned properties within the city limits that are either vacant or underdeveloped and given a residential zone district. For the purposes of this map, underdeveloped was categorized as a property that has a single family home with land that can be further subdivided and developed. Mixed Use (M-U) and Residential Office (R-O) zoning were included as they allow residential development, however historically, very few of these properties have been developed with residential uses; for example, the M-U zoned area along 24 Road has only developed as nonresidential to date, even though multi-family residential uses are allowed. The map also shows a table identifying each residential zone district, the total acres zoned, total acres vacant within that zone district and what the percentage of acreage is vacant. For example, for those properties zoned R-4 (Residential 4 dwelling units per acre) within City limits there are 1,791 acres zoned but only 498 acres or 28 percent are vacant.

### **What is Map 1 telling us?**

Within the city limits there are very few larger properties that are zoned for residential use. There is an estimated 1,180 acres of property of significant size that are currently undeveloped or underdeveloped in the City. These include the M-U zoned area along 24 Road comprising several property owners (approximately 200 acres), approximately 150 acres between 26 Road and 26 ½ Road and H ¾ Road recently zoned R-2 of which a portion is currently under review for single family residential development. There is also a 608-acre property on the Redlands zoned PD with a density of 4 units per acre, however the Future Land Use Map has designated it for RML (2-4 du/ac), RM (4-8 du/ac) and RMH (8 to 16 du/ac) and it includes a Neighborhood Center near 23 Road and Hwy 340. There is a large 150-acre property (owned by CMU) at 29 Road and the Riverside Parkway zoned PD with an approved ODP allowing for Mixed Use Village Center and includes a mix of residential housing types. The other large property under one ownership on the map is the gravel pit located south and east of the CMU property in Pear Park, zoned Residential Rural but which is currently being utilized as a gravel pit and is not yet set for reclamation. These large acre tracts make up 1,180 acres or 36.7 percent of the available developable residential acreage. The remaining properties are smaller and scattered, with many of them already in the development process in various stages. This map does not account for properties that are not readily available for sale at this time. This inventory map estimates there are a total of 3,212 acres of land that are vacant and could be developed under current zoning as residential development (including MU and RO). Year to date development activity in 2018, the City has approved 393 acres of residential development. At current development rates, this is an estimated absorption of less than 7 years.

## **Inventory of Vacant Residential & Agricultural Zoned Properties - Urban Development Boundary (Map 2)**

This map shows current conditions from a larger Comprehensive Plan perspective, identifying vacant or underdeveloped land designated residential on the Future Land Use Map within the UDB. Underdeveloped is defined by having a parcel size of at least 2 ½ acres and improvement value less than \$400,000. The map shades in gray all nonresidential zoned properties while the white areas are residentially zoned properties that are built out. The map identifies acreage ranges, the number of parcels within those ranges and the total acreage. For example, the map shows there are 96 undeveloped/underdeveloped parcels between 5 and 10 acres in size totaling 715 acres. Most of the vacant parcels are located outside of the city limits and will need to be annexed as part of a development proposal.

### **What is Map 2 telling us?**

The map shows that available land for future residential development is located at the City's edges particularly in the Appleton area, central Orchard Mesa, east side of Clifton and in the Redlands. The available areas near I-70, both in north Grand Junction and in the Fruitvale area, are being developed quickly as these areas have seen concentrated development pressure in recent years. This map indicates there are approximately 3,920 acres of developable land (5 or more acres) in the UDB, but does not take into account availability of land (for sale) or other constraints such as steep slopes, floodplains, etc. that might further constrain future development. At a rate of development of 250 acres per year (2017 saw 129 acres while 2018 year-to-date is 393 acres developed), there is approximately 15 years of land inventory.

### **Conclusions and Summary**

Staff believes the following conclusions can be made from reviewing and analyzing these maps:

- At current densities and current rates of development (average of 2017 and 2018 YTD), the City including the area within the UDB has an approximate 15 year inventory of land currently designated for residential development assuming 250 acres per year of absorption.
- Annexation for residential development into the Appleton, Central Orchard Mesa and Redlands areas will continue and most likely happen more frequently since there is very limited real estate available for development within the current city limits.
- Development pressure for increased densities in Appleton, central Orchard Mesa and the Redlands are likely and expected.
- Large parcels with single ownership are limited thereby making it more difficult for projects seeking a mix of housing types to occur without aggregating multiple adjacent

properties.

- Future residential development hot spots will shift to the Appleton area, will intensify in the central Orchard Mesa area and continue in the Pear Park area as these areas continue to infill.
- If vacant and/or underdeveloped land is not zoned for densities designated in the Comprehensive Plan, the ability to accommodate future population within the designated UDB may not be realized.

**FISCAL IMPACT:**

N/A

**SUGGESTED ACTION:**

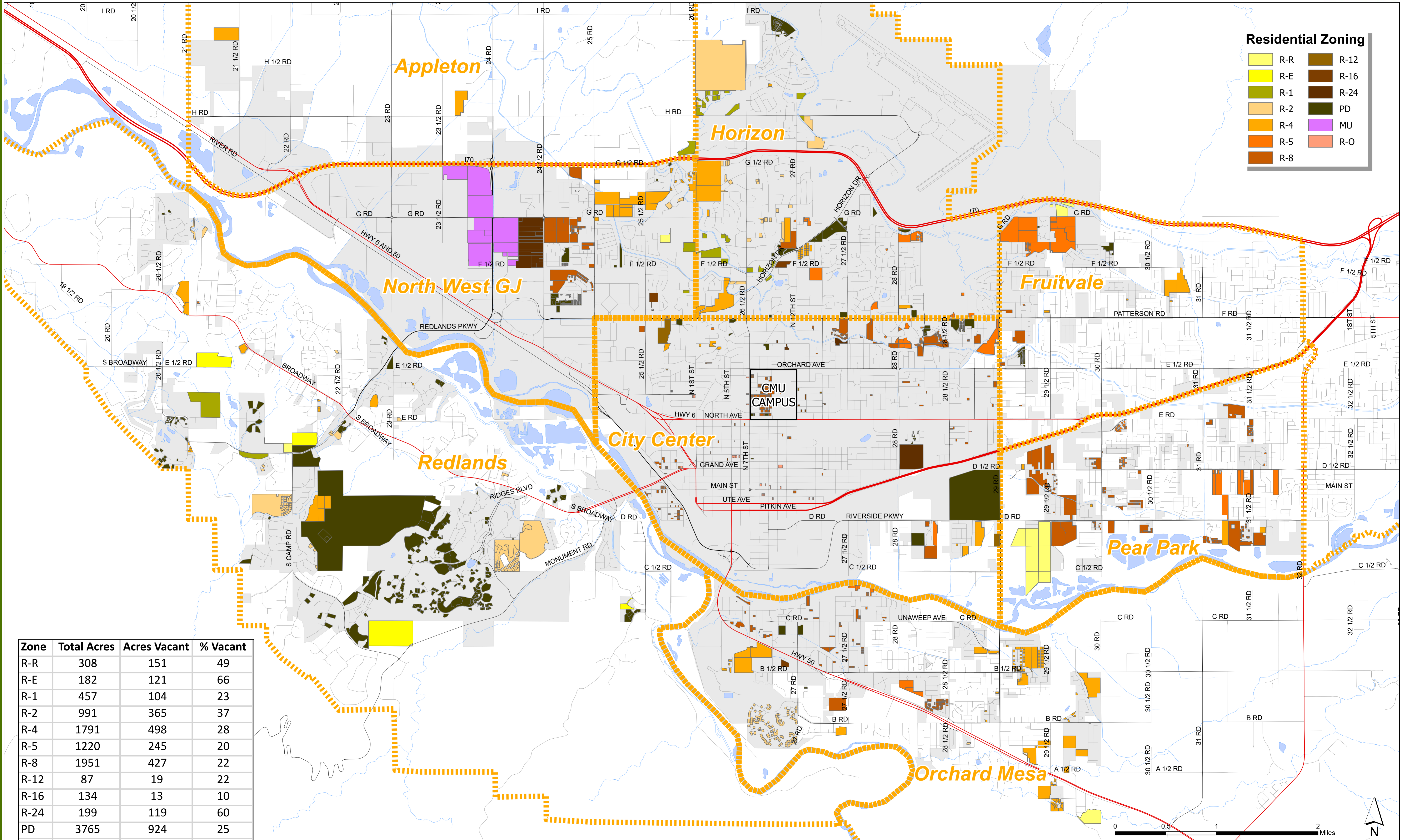
This item is informational only.

**Attachments**

1. Map 1 Residential Vacancy Trends
2. Map 2 Vacant Property UDB



# Inventory of Vacant Residential Zoned Properties – City Limits (Map 1)



**Residential Zoning**

R-R	R-12
R-E	R-16
R-1	R-24
R-2	PD
R-4	MU
R-5	R-O
R-8	

Zone	Total Acres	Acres Vacant	% Vacant
R-R	308	151	49
R-E	182	121	66
R-1	457	104	23
R-2	991	365	37
R-4	1791	498	28
R-5	1220	245	20
R-8	1951	427	22
R-12	87	19	22
R-16	134	13	10
R-24	199	119	60
PD	3765	924	25
MU	299	221	74
R-O	120	5	5

Planning Areas City Limits

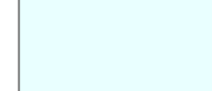












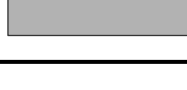
PUBLISHED: JANUARY 2016  
 THIS MAP WAS DEVELOPED BY THE CITY OF GRAND JUNCTION FOR USE BY THE CITY ONLY.  
 THE CITY DOES NOT GUARANTEE OR PROMISE THAT IT IS ACCURATE FOR VARIOUS TECHNICAL REASONS.  
 FOR INFORMATION PLEASE CONTACT THE CITY OF GRAND JUNCTION: INFORMATION TECHNOLOGY DIVISION, 500 E. 5TH  
 AVENUE, GRAND JUNCTION, CO 81505, TEL: 970.246.4070  
 WWW.GRANDJUNCTION.CO



# Inventory of Vacant Residential & Agricultural Zoned Properties – Urban Development Boundary (Map 2)

July 18, 2018

Vacant Residential & Agricultural Parcels		
	<0.25 Acres	1064 Parcels 143 Acres
	0.25 - 0.5 Acres	359 Parcels 122 Acres
	0.5 - 1 Acres	127 Parcels 90 Acres
	1 - 5 Acres	234 Parcels 569 Acres
	5 - 10 Acres	96 Parcels 715 Acres
	10 - 35 Acres	86 Parcels 1422 Acres
	35 - 100 Acres	22 Parcels 1023 Acres
	>100 Acres	3 Parcels 760 Acres
	Under Developed - Improvement Value <\$400,000 >2.5 Acres	

-  Persigo 201 Sewer District Boundary
-  Urban Development Boundry
-  Non-Residential Land Use

