

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4821

**AN ORDINANCE REZONING ELEVATION 4591 TO PD (PLANNED DEVELOPMENT)
WITH A DEFAULT ZONE OF R-8 (RESIDENTIAL, 8 DU/AC) AND AN OUTLINE
DEVELOPMENT PLAN FOR 18 RESIDENTIAL UNITS ON 3.23 ACRES**

LOCATED AT 2524 F 1/2 ROAD

Recitals:

The applicant, Chronos Property LLC, proposes to develop 16 single-family detached lots with one additional lot proposed for a two-family attached dwelling unit for a total of 18 dwelling units to be located at 2524 F ½ Road on a total of 3.23 acres to be constructed within one phase.

The request for an Outline Development Plan as a Planned Development with a default R-8 (Residential—8 du/ac) has been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning, deviations and conditions of approval for the Outline Development Plan for Elevation 4591.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed Outline Development Plan 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” by providing;

#1 Greater quality and quantity of public and/or private open space. The Applicant intends to provide a landscaped open space tract (proposed Tract E – 0.17 acres) with amenities such as bench and picnic shelters and school bus shelter in an area that will also function as a detention facility (with underground detention to allow the surface to be utilized as active open space) which will all be owned and maintained by a homeowners’ association. The installation of the proposed shelters/benches and underground detention facility are not required by Code and will serve as a community amenity for the subdivision.

In order to maximize the open space provided, the Applicant has designed the detention facility to be underground so that the surface may be utilized as active open space without regard to if and when the detention basin is filled with stormwater. The Applicant notes that with these amenities they will create a more desirable residential community and will add additional value to the greater community. The Code requires only a minimum 14-foot landscaping strip along F ½ Road, however the additional 75 feet of open space identified within Tract E is in excess of Code requirements (6,565 sq. ft.) The Code also does not require the

detention basin be buried. This feature will ensure uninterrupted use of the surface area as usable open space thereby providing for a greater quality of open space within the development.

#2 Needed housing types and/or mix. The Applicant is proposing to build homes that range between approximately 800 to 1,300 square feet on small lots that will require little to no maintenance. Recent conversations by the Applicant with local realtors indicate that there is a strong, local market demand for smaller, modern, wireless technology homes on small lots requiring little to no maintenance. There are very few homes in the local housing inventory or with new construction that meet this demand. Consequently, it has been represented that when this type of housing becomes available on the local market, they are immediately sold.

Concerning the changing housing market, the Grand Junction Comprehensive Plan states that “as the baby-boomer generations reach retirement age, the housing market is reflecting a desire for smaller yards, or no yards to maintain at all. At the same time, a younger generation is discovering the benefits of urban living: shorter commute times, more activities and less expensive housing. As a result of both of these trends, there is a resurging interest throughout the U.S. for smaller homes, townhomes, condominiums and urban living. Under these circumstances, providing opportunity for a variety of housing types (including higher density units) is sound, sustainable planning strategies to accommodate market pressure. (See Guiding Principle 3: Housing Variety – Comprehensive Plan document)”

The proposed housing product is a needed housing type and an important part of providing a mix of housing options within the City.

#3 Innovative Designs. The Applicant is proposing to build homes that range between 800 to 1,300 sq. ft. in size on smaller lots that require little maintenance. Recent planning and housing trends nationwide indicate that as the baby-boomer generation ages, the housing market is reflecting a desire for smaller yards and homes. At the same time, the younger generation is also discovering the benefits of urban living with shorter commute times, living closer to City amenities and more moderately size homes.

The Applicant has commissioned an architect to design three model homes that seek to meet the strong, local market demand for smaller housing. Color renderings have been attached as an Exhibit to show what the homes will look like. The Applicant provides the following regarding the innovative design of their housing product “The exterior will be a compilation of metal, composite and stone façade for a modern look but with low maintenance requirements. The homes will be equipped with wireless technology to control thermostats, lighting, entertainment technology and garage doors. Interior finishes will be high end, modern materials such as quartz countertops, plank flooring and modern cabinets with splashes of industrial hardware to accent the modern look of the homes. Landscaping will combine a limited amount of grass in the front yards (optional) with xeric plant materials and a split rail fence. The rear yard will be restricted to not more than 25% turf and will be landscaped with one tree to provide additional privacy when the tree has matured. The use of solar

panels is currently being explored and will be installed with each home if it is not cost prohibitive. Provision of smaller, energy efficient, technology smart homes that are in great demand in the Grand Valley may be the most significant community benefit offered by the Elevation 4591 development.”

The site as designed also offers an innovative design by maximizing the odd dimensions of the lot, providing for smaller lot sizes, providing for parking pods, and narrowing the street while meeting densities ranges as provided in the Comprehensive Plan.

After reviewing the application for a rezone to PD with an R-8 default zone district and an Outline Development Plan for the proposed Elevation 4591, PLD-2018-340, the following findings of fact have been made:

1. The Planned Development is in accordance with all criteria in Section 21.02.150 (b)(2) of the Grand Junction Zoning and Development Code.
2. Pursuant to Section 21.05.010, the Planned Development has been found to have long term community benefits including:
 - a. A greater quality and quantity of public and/or private open space;
 - b. A needed housing type and/or mix; and
 - c. Innovative designs.
3. Pursuant to 21.05.040(e), it has been found that a smaller site (3.23 acres) is appropriate for the development as a Planned Development.
4. The Planned Development is consistent with the vision, goals and policies of the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE OUTLINE DEVELOPMENT PLAN AS A PLANNED DEVELOPMENT FOR ELEVATION 4591 IS APPROVED WITH THE FOLLOWING STANDARDS AND DEFAULT ZONE:

- A. This Ordinance applies to the following described property:

BEG SW COR SE4NW4 SEC 3 1S 1W E 116FT N TO ROW G V CNL
NLY CNL ROW TO N LI SE4NW4 W TO W LI SE4NW4 S TO BEG EXC
ROW ON S AS DESC B-2821 P-451/454 MESA CO RECODS

Said parcel contains 3.23 acres more or less.

- B. This Property is zoned PD (Planned Development) with the following standards and requirements:

Establishment of Uses:

The Plan allows only single-family detached units on Lots 1-16 with one two-family attached dwelling proposed for Lot 17.

Density:

The proposed density of the subdivision is 5.57 dwelling units per acre (18 dwelling units on 3.23 acres). The Comprehensive Plan Future Land Use Map designates this property as Residential Medium (4 – 8 du/ac). The Applicant is requesting a default zone of R-8, which has a minimum density of 5.5 and a maximum density of 8 dwelling units/acre.

Access:

The only public access available to this property is from F ½ Road. The internal street design was reviewed and approved by the City's engineering team as an alternative street standard (30 feet right-of-way including curb, gutter, sidewalk on the east side with 22.5 feet of asphalt width) with the condition that the Applicant provide sufficient parking. To meet the required parking (18 off-lot stalls) the Applicant has provided a total of 30 off-lot parking spaces (14 spaces within proposed Tract D and 16 on-street parking spaces). As part of the alternative streets review, the City's engineering team only allowed for on-street parking on one side of the street (east side). Each lot will contain the minimum required 2 off-street parking spaces (one in garage and one in driveway) as consistent with Section 21.06.050 (c) of the Zoning and Development Code.

A TEDS Exception (Transportation Engineering Design Standards) was also approved by the City to allow a dead-end street to be longer than the Code provision of 750 feet, provided that a Fire Department turn-around was installed (proposed Tract C). The Applicant proposed a dead-end street to be approximately 835 feet in length.

Open Space and Pedestrian Amenities:

Tract E is located adjacent to F ½ Road at the subdivision entrance and provides for the installation of a park bench/shelter, picnic shelter and a separate school bus shelter for the usage of the neighborhood. Tract E will also contain an underground stormwater detention facility to optimize above ground landscaped open space (turf grass, trees and shrubs).

Within Tract B, at the north end of the property adjacent to the GVIC canal, the Applicant will dedicate and construct a 10-foot wide concrete trail for public use within a 15-foot public trail easement as required by the Urban Trails Master Plan. This trail connection would connect with other City owned open space in the area along the canal, north of Westwood Ranch Subdivision and within the Colonial Heights Subdivision to the northwest.

Tract B (0.16-acres) has been included in the proposed subdivision's open space which is proposed to connect to open space areas already owned by the City of Grand Junction adjacent to the canal. As part of the ODP request, the Applicant will dedicate and construct a 10 feet wide concrete trail within a 15 feet public trail easement as required by the Urban Trails Master Plan adjacent to the existing irrigation canal.

Phasing:

The Applicant is proposing to develop the subdivision in a single phase with the final plat being filed on or before December 31, 2021.

Lot Layout:

All proposed single-family detached lots are 3,441 sq. ft. in size with the exception of the two-family attached dwelling lot which will be 11,320 sq. ft. in size. The default zoning district of R-8 allows for a minimum lot size of 3,000 sq. ft. for detached single-family and 6,000 sq. ft. for a two-family dwelling.

Landscaping & Fencing:

Landscaping including trees and shrubs will be provided within proposed Tracts B, C, D and E, per Code requirements. Six-foot tall privacy fencing will be provided where fencing does not currently exist which is along the southside of proposed Lot 1 to help screen and buffer the property from F ½ Road and along the west property line to screen the property adjacent to 2522 F ½ Road. Six-foot tall privacy fencing will also be installed on the eastside of the property adjacent to the existing open space tract area located within Westwood Ranch subdivision at the northern end of the property. Additional fencing will not be required adjacent to Westwood Ranch nor Diamond Ridge Subdivision's since these existing properties already contain privacy fencing along their backyards adjacent to the Applicant's property. All proposed tracts of land will be conveyed to and maintained by the proposed Homeowner's Association with exception of Tract A that will be conveyed to GVIC.

Subdivision Signage:

The Applicant is proposing to have one subdivision sign located at the subdivision entrance. Subdivision signage will be placed in an HOA tract that abuts the public right-of-way (proposed Tract E) and will not exceed 8 feet in height and 32 sq. ft. in size as is consistent with Section 21.06.070 (h) (1) of the Zoning and Development Code.

Default Zone and Deviations:

The Applicant is proposing to utilize the dimensional standards for the R-8 (Residential – 8 du/ac) zone district with four (4) variations that would be more restrictive than current Code requirements including and as shown in the following table:

- 1) Increasing above the minimum requirement, the rear yard setback from 10 feet to 20 feet;
- 2) Decreasing the maximum building height from 40 feet to 24 feet;
- 3) Increasing above the minimum requirement, the lot area from 3,000 to 3,400 sq. ft.; and
- 4) Increasing above the minimum requirement, the side yard setback along the west property line of proposed Lot 17 from 5 feet to 15 feet.

Dimensional Standard	R-8	Proposed ODP
Front yard setback (Principal/Accessory):	20 feet/25 feet	Same
Side yard setback (Principal/Accessory):	5 feet/3 feet	15 feet on western property line of Lot 17 only
Rear yard setback (Principal/Accessory):	10 feet/5 feet	20 feet/5 feet
Maximum building height:	40 feet	24 feet

Maximum Lot Coverage:	70%	Same
Minimum Lot Area:	3,000 sq. ft.	3,400 sq. ft.
Minimum Lot Width:	40 feet	Same

The proposed variations come as a result of the Applicant addressing some of the concerns expressed by area resident's regarding homes being located close to their existing fences, back yards and the blockage of current views of what could be constructed under the R-8 zone district as far as a maximum building height.

Deviations:

Section 21.05.040 (g) of the Zoning and Development Code allows for the Planning Commission to recommend the City Council deviate from the default district standards subject to the provision of any of the community amenities as identified below. In order for the Planning Commission to recommend and the City Council to approve the deviation, the listed amenities to be provided shall be in excess of what would otherwise be required by the code. These amenities include:

- 1. Transportation amenities including, but not limited to, trails other than required by multimodal plan, bike or pedestrian amenities or transit oriented improvements, including school and transit bus shelter;*

The Applicant has provided a covered school bus shelter to the open space area (proposed Tract E of .17 acres) at the entrance to the development adjacent to F ½ Road. The shelter will be constructed on a concrete pad with covered shelter for use by children waiting for school buses. The school bus shelter facility is not required by the Code and as such are in excess of what would otherwise be required.

- 2. Open space, agricultural land reservation or land dedication of 20% or greater;*

The Applicant is not proposing to dedicate 20% or greater of the site for the purposes of open space or agricultural land reservation/dedication.

- 3. Community facilities for provision of public services beyond those required for development within the PD;*

The Applicant is not proposing to provide any traditional community facilities for the provision of public service.

- 4. The provision of affordable housing for moderate, low and very low income household pursuant to HUD definitions for no less than 20 years; and*

The Applicant is not proposing to provide any affordable housing for moderate, low or very low households consistent with HUD definitions for these households.

5. *Other amenities, in excess of minimum standards required by this Code, that the Council specifically finds provide sufficient community benefit to offset the proposed deviation.*

A direct benefit to the adjacent neighborhood will be the increased rear yard setback from 10 feet to 20 feet and the reduction of the maximum building height from 40 feet to 24 feet. The Applicant is also increasing the side yard setback along the west property line of proposed Lot 17 only from 5 feet to 15 feet. The proposed increase of the minimum setbacks comes as a direct result of discussions with area residents during the Neighborhood Meeting at which time residents expressed concern with homes being located close to their existing fences and with the maximum height allowed by the R-8 zone district. Both the rear and side yard setbacks and lowering of building height are restrictions in excess of minimum standards and provide a direct benefit to the surrounding neighborhood.

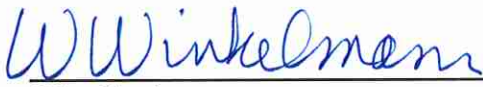
Introduced for first reading on this 19th day of September, 2018 and ordered published in pamphlet form.

PASSED and ADOPTED this 3rd day of October, 2018 and ordered published in pamphlet form.



President of City Council

ATTEST:



City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4821 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 19th day of September, 2018 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 3rd day of October, 2018, at which Ordinance No. 4821 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 4 day of October, 2018.

WWinkelmann
City Clerk

Published: September 21, 2018
Published: October 05, 2018
Effective: November 4, 2018