



**PLANNING COMMISSION AGENDA  
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET**

**TUESDAY, SEPTEMBER 11, 2018, 6:00 PM**

**Call to Order - 6:00 P.M.**

**1. Minutes of Previous Meetings**

[Attach 1](#)

Action: Approve the minutes from the August 28, 2018 meeting.

**2. Mosaic Planned Development, Zoning, Zone of Annexation, Comprehensive Plan Amendment and Plat Vacation**

[Attach 2](#)

**FILE # PLD-2017-562 & FILE # VAC-2017-561**

Consider a request for multiple actions including the following:

- 1) A Comprehensive Plan Future Land Use Amendment from Commercial Industrial to Residential High and Residential Medium and Residential Medium Low on approximately 30 acres located within the Twenty Three Park Plaza Filing No. One Replat, and changes to the Future Land Use Map boundaries for Residential Medium and Residential Medium Low designations on approximately 40 acres located at 789 23 Road;
- 2) A rezone to Planned Development (PD) with default zones of R-8 and R-24 for the Twenty Three Park Plaza Filing No. One Replat property;
- 3) A Zone of Annexation to Planned Development (PD) with default zones of R-8 and B-1 for the property located at 793 23 Road known as the Taurus Park Plaza Annexation;
- 4) An Outline Development Plan (ODP) for mixed use development on approximately 70 acres including the Twenty Three Park Plaza Filing No. One Replat and the property located at 793 23 Road; and
- 5) Vacation of a plat known for the property known as Twenty Three Park Plaza Filing No. One Replat consisting of 30.85 acres including 30 lots, rights-of-way and easements.

*Action:* Recommendation to City Council

Applicant: Club Deal 113/114 Park Plaza – Douglas Gilliland  
Location: 789 23 Road and the property located between 789 23 Road  
and I-70, west of 23 Road  
Staff Presentation: Dave Thornton

**Other Business**

**Adjournment**

**Attach 1**

**GRAND JUNCTION PLANNING COMMISSION  
July 24, 2018 MINUTES  
6:00 p.m. to 6:25 p.m.**

The meeting of the Planning Commission was called to order at 6:00 p.m. by Chairman Reece.

Those present were Planning Commissioners Christian Reece, Kathy Deppe, Keith Ehlers, George Gatseos, Andrew Teske, Steve Tolle and Bill Wade.

Also present were Community Development Department–Tamra Allen, (Community Development Director), Kristen Ashbeck (Senior Planner) and Lori Bowers (Senior Planner).

Deputy City Attorney Jamie Beard and Secretary Lydia Reynolds.

There were approximately 5 citizens in attendance during the hearing.

**1. Minutes of Previous Meetings**

*Action: Approve the minutes from the June 26<sup>th</sup> 2018*

Chairman Reece asked for a motion to approve the minutes.

Commissioner Wade moved to approve the minutes as written.

Commissioner Teske seconded the motion. The motion passed unanimously by a vote of 7-0.

Chairman Reece explained that there is an item on the Agenda that has been withdrawn and rescheduled for a September 11, 2018 public hearing with the Planning Commission. The project is the Mosaic Planned Development, Zoning, Zone of Annexation, Comprehensive Plan Amendment and Plat Vacation.

Chairman Reece made clear the purpose of the meeting and outlined the order of the public hearing.

**\* \* \* INDIVIDUAL CONSIDERATION \* \* \***

**1. Monument Waste Easement Vacation FILE # VAC-2018-188**

Consider a request for the vacation of an ingress, egress and utility easement.

The applicant, Monument Waste – Dan Kirkpatrick was present.

Chairman Reece began by asking if the required public notice was given pursuant to the City's noticing requirements. Ms. Ashbeck replied in the affirmative.

### **Staff Presentation**

Kristen Ashbeck (Senior Planner) stated that this request is to vacate an easement on the property located at 2410 Blue Heron Road. Ms. Ashbeck clarified that this does not include an ingress/egress easement as included on the agenda and previously stated. Staff presented the Applicant and the recommendation for approval.

### **Applicants Presentation**

The applicant is Dan Kirkpatrick for Monument Waste. The Applicant was present and stated he did not have additional comments.

### **Public Comment**

Chairman Reese opened the public hearing for public comment. No comment was received.

### **Commissioner Discussion**

Commissioner Gatseos noted that he agreed with the staff report.

### **Motion and Vote**

Commissioner Wade moved to recommend approval to City Council.

Commissioner Deppe seconded the motion. The motion passed unanimously by a vote of 7-0.

## **2. TJ Cruisers Conditional Use Permit FILE # RZN-2018-273**

Consider a request for a Conditional Use Permit to allow a tavern with greater than 25% gross sales of alcohol on 2.349474 acres in a C-1 (Light Commercial) zone district.

The applicants, Tiara Knoblich and James Hadrath were present.

Chairman Reece began by asking if the required public notice was given pursuant to the City's noticing requirements. Ms. Bowers replied in the affirmative.

### **Staff Presentation**

Ms. Bowers stated that the request is to consider a request for a Conditional Use Permit to allow a tavern with greater than 25% gross sales of alcohol on 2.349474 acres in a C-1 (Light Commercial) zone district located at 2692 Highway 50, Units O, Q, and S. The applicants are Tiara Knoblich and James Hadrath.

### **Questions for Staff**

Ms. Bowers addressed a question from the Planning Commission regarding the location

of the neighboring restaurants and if they had liquor licenses.

**Applicants Presentation**

One of the Applicants, James Hadrath was present and gave a brief background of the request.

**Public Comment**

Chairman Reese opened the public hearing for public comment. No comment was received.

**Commissioner Discussion**

Commissioner Wade stated he supported the economic development that this business can bring to Orchard Mesa.

**Motion and Vote**

Commissioner Gatseos moved to recommend approval.

Commissioner Deppe seconded the motion. The motion passed by a vote of 7-0.

**Other Business**

None

**Adjournment**

The meeting was adjourned at 6:25 PM

**Attach 2**



**EXHIBIT LIST**

**Mosaic Rezone, ODP, Comp Plan Amendment, Pat Vacation  
FILES NO. PLD-2017-562 & VAC-2017-561**

Exhibit Item #	Description
1	Application (Rezone, ODP, CP Amend, ROW & Easement Vacation) dated September 19, 2017
2	Staff Report dated September 11, 2018
3	Mosaic Public Comment
4	Staff Presentation dated September 11, 2018



### Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Annexation/Zone of Annexation / REZONE / ODP / Vac / FLU Amend

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation	<u>Vacant Land</u>	Existing Zoning	<u>County PUD, I-O</u>
Proposed Land Use Designation	<u>Mixed Use, Residential</u>	Proposed Zoning	<u>PD</u>

Property Information 789 23 ROAD

Site Location: SW Corner of H Road and 23 Rd G.J. CO 81505 Site Acreage: 68 Acres

Site Tax No(s): 2701-311-00-518; 2701-311-09-009-026; Site Zoning: county PUD & I-O

Project Description: Annex into the city, Vacate required ROW & old ROW, Rezone to PD, Amend FLU (omit Comm/Industrial)

#### Property Owner Information

Name: CLUB DEAL 113/114 PARK PLAZA AND GRAND JUNCTION LIMITED PARTNERSHIP

Street Address: 9285 Huntington Sq

City/State/Zip: NORTH RICHLAND HILLS TEXAS 76182

Business Phone #: 817-788-1000

E-Mail: dgilliland@tiholdings.com

Fax #: 817-788-1670

Contact Person: Douglas Gilliland

Contact Phone #: 817-999-4828

#### Applicant Information

Name: CLUB DEAL 113/114 PARK PLAZA AND GRAND JUNCTION LIMITED PARTNERSHIP

Street Address: 9285 Huntington Sq

City/State/Zip: NORTH RICHLAND HILLS TEXAS 76182

Business Phone #: 817-788-1000

E-Mail: dgilliland@tiholdings.com

Fax #: 817-788-1670

Contact Person: Douglas Gilliland

Contact Phone #: 817-999-4828

#### Representative Information

Name: Ciavonne, Roberts & Assoc.

Street Address: 222 Nth 7th Street

City/State/Zip: G.J. CO 81501

Business Phone #: 970-241-0745

E-Mail: ted@ciavonne.com

Fax #: n/a

Contact Person: Ted Ciavonne

Contact Phone #: 970-241-0745

**NOTE: Legal property owner is owner of record on date of submittal.**

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application [Signature] Date [ ]

Signature of Legal Property Owner [Signature] Date 10/17/17

# Mosaic Planned Development

## General Project Report for: Vacation of Plat and Public ROW, Annexation, Zone of Annexation, Comprehensive Plan Amendment, Rezone, and Outline Development Plan

### Project Overview

The applicant, Club Deal 113 / 114 Park Plaza and Grand Junction Limited Partnership, is seeking a number of entitlements to allow the Planned Development of a +/- 71 acre property that is bordered by H Road on the north, 23 Road on the east, Interstate 70 on the south, and Bookcliff Ranches Subdivision on the west. The applicant is proposing a mixed use planned development that is predominantly a mixture of residential densities and product types, along with a limited area of business uses. Mosaic Planned Development will incorporate creative planning approaches with the most current technologies in geothermal, solar, and smart home systems to facilitate a net-zero energy capable community. In addition to current technologies, Mosaic hopes to incorporate organic gardening for individuals, through the HOA, and/or via cooperative small business ventures similar to 'Lettuce Network'. The outcome of numerous meetings with City Staff led to the determination that a Planned Development zone designation allows for flexibility in City adopted design standards, assists in the creation of higher architectural standards (through Design Guidelines and a Design Review Committee), and allows the applicant to include/exclude uses on the subject property as deemed fit by the applicant and City staff.

The Mosaic Planned Development incorporates a range of density from 500 to 625 units; this variation allows the developer to adapt to changing market conditions and demands (see [Mosaic Illustrative](#)). The Planned Development includes over 33 acres of Single Family Residential (Detached Residential, Attached Residential, and Townhome), over 7½ acres of High Density Residential (Apartment, Condominiums), over 2 acres of Mixed Residential / Neighborhood Center, over 12½ acres of internal road ROW, and over 12 acres of Open Space. The Open Space includes larger park areas (one with an HOA Community Amenity), a pond amenity, greenbelt linkages throughout the project, roadway landscape, and significant off-street trails. This project has already received approval for an Alternative Road Section design which was supported by the off-street trails and numerous off-street parking areas.

Apparent in the title of this report, this 71 acre property has a number of entitlement issues that are best addressed simultaneously. The current status, and intentions, are as follows:

- The south +/- 30.6 acres is already annexed into the City, zoned I-O, and subdivided into 30 lots with associated Public ROW and easements. This subdivision needs to be vacated, along with much of the ROW; we are seeking an amendment to the Comprehensive Plan from Commercial / Industrial to Business Park, followed by PD zoning;
- The north +/- 40.4 acres is currently in the County and zoned PUD, and will be annexed into the City with a PD Zone. This north half does not need an amendment to the Comprehensive Plan. Woven into the annexation of this north area will be additional H Road and 23 Road ROW dedications that total approximately 2.8 acres, resulting in a TOTAL project development area of +/-68.2 acres;
- The PD Zone for the entire 68.2 acre development will have three distinct underlying zoning standards: the single-family and townhome area will be R-8; the high-density residential area will be R-24; and the Mixed Residential Neighborhood Commercial Center will be Business (B-1);

The following Code Sections are addressed in this report and/or its attachments:

- Section 21.02.090 – Vacation of Plat (south half of site);
- Section 21.02.100 – Vacation of public right-of-way or easement (south half of site);
- Section 21.02.160 – Annexation (north half of site);
- Section 21.02.140 – Zone of Annexation from County PUD to City Planned Development (PD) for annexed area;
- Section 21.02.130 – Comprehensive Plan amendment (CPA) from Commercial / Industrial to Business Park for south half of site;
- Section 21.02.140 – Rezone of south half of site from I-O to Planned Development (PD);
- Section 21.02.150 – Outline Development Plan (ODP) for entire development area, with underlying zoning of B-1, R-8, and R-24.



## A. Project Description

### Location

- The property is located at the southwest corner of H Road and 23 Road. The property is bordered by H Road on the north, 23 Road on the east, Interstate 70 on the south, and Bookcliff Ranches Subdivision on the west.

### Acreage

- The entire property is approximately 71 acres. As noted above, +/- 30.6 acres is currently annexed into the City; +/- 40.4 acres is in the County; approximately 2.8 acres of ROW dedication to H Road and 23 Road is anticipated ... resulting in a total of +/- 68.2 acres of developable land.

### Proposed Use

- The proposed use is a Planned Development that is predominantly a mixture of residential densities and product types, along with a limited area of business uses, consistent with a PD zone designation. The Mosaic Planned Development incorporates a range of density from 500 to 625 residential units. The approximate land use breakdown within the proposed project is (see [Mosaic Site Plan - Sheet 1](#)):
  - Single Family Residential (+/- 33 acres)
    - Detached Residential, Attached Residential, and Townhome,
    - R-8 Zone Uses and Standards with amendments noted;
  - High Density Residential (+/- 7½ acres)
    - Apartment, Condominiums,
    - R-24 Zone Uses and Standards with amendments noted;
  - Mixed Residential / Neighborhood Center (+/- 2 acres),
    - B-1 Zone Uses and Standards with amendments noted;
  - Open Space (+ 12 acres),
    - Predominantly placed central to the development for park uses
    - Greenbelt linkages and roadway aesthetics
    - Landscaped and irrigated;
    - Maintained by Owners Associations. There has been some consideration to making the open space public, or open to the public, but this needs further discussion with City Staff and Administration.
  - Internal Road ROW (+/- 12½ acres),
    - Proposed as standard and alternative road sections, and alleys. An Alternative Road Section has been submitted and approved (with conditions).

## B. Public Benefit

The Mosaic Planned Development will create a mixed use mixed-use neighborhood that meets the intent of the Growth Plan and the development requirements of the City of Grand Junction. Public benefits include:

- the development of properties within the City 201 boundary;
- the creation of a mixed-use project meeting the intentions and densities of the Growth Plan;
- road and utility improvements that meet City standards, including drainage, pavement, walks;
- utility extensions, upgrades, and improvements;
- ROW dedications and utility connections that provide connectivity to adjacent undeveloped properties;
- higher density single family residential development is adjacent to the Neighborhood Center, which increases the potential for fewer vehicular trips between uses;
- extensive on and off street pedestrian networks are proposed, which increases the potential for fewer vehicular trips between uses ([see Mosaic Streets, Paths, and Parking - Sheet 2](#));
- significant park and open space dedications accommodating the residents of the Planned Development ([see Mosaic Open Space and Fencing - Sheet 3](#))

In addition to the above, the Mosaic Planned Development provides Long Term Community Benefits which are addressed below in Item E.

## **C. Neighborhood Meeting**

A neighborhood meeting was held on March 15th, 2017 at Canyon View Vineyard Church. The applicant requested that the mailing 'area' be doubled from the City requirement. Thirty-three Notices were mailed out, twenty-one. Property Owners attended (33 including spouses/joint owners). The attending neighbors came to the meeting concerned about density, additional traffic, lighting, new home values, utilities (desiring sewer), etc. Most realized that comparable large lots were not practical, and were appreciative that the largest Single Family lots being proposed were adjacent to Bookcliff Subdivision. Meeting Notes are submitted with this application. They also understood that the current zoning allows industrial uses that would be more detrimental to their property values and quality of life.

## **D. Project Compliance, Compatibility, and Impact**

### Adopted Plans and Policies

An Alternative Road Section was submitted and approved, and has been incorporated into the planning and design of the overall development.

As noted this property has a number of land planning issues that can be best addressed through a Planned Development, which provides an attractive alternative to straight zoning. The current partial annexation, City zoning and subdivision, along with zoning of the County portion, predate the adoption of the Future Land Use Plan, and are not compatible with the residential land use pressures that exist today. The 'bundling' of the necessary entitlements addressed within this Planned Development, will allow the Mosaic Planned Development to best address the changing character of the area and the intent of the Comprehensive Plan, with a well-planned, modern, and unique community.

Approval of this project will allow it to conform to the Growth Plan, the City Zoning and Development Code, and known City regulations. Relevant Code provisions include Vacation of Plat and Public ROW, Annexation, Zone of Annexation, Comprehensive Plan Amendment, Rezone, and Outline Development Plan, and are addressed in Item E below.

### Surrounding Land Use

Properties to the west and northwest are residential (Bookcliff Ranches and Appleton Ranch Subdivision), north is vacant and agriculture, and northeast is agriculture, parking; these properties are currently within the 201 Sewer Boundary but are unincorporated. Incorporated properties to the southeast are vacant, and to the south across Interstate 70 are heavy commercial, vacant, and livestock.

### Site Access & Traffic Patterns

There will be three primary accesses into the site, one from H Road, and two from 23 Road. In addition, there will be interconnectivity with Bookcliff Ranches to the west via connection to the existing G ¼ Road.

Access within the site is achieved primarily through a grid system of streets and alleys that is 'interrupted' by large open space areas, thereby creating a couple of vehicular loops. Three of the four access points into Mosaic have direct visual corridors to the central open space corridors. Standard ROW's within the development direct traffic to and from the entrances and to the Neighborhood Center. The approved Alternative Street ROW's and alleys provide much of the access throughout the development.

Expected vehicular traffic patterns are predominantly 'to and from' the proposed homes / internal users, although off-site traffic will have easy access to the Neighborhood Center from the main entrances, and through direct right-in and right-out access from H Road and 23 Road.

Mosaic provides extensive on-street and off-street parking and pedestrian walkways, allowing residents to park their vehicles and walk throughout the Development. Mosaic, as a Planned Development, reduces the need to drive and promotes the ease of walking.

A Traffic Study by McDowell Engineering, LLC is provided with this submittal.

### Availability of Utilities

The construction of a Persigo Sewer line to and through the site is anticipated for fall and winter of 2017 and 2018. All additional infrastructure and utilities are available for the property.

Utility providers are:

- Water – Ute
- Sewer – City
- Drainage and Storm Sewer- Grand Valley Drainage District
- Irrigation water – Grand Valley Irrigation Company
- Power – Grand Valley Power
- Gas – Xcel
- Communications – TBD

Note: Mosaic Planned Development will strive to utilize the EcoSmart Solution (ESS) program so that the homes will be 'Net Zero' energy capable. EcoSmart will work with the Mosaic development team to design a thermal energy supply system incorporating a geothermal loop field, solar voltaic panels and ground source heat pumps for heating and cooling the homes. .

#### Special or Unusual Demands on Utilities

Other than the Persigo Sewer line discussed above, this project has no unusual demands on utilities.

This project will be instrumental in facilitating discussions about the potential of under-grounding the overhead utility lines that parallel H Road and 23 Road.

#### Effects on Public Facilities

The Mosaic Planned Development will have expected, but not unusual impacts on Public Facilities. Total residential units will be comparable to what is currently allowed within the Growth Plan.

Off-site improvements will be paid for and constructed via the City TCP fees.

#### Site Soils

NRCS soils information is provided with this submittal.

#### Impact on Geology and Geological Hazards

No known geological hazards exist on this property.

#### Hours of Operation

The applicant requests that the hours of operation within the Neighborhood Center will comply with that of the B-1 zone (default zone). These hours of operation are 5:00 am to 11:00pm. Hours of operation for specific uses located within the bounds of the Neighborhood Center can be extended at the time of Preliminary Development Plan approval for that specific site plan.

#### Number of Employees

Since the uses allowed within the B-1 zone are so broad, it is difficult to provide staff with even a range of potential employees. The applicant requests that the number of employees be determined / provided at the time of site plan submittal for each use.

#### Signage Plans

Signage is an important component within the Mosaic Planned Development. Business uses have signage needs for both freestanding and building wall signage. The applicant anticipates main entry signs at the H Road entry and at the two 23 Road entries. Minor directional signage will be included within the development. All freestanding signage within the development will have similar building materials. Signage fonts and colors may be adjusted per approval of the property owner, developer, and the City of Grand Junction.

### **E. Additional General Report Discussion Items**

The following Code Sections are addressed as listed below:

- Section 21.02.090 – Vacation of Plat (south half of site);
- Section 21.02.100 – Vacation of public right-of-way or easement (south half of site);
- Section 21.02.160 – Annexation (north half of site);
- Section 21.02.140 – Zone of Annexation from County PUD to City Planned Development (PD) for annexed area;
- Section 21.02.130 – Comprehensive Plan amendment (CPA) from Commercial / Industrial to Business Park for south half of site;

- Section 21.02.140 – Rezone of south half of site from I-O to Planned Development (PD);
- Section 21.02.150 – Outline Development Plan (ODP) for entire development area, with underlying zoning of B-1, R-8, and R-24.

**21.02.090 Vacation of plat. (see Sheet 4 – Vacation Plat)**

The south half of the property (approximately 30.5 acres) is annexed into the City as I-O; it is subdivided into 30 lots; it includes the Plaza Road ROW and Spark Circle ROW, and associated utility easements. Ute Water does have a water line within Plaza Road, and the Vacation Plat will maintain an easement for them. Grand Valley Drainage District has a drain line north of this annexed area, but at present there is no easement for it.

- (c) **Approval Criteria.** *The vacation of the plat shall conform to all of the following:*
- (1) *The Comprehensive Plan, Grand Valley Circulation Plan, and other adopted plans and policies of the City;*
    - The vacation of the plat, in itself, does not change the Comprehensive Plan;
    - Neither of the platted roads appear on the GV Circulation Plan;
    - This vacation is not in conflict with any adopted plans nor policies of the City.
  - (2) *No parcel shall be landlocked as a result of the vacation;*
    - No parcel will be landlocked as a result of the vacation.
  - (3) *Access to any parcel shall not be restricted to the point that access is unreasonable, economically prohibitive, and/or reduces or devalues any property affected by the proposed vacation;*
    - No parcel will be restricted to the point that access is unreasonable, economically prohibitive, and/or reduces or devalues any property affected by the proposed vacation
  - (4) *There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g., police/fire protection and utility services); and*
    - There are no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land will not be reduced;
  - (5) *The provision of adequate public facilities and services to any property as required in Chapter 21.06 GJMC shall not be inhibited by the proposed vacation.*
    - Adequate public facilities and services to other properties will not be inhibited by the proposed vacation;
    - The existing Ute Water line will remain in an easement.

**21.02.100 Vacation of public right-of-way or easement. (see Sheet 4 – Vacation Plat)**

The south half of the property (approximately 30.5 acres) is annexed into the City as I-O; it is subdivided into 30 lots; it includes the Plaza Road ROW and Spark Circle ROW, and associated utility easements. Ute Water does have a water line within Plaza Road, and the Vacation Plat will maintain an easement for them. Grand Valley Drainage District has a drain line north of this annexed area, but at present there is no easement for it.

- (c) **Approval Criteria.** *The vacation of the right-of-way or easement shall conform to the following:*
- (1) *The Comprehensive Plan, Grand Valley Circulation Plan, and other adopted plans and policies of the City;*
    - The vacation of the plat, in itself, does not change the Comprehensive Plan;
    - Neither of the platted roads appear on the GV Circulation Plan;
    - This vacation is not in conflict with any adopted plans nor policies of the City.
  - (2) *No parcel shall be landlocked as a result of the vacation;*
    - No parcel will be landlocked as a result of the vacation.
  - (3) *Access to any parcel shall not be restricted to the point that access is unreasonable, economically prohibitive, and/or reduces or devalues any property affected by the proposed vacation;*

- No parcel will be restricted to the point that access is unreasonable, economically prohibitive, and/or reduces or devalues any property affected by the proposed vacation
- (4) *There shall be no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g., police/fire protection and utility services);*
- There are no adverse impacts on the health, safety, and/or welfare of the general community, and the quality of public facilities and services provided to any parcel of land will not be reduced;
- (5) *The provision of adequate public facilities and services to any property as required in Chapter 21.06 GJMC shall not be inhibited by the proposed vacation; and*
- Adequate public facilities and services to other properties will not be inhibited by the proposed vacation;
  - The existing Ute Water line will remain in an easement.
- (6) *The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.*
- The existing ROW's and easements to be vacated do not meet current width standards and were created for lots that are also being vacated.

**21.02.160 Annexation. (see Sheet 5 – Annexation Plan)**

The north half of the property (approximately 40.5 acres) is within the Persigo 201 and will need to be annexed into the City of Grand Junction. We are submitting with this proposal a signed/executed annexation petition and believe that the property, since it is located contiguous to existing city limits, meets statutory requirements of contiguity, that the area is or can be urbanizing and we are 100% owners of the land. The annexation to the City of Grand Junction, Colorado is both necessary and desirable and the property is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973 can be met.

We also understand that the zone of annexation shall comply with the Comprehensive Plan. The proposed zoning of PD with the proposed underlying zone districts R-8, R-24 and B-1 conform with the Comprehensive Plan."

(c) **Approval Criteria.** *The application shall meet all applicable statutory and City administrative requirements. A complete copy of these requirements is available from the Public Works and Planning Department.*

- We are submitting with this proposal a signed/executed annexation petition and believe that the property, since it is located contiguous to existing city limits, meets statutory requirements of contiguity, that the area is or can be urbanizing and we are 100% owners of the land. The annexation to the City of Grand Junction, Colorado is both necessary and desirable and the property is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973 can be met.
- We also understand that the zone of annexation shall comply with the Comprehensive Plan. The proposed zoning of PD with the proposed underlying zone districts R-8, R-24 and B-1 conform to the Comprehensive Plan."

**21.02.140 Code amendment and rezoning. (see Sheet 5 – Annexation Plan)**

The north half of the property (approximately 40.5 acres) is currently in the County and zoned PUD, and will be annexed into the City with a PD Zone. This north half does not need an amendment to the Comprehensive Plan.

(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 adoption of the Persigo 201 boundary, the lack of plan with the County PUD Zone, the splitting of a contiguous property by City annexation and rezone are all events that invalidate the original premises and findings;

- (2) *The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or*
  - The character of the area has changed with the development of adjacent residential subdivisions, as well as the 2010 Comprehensive Plan calling for Neighborhood Center – Mixed Use, Residential Medium, and Residential Medium Low.
- (3) *Public and community facilities are adequate to serve the type and scope of land use proposed; and/or*
  - The Persigo Board has approved the extension of sewer to and though this property to serve a greater area, making this public facility available.
- (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*
  - Residential growth pressure is high throughout the community, particularly in this north area
- (5) *The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.*
  - As noted in (3) above, sewer will extend to current residential areas on septic, as well as vacant developable land.

**21.02.130 Comprehensive Plan amendment (CPA).** (see inset on Sheet 6 – Outline Development Plan)  
 The south half of the site (the approximate 30.5 acres currently within the City, and though this submittal is vacating the existing plat and ROW's) is seeking a Comprehensive Plan amendment (CPA) from Commercial / Industrial to Business Park.

(c) **Criteria for Plan Amendments.**

- (1) *The City may amend the Comprehensive Plan, neighborhood plans, corridor plans and area plans if the proposed change is consistent with the vision (intent), goals and policies of the Comprehensive Plan and:*
  - (i) *Subsequent events have invalidated the original premises and findings; and/or*
    - The adoption of the Persigo 201 boundary, the lack of plan with the County PUD Zone, the splitting of a contiguous property by City annexation and rezone are all events that invalidate the original premises and findings;
  - (ii) *The character and/or conditions of the area has changed such that the amendment is consistent with the Plan; and/or*
    - The character of the area has changed with the development of adjacent residential subdivisions.
  - (iii) *Public and community facilities are adequate to serve the type and scope of land use proposed; and/or*
    - The Persigo Board has approved the extension of sewer to and though this property to serve a greater area, making this public facility available.
  - (iv) *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*
    - Residential growth pressure is high throughout the community, particularly in this north area, indicative of an inadequate supply.
  - (v) *The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.*
    - As noted in (3) above, sewer will extend to current residential areas on septic, as well as vacant developable land;
    - Support from neighbors to remove Industrial / Commercial designation (they do not want Industrial).

**21.02.140 Code amendment and rezoning.** (see inset on Sheet 6 – Outline Development Plan)  
 The south half of the site (the approximate 30.5 acres currently within the City, and which is seeking the plat and ROW vacations) is seeking a rezone from I-O to Planned Development (PD) which would unify the zoning with the approximate 40.5 acres to the north; making the entire +/- 71 acre property a single PD zone.

- (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 adoption of the Persigo 201 boundary, the lack of plan with the County PUD Zone, the splitting of a contiguous property by City annexation and rezone are all events that invalidate the original premises and findings;
- (2) *The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or*
  - The character of the area has changed with the development of adjacent residential subdivisions, as well as the 2010 Comprehensive Plan calling for Neighborhood Center – Mixed Use, Residential Medium, and Residential Medium Low.
- (3) *Public and community facilities are adequate to serve the type and scope of land use proposed; and/or*
  - The Persigo Board has approved the extension of sewer to and through this property to serve a greater area, making this public facility available.
- (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*
  - Residential growth pressure is high throughout the community, particularly in this north area
- (5) *The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.*
  - As noted in (3) above, sewer will extend to current residential areas on septic, as well as vacant developable land.
  - Support from neighbors to remove Industrial / Commercial designation (they do not want Industrial).

**21.02.150 Planned development (PD). (see Sheet 6 – Outline Development Plan)**

The Planned Development (PD) / Outline Development Plan (ODP) is the culmination of the approval of the previous six processes: Section 21.02.090 – Vacation of Plat (south half of site); Section 21.02.100 – Vacation of public right-of-way or easement (south half of site); Section 21.02.160 – Annexation (north half of site); Section 21.02.140 – Zone of Annexation from County PUD to City Planned Development (PD) for annexed area; Section 21.02.130 – Comprehensive Plan amendment (CPA) from Commercial / Industrial to Business Park for south half of site; Section 21.02.140 – Rezone of south half of site from I-O to Planned Development (PD). With this approval the entire +/- 71 acres is incorporated, uniformly zoned as PD, and with an overall Outline Development Plan (ODP). The ODP has underlying zoning of B-1, R-8, and R-24, which correlates to the amended Comprehensive Plan.

With this document being the culmination of numerous approved processes, the Code Section in its entirety is included below, along with specific project responses.

(a) **Purpose.** *The planned development (PD) district is intended to apply to mixed use or unique single use projects to provide design flexibility not available through strict application and interpretation of the standards established in Chapter 21.05 GJMC. The PD zone district imposes any and all provisions applicable to the land as stated in the PD zoning ordinance. The purpose of the PD zone is to provide design flexibility as described in GJMC 21.05.010. Planned development rezoning should be used when long-term community benefits will be derived, and the vision, goals and policies of the Comprehensive Plan can be achieved. Long-term community benefits include:*

- (1) *More efficient infrastructure;*
  - The Mosaic Planned Development is the catalyst for the Persigo sewer extension into this north area of Grand Junction;
  - The Mosaic Planned Development includes an EcoSmart Solutions™ component that provides technology, support and maintenance for geothermal, solar, Tesla battery incorporation into all homes and businesses.
- (2) *Reduced traffic demands;*
  - The Mosaic Planned Development includes on and off street pedestrian ways that interconnect the entire community to each other, to parks and open space, and to the Mixed Use center.
- (3) *More usable public and/or private open space;*
  - The Mosaic Planned Development has over 12½ acres of Open Space, with over 7½ acres being “usable”.
  - The developers have had preliminary discussions with City Staff on making the park areas open to the Public.

- (4) *Recreational amenities; and/or*
  - Within the “usable” open space noted above there is a proposed community amenity with pool, a pond, the ability for community gardens, and open play turf areas.
- (5) *Needed housing choices.*
  - The Mosaic Planned Development has a large diversity in housing choices with multiple Single Family, Attached Single Family, Zero Lot Line, and Townhome products both “for sale and for lease”. The PD / ODP allows for product flexibility to respond to market “needs”.

(b) **Outline Development Plan (ODP).** (see Sheet 6 – Outline Development Plan)

(1) *Applicability. An outline development plan is required. The purpose of an ODP is to demonstrate conformance with the Comprehensive Plan, and coordination of improvements within and among individually platted parcels, sections or phases of a development prior to the approval of a final plat. At ODP, zoning for the entire property or for each “pod” designated for development on the plan is established. This step is recommended for larger, more diverse projects that are expected to be developed over a long period of time. Through this process, the general pattern of development is established with a range of densities assigned to individual “pods” that will be the subject of future, more detailed planning.*

(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;*
    - Approval of demonstrated conformance has been requested as part of this submittal;
  - (ii) *The rezoning criteria provided in GJMC 21.02.140;*
    - Approval of demonstrated conformance has been requested as part of this submittal;
  - (iii) *The planned development requirements of Chapter 21.05 GJMC;*
    - Approval of demonstrated conformance with Chapter 21.05 has been addressed above, or within the ODP drawing, and is requested as part of this submittal;
  - (iv) *The applicable corridor guidelines and other overlay districts in GJMC Titles 23, 24 and 25;*
    - This is not applicable to this submittal;
  - (v) *Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;*
    - The Persigo sewer extension is schedule for winter 2017 / spring 2018 and precedes any approval dates for Final Development Plans.
  - (vi) *Adequate circulation and access shall be provided to serve all development pods/areas to be developed;*
    - Approval of demonstrated conformance has been requested as part of this submittal;
  - (vii) *Appropriate screening and buffering of adjacent property and uses shall be provided;*
    - Much of this is appropriately addressed at time of Final Development Plans, however, the ODP does show the largest Mosaic residential lots along the west boundary next to Bookcliff Ranches subdivision;
  - (viii) *An appropriate range of density for the entire property or for each development pod/area to be developed;*
    - Approval of demonstrated conformance has been requested as part of this submittal;
  - (ix) *An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed;*
    - Approval of demonstrated conformance has been requested as part of this submittal, and is specifically addressed on the ODP drawing;
  - (x) *An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed; and*
    - Approval of demonstrated conformance has been requested as part of this submittal, and is specifically addressed on the ODP drawing and related exhibits;
- (3) *Decision-Maker.*
- (i) *The Director and Planning Commission shall make recommendations to City Council.*
  - (ii) *City Council shall approve, conditionally approve or deny all applications for an ODP and accompanying planned development rezoning.*
- (4) *Additional Application and Review Procedures.*



- (i) Simultaneous Review of Other Plans. An applicant may file an ODP with a final development plan for all or a portion of the property, as determined by the Director at the preapplication conference.*
- (ii) Density/Intensity. Density/intensity may be transferred between development pods/areas to be developed unless explicitly prohibited by the ODP approval.*
- (iii) Validity. The effective period of the ODP/phasing schedule shall be determined concurrent with ODP approval.*
- (iv) Required Subsequent Approvals. Following approval of an ODP, a subsequent final*

**F. Development Schedule and Phasing** (see Sheet 7 – Phasing Plan)

Mosaic intends on breaking ground for Phase 1 (approximately 60 to 70 units) in spring of 2018. It is anticipated that each following Phase will be between 50 and 70 units, and will be spread over multiple phases over multiple years. The developers would hope to submit a new phase each year, however this may be optimistic. Understanding that the City permits a 10 year Phasing Plan, we will seek the allowed two years between earlier Phases (acknowledging potential extensions), along with some one year phasing for an estimated eight phases.

**Formation of a Metro District (2)**

It is anticipated that the Mosaic program will experience significant development expenses both on site and off site. To help alleviate the burden of these costs the developer will be asking the city to allow a Metro District to be formed along with other possible reimbursement mechanisms to help defray these costs and to provide the best possible community in the most efficient manner possible.

## **PLANNING COMMISSION AGENDA ITEM**

**Project Name:** Taurus Park Plaza Zone of Annexation/Mosaic Rezone to PD with default zones of R-8, R-24 and B-1; an Outline Development Plan (ODP); and a Comprehensive Plan Future Land Use Amendment from Commercial Industrial to Residential High, Residential Medium and Residential Medium Low; and Vacation of Right-of-way and Easements

**Applicant:** Douglas Gilliland, Club Deal 113/114 Park Plaza and Grand Junction Limited Partnership, Owner

**Representative:** Ted Ciavonne, Ciavonne Roberts & Associates

**Address:** 789 23 Rd. & Between 789 23 Rd. and I-70, west of 23 Rd.

**Zoning:** Industrial Office (I/O) on south 30 ac. and no zoning on north 40 ac.

**Staff:** David Thornton, AICP, Principal Planner

**File No.** PLD-2017-562 and VAC-2017-561

**Date:** September 11, 2018

### **I. SUBJECT**

Consider a request for multiple actions including:

- 6) A Comprehensive Plan Future Land Use Amendment from Commercial Industrial to Residential High and Residential Medium and Residential Medium Low on approximately 30 acres located within the Twenty Three Park Plaza Filing No. One Replat;
- 7) Rezone and Zone of Annexation to Planned Development (PD) with default zones of R-5, R-8 and R-24 and B-1 and an Outline Development Plan (ODP) for mixed use development on approximately 70 acres; and
- 8) Vacation of a right-of-way and easement vacations for the property known as Twenty Three Park Plaza Filing No. One Replat consisting of 30.85 acres including 30 lots, rights-of-way and easements.

### **II. EXECUTIVE SUMMARY**

The Applicant, Club Deal 113/114 Park Plaza and Grand Junction Limited Partnership, is requesting multiple actions on the 70 +/- acre site located at the southwest corner of H Road and 23 Road, bordered by H Road on the north, 23 Road on the east, Interstate 70 on the south and Bookcliff Ranches Subdivision on the west. These actions include a Comprehensive Plan Amendment, Rezone and Zone of Annexation to Planned Development with an Outline Development Plan and including Right-of-way and Easement Vacations, the purpose of the request is to rezone the property to Planned Development (PD) with an Outline Development Plan to accommodate a higher

density/intensity in anticipation of future mixed-use of single-family residential, multi-family residential and neighborhood business land uses.

The Mosaic development incorporates a range of housing units from 500 to 625 units on approximately 70 acres with the overall density of the Mosaic development proposed between 7 and 9 dwelling units per acre. The proposed development includes Single Family Residential (Detached Residential, Attached Residential, and Townhome), High Density Residential (Apartment, Condominiums), Mixed Residential / Neighborhood Center, and Open Space.

### **III. BACKGROUND**

The Applicant, Club Deal 113/114 Park Plaza and Grand Junction Limited Partnership, is requesting a Comprehensive Plan Amendment, Rezone and Zone of Annexation/Outline Development Plan and Plat Vacation, including Right-of-Way and Easement Vacations, for the proposed Mosaic Planned Development. The 70-acre site is located at the southwest corner of H Road and 23 Road. It is bordered by H Road on the north, 23 Road on the east, Interstate 70 on the south, and Bookcliff Ranches Subdivision and Bookcliff Ranches Phase II subdivision on the west. To the north and east of the site is agricultural land with scattered homes. The area is currently identified for future residential, commercial/industrial and neighborhood commercial growth on the Future Land Use Map.

The southern half of the site was platted in 1984 as Twenty Three Park Plaza as an industrial park that has not developed. It was annexed in 2005 and zoned Industrial Office (I-O), consistent with the prior County zoning. Subsequently, the 2010 Comprehensive Plan Future Land Use Map honored the existing zoning and designated the property as Commercial/Industrial. The Applicant is requesting to vacate the Twenty Three Park Plaza plat, including the rights-of-way and easements. The northern portion of the site was recently annexed into the city that became effective on March 11, 2018. Zoning for the annexation is being considered with this request.

The Applicant is requesting a Planned Development (PD) zone district for the entire site with an Outline Development Plan (ODP) for a mixed use project that is predominantly a mixture of residential densities and product types, along with a limited area of business uses. The proposed PD includes default zoning of R-5, R-8, R-24 and B-1 to reflect the mix of land uses shown in the ODP. The proposed uses and default zoning would be consistent with the existing Comprehensive Plan Future Land Use Map designations of Residential Medium Low, Residential Medium and Neighborhood Center on the north half of the property and consistent with the proposed map amendment from the Commercial Industrial designation to Residential High, Medium and Medium Low designation on the south half of the property.

The proposed Outline Development Plan incorporates a range of density from 500 to 625 units for an overall density of between 7 and 9 du/ac, including over 33 acres of single family residential (detached residential, attached residential and townhomes), 8 acres of high density residential (apartments and condominiums), 2+ acres of mixed residential/neighborhood center, in excess of 13 acres of open space and more than 12 acres of dedicated public right-of-way.

The Future Land Use Map currently designates the 70+/- acre site as Neighborhood Center, Residential Medium Low (2-4 du/ac), Residential Medium (4-8 du/ac) and Commercial/Industrial. The proposal is to make no changes to the Neighborhood Center designation and Residential designations on the northern acreage while modifying the southern area (30+/- acres) from Commercial/Industrial Land Use designation to include areas of Residential Medium Low, Residential Medium and Residential High designations.

The Outline Development Plan (ODP) includes three separate Pod's or areas of development consisting of different densities or intensity with underlying default zoning of B-1, R-5, R-8 and R-24. The proposed plan for Mosaic will provide between 500 and 625 residential dwelling units, up to 25,000 sq. ft of neighborhood retail and services and over 13 acres of developed open space.

Pod A, located in the northeast corner of the development, is over 2 acres in size and is designated "Neighborhood Center" on the Future Land Use Map of the Comprehensive Plan. The proposed underlying zone district of B-1 is permitted in a Neighborhood Center and supports neighborhood commercial uses and multi-family residential uses as a mixed-use neighborhood center. As noted previously, there is no proposed change to the Future Land Use designation of Neighborhood Center.

Pod B is 58 acres in size and located within the existing Residential Medium Low (2 to 4 du/ac), Residential Medium (4 to 8 du/ac), and Commercial/Industrial designations on the Future Land Use map. The Applicant is requesting to amend the Future Land Use designations in this area to Residential Medium for the majority of the Pod and Residential Medium Low for approximately 6.5 acres along the western boundary of the site. The proposed underlying zone districts of R-5 (du/ac) for the portion of the property adjacent to the Bookcliff Ranches subdivision and R-8 (8 du/ac) for the remainder of Pod B. The total number of dwelling units proposed for Pod B is between 350 to 420.

Pod C is 8 acres and is located along the I-70 frontage. This area is currently designated as Commercial/Industrial on the Future Land Use Map. The Applicant is requesting to amend the Future Land Use designation to Residential High (16-24 du/ac). The proposed underlying zone district is R-24 (24 du/ac). The total number of dwelling units proposed for Pod C is between 125 to 185.

**Establishment of Uses:**

Commercial uses in Pod A will be consistent with what is allowed in the City's B-1 zone district with the following additional uses and exceptions. Land uses not allowed as part of the PD that are otherwise allowed in the B-1 zone district include cemeteries, golf courses/driving ranges, funeral homes/mortuaries, boarding schools, elementary schools, secondary schools and commercial parking lots (does not include parking lots required for businesses).

Allowed land uses proposed in Pod B are residential land uses as permitted in the R-5 and R-8 default zone districts Land uses not allowed in the PD but are allowed in the R-8 zone district include cemeteries and golf courses.

Allowed land uses proposed in Pod C will be residential uses as permitted in the R-24 default zone district. Land uses not allowed in the PD but area allowed in the R-24 zone district include cemeteries and golf courses.

**Density/Intensity:**

The proposal for Pod A includes a maximum of 25,000 square feet of neighborhood commercial development and up to 34 residential units. Mixed use buildings or second story residential uses are permitted consistent with this B-1 default zone district.

The proposed overall density for Pod B is between 350 (6.03 du/ac) to 420 (7.4 du/ac) dwelling units with allowed housing types to include single family detached and attached (duplex), townhome and multi-family of varying lot sizes. The western boundary of the property is proposed to have an R-5 default zone district and allow only single family detached housing as a transition to the adjacent Bookcliff Ranches subdivision. That area is approximately 8 acres in size and would allow 16 to 32 dwelling units. The remainder of Pod B is proposed to have an R-8 default zone district that will allow for densities and housing types consistent with that zone district. The area is approximately 49 acres and would allow 196 to 392 dwelling units. The proposed overall density range of Pod B meets the density requirements of the default zone districts.

The proposed density for Pod C is 128 (16 du/ac) to 192 (24 du/ac) dwelling units. The area is approximately 8 acres and meets the density requirements of the proposed default zone of R-24.

**Access/Transportation System:**

As part of the application, the Applicant completed a Traffic Impact Study. The study identified transportation improvements that will be warranted over time due to the project generated traffic as well as increasing traffic volumes anticipated to occur with or without the project. The traffic impact study identifies specific street improvements that would mitigate the traffic impacts of the project. The study indicates that the necessary increase in roadway capacity for vehicles could be accomplished through intersection improvements and street widenings for turn lanes. The traffic study looks at four intersections along 23 Road, including the I-70 Frontage Road intersection, G Road intersection and the I-70 Business Loop intersection; and two intersections along H Road, at 23 Road and 24 Road, that would all warrant improvements at full build out.

The Study indicates that the project at full build-out would generate a total of 5,893 trips (a rate assuming approximately 580 dwelling units and 30,000 sq. ft. of office, retail and restaurant mixed use) over the course of an average 24-hour weekday. Peak hour volume estimates are 156 inbound and 324 outbound trips during the morning peak hour and 408 inbound trips and 255 outbound trips during the evening peak hour. The Traffic Impact Study makes assumptions on how the trips will be dispersed primarily by determining existing traffic patterns with traffic counts. In this manner it can be estimated how many peak hour vehicle trips would be added to the existing “background” peak hour volumes at each of the study intersections.

### Key Intersections - Level of Service with build-out in 2040

- 23 Road and I-70 Frontage Road - This stop-controlled intersection is anticipated to operate at an acceptable Level of Service D or better through Year 2040 with or without the site generated traffic. The traffic study states that eventually this intersection will likely require signalization, therefore it recommends either a signal or a round-about be constructed long term.
- 23 Road and G Road - This roundabout is anticipated to operate at an acceptable Level of Service A or better through Year 2040 with or without the site-generated traffic.
- 23 Road and I-70 Business Loop - This intersection approximately one mile south is currently signalized in a Florida-T configuration and is anticipated to operate at an acceptable Level of Service C through Year 2040 with or without site-generated traffic.
- H Road and 23 Road - This stop-controlled intersection is anticipated to operate at an acceptable Level of Service C or better through Year 2040 with or without the site generated traffic.
- H Road and 24 Road - This stop-controlled intersection is anticipated to operate at an acceptable Level of Service C or better through Year 2040 with or without the site generated traffic.
- 23 Road and G  $\frac{3}{4}$  Road (Plaza Road)- This stop-controlled intersection is anticipated to operate at an acceptable Level of Service C or better through Year 2040 with or without the site generated traffic. The traffic study currently states that eventually this intersection will likely require signalization, therefore it recommends either a signal or a round-about be constructed long term.
- 23 Road: The study currently recommends adding an additional lane from the I-70 Frontage Road to H Road in order to create a two-way left turn lane to improve traffic flow. This would accommodate the increased 23 Road traffic flows, with or without the construction of roundabouts.

Auxiliary turn lane requirements for intersections going into the Mosaic development as well as external impacted intersections studied for level of service were analyzed but will be updated at Preliminary Plan review. It is anticipated that the development would warrant accel and declaration turn lanes into the development along both H and 23 Roads. The traffic study will also determine at what phase turn lanes into the development will need to be constructed.

The City's 10-year Capital Improvement Program is reviewed and modified each year based on changing community needs and priorities. Currently there are no improvements proposed for the 23 Rd, G Road, or H Road corridors near this development. The Active Transportation Corridor Plan map, as adopted as part of the Grand Junction Circulation Plan, identifies 23 Road and H Road as important corridors to provide connections for non-motorized travel. Active transportation improvements will be provided incrementally with street maintenance projects and, eventually, as part of the full reconstruction of the existing "farm-to-market" roads. The City continues to work with the Mesa County Regional Transportation Planning Office and CDOT on the eventual replacement of all structures over I-70 with facilities that can accommodate all modes of travel.

Under current City policy, a developer is only required to construct roads internal to their projects. Any other required improvements including safety improvements are, under the same policy, required to be constructed by the City. Improvements to the transportation network will be considered with each phase of development and will be subject to the policies in place at that time.

**Fire Protection and Emergency Response:**

Fire protection and emergency response is available and will continue to be provided to this part of the City as the Mosaic site develops even though response times are not at the same level as some other areas of the community as discussed below. These response times will improve when future facilities are constructed in locations identified in the Fire Services plan.

Currently, fire and emergency medical response times to the area north of I-70 and east of 22 Road, including the area of the proposed subdivision, is an average of 12.5 minutes, which is significantly longer than National Fire Protection Association recommended response of 6 minutes that is typical in the core area of the City. Build out of the proposed development is estimated to increase the fire and EMS demand by approximately .09% or 140-150 incidents per year. The City has been working to address the current and future fire and EMS coverage demands of this area and has identified the need for a station in the vicinity of 23 and I Road.

**Open Space Amenities:**

The Zoning and Development Code requires a typical subdivision to dedicate 10% of land to open space or pay a fee in lieu of dedication. The Applicant has pursued a PD and an outline development plan for a subdivision greater than 10 lots (Section 21.06.020 (b) (1)), therefore the open space requirement is the minimum open space standards of the R-5 and R-8 default zones which is 10%.

The Mosaic ODP includes 13.65 acres of open space, or 20% of the site, which includes “the development of irrigated and turfed central park areas, greenbelt linkages and roadway landscapes, and extensive on-street and off-street parking and pedestrian walkways, allowing resident to park their vehicles and walk throughout the development” as described in the ODP. The amount of open space proposed exceeds the minimum 10% open space dedication requirement of Section 21.06.020(b)(1) of the Zoning and Development Code.

**Phasing:**

The Applicant’s proposed ODP provides for eight (8) phases of development. The following phasing schedule is proposed (date for approval of final plat):

- Filing One (+/- 74 Lots): 2019
- Filing Two (+/1 69 Lots): 2021
- Filing Three (+/- 75 Lots): 2023
- Filing Four (+/- 67 Lots): 2025
- Filing Five (+/- 56 Lots): 2026
- Filing Six (+/- 54 Lots): 2027
- Filing Seven (+/- 50 to 100 Lots): 2028
- Filing Eight (+/- 50 to 100 Lots): 2028

The eight phases are proposed to be completed with the filing of the Phase 8 plat in a 10-year schedule. Specific phases of the project can be found on the proposed ODP map. Pursuant to Section 21.02.150(B)(4)(iii) Validity, the effective period of the ODP/phasing schedule shall be determined concurrent with ODP approval. However, the phasing schedule is limited to a period of performance between one year but not more than 10 years in accordance with Section 21.02.080(n)(2)(i). The schedule as proposed meets this 10-year period.

**Default Zone:**

Per Section 21.05.040(a), Planned Developments must minimally comply with the development standards of the default zone and all other applicable code provisions, unless the City Council specifically finds that a standard should not be applied. The PD zoning ordinance must include any deviations of the default standards and contain a provision that if the planned development approval expires or becomes invalid for any reason, the property shall be fully subject to the default zone standards.

The Applicant is proposing four (4) default zones within the Mosaic ODP to accommodate the variety of land uses and housing types, as shown on the attached “Mosaic Development Illustrative.” Proposed deviations from default zone standards are as follows.

Development Standards for Planned Development Zoning

The planned development requirements of **Section 21.05.040 (f)** of the Zoning and Development Code establishes standards for setbacks, open space, fencing/screening, landscaping, and parking in Developments zoned PD;

Setback Standards. Principal structure setbacks shall not be less than the minimum setbacks for the default zone unless the applicant can demonstrate that the design is compatible with lesser setbacks.

**TABLE 1  
PROPOSED ZONE DIMENSIONAL STANDARDS**

POD	DEFAULT ZONING DISTRICT	MIN LOT SIZE		MIN STREET FRONTAGE	MINIMUM SETBACKS (1), (2), (3), (4)			MAX. LOT COVERAGE	MAX. HEIGHT
		AREA (SQ. FT)	WIDTH (FT.)		FRONT	SIDE	REAR		
PODA	B-1	2,000	20	N/A*	0/25	0/0	15/15	N/A	40
POD B	R-8 SINGLE FAMILY	3,000	35	20	20/25	5/3	10/5	90%	40
	R-8 TWO-FAMILY	4,500	50	20	20/25	5/3	10/5	90%	40
	R-8 MULTI-FAMILY	1,800	20	20	15	5/3	10	90%	40
	R-5	4,000	40	20	20/25	5/3	25/5	60%	40
POD C	R-24	N/A	20	20*	20/25	5/3	10/5	90%	72



- (1) PRINCIPAL / ACCESSORY BUILDING
  - (2) MINIMUM FRONT YARD SETBACK FOR GARAGE DOORS SHALL BE 20 FEET FOR ALL RESIDENTIAL.
  - (3) MINIMUM REAR LOADED FOR GARAGE DOORS SHALL BE 20 FEET FOR ALL RESIDENTIAL.
  - (4) SIDE SETBACK ABUTTING RESIDENTIAL IN B-1 SHALL BE 10/5.
- \*ADEQUATE ACCESS WILL BE PROVIDED

Table 1 (above) shows the proposed dimensional standards for each of the pods. The requested deviations are detailed below. and include an analysis of conformance with Section 21.05.040(f)(1) and (g) as found in the analysis section of this staff report.

**Deviations from Zone District Standards:**

The following deviations to the zone district standards are being requested.

**Pod A on the ODP -- B-1 Zone District as default zone**

B-1 Bulk Standard deviations

- Reduce Minimum Lot area from 10,000 sq. ft to 2,000 sq. ft.
- Reduce Minimum Lot width from 50 ft. to 20 ft.

B-1 Performance Standard deviations

- Modify Section 21.03.070(b)(2)(ii) to allow for business hours outside of 5:00 a.m. to 11:00 p.m. with a Conditional Use Permit, as follows: 1) Hours of business, no use in this district shall be open or accept deliveries earlier than 5:00 am nor close later than 11:00 pm unless a CUP is approved. "Closed" includes no customers on site and no deliveries.
- Modify Section 21.03.070(b)(2)(iii) to allow service entrances, yards and loading areas in the front if mitigated, as follows: 2) Service entrances. Business service entrances, service yard and loading areas shall be located in the rear or side yard or, if in the front yard, architecturally and aesthetically blended with the front of the building.

**Pod B on the ODP – R-8 Zone District as default zone**

R-8 Bulk Standard deviations

- Reduce Minimum Lot width from 50 ft. to 35 ft. for single family.
- Increase Maximum Lot Coverage from 70% to 90% for single family.
- Reduce Minimum Lot width from 60 ft. to 50 ft. for two family residential.
- Increase Maximum Lot Coverage from 70% to 90% for two family residential.
- Reduce Minimum Lot area from 20,000 sq. ft. to 1,800 sq. ft. for multi-family.
- Reduce Minimum Lot width from 30 ft. to 20 ft. for multi-family.
- Reduce Minimum Front setbacks from 20 ft. for principal and 25 ft. for accessory to 15 ft. for multi-family, with garages requiring a minimum of 20'
- Increase Minimum Rear setbacks for accessory from 5 ft. to 10 ft. for multi-family.
- Increase Maximum Lot Coverage from 70% to 90% for multi-family.

## **Pod C on the ODP – R-24 Zone District as default zone**

### R-24 Bulk Standard deviations

- Reduce Minimum Lot width from 30 ft. to 20 ft.
- Increase Maximum Lot Coverage from 80% to 90%.

### **Landscaping and Fencing:**

Fencing will be provided around the perimeter of the subdivision and in the open space areas and will comply with GJMC 21.04.040(i). As required as part of the Preliminary Plan review, landscaping will meet or exceed the requirements of GJMC 21.06.040. Landscaping is generally proposed to be provided in all open space tracts and a 14-foot-wide landscape buffer outside any proposed perimeter enclosures adjacent to arterial and collector streets.

### **Signage:**

The Applicant is proposing to have a subdivision entrance sign at the three major entrances to the development, one on H Road and two on 23 Road. Subdivision signage will be placed in an HOA tract that abuts the public right-of-way. For the Neighborhood Center, freestanding and flush wall signage is proposed.

All signage will conform to the underlying zone districts established including commercial sign regulations for B-1 in Pod A, and residential sign regulations in Pods B and C. Residential Subdivision signage standards will apply as allowed in the R-5, R-8 and R-24 zoning districts respectively.

### **Long-Term Community Benefit:**

The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Section 21.03.040 of the Zoning and Development Code. The Zoning and Development Code also states that PD zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. As defined by the Code, long-term benefits include, but are not limited to:

1. More effective infrastructure;
2. Reduced traffic demands;
3. A greater quality and quantity of public and/or private open space;
4. Other recreational amenities;
5. Needed housing types and/or mix;
6. Innovative designs;
7. Protection and/or preservation of natural resources, habitat areas and natural features; and/or
8. Public art.

The Applicant has provided that the proposed development provides the following long-term community benefits:

# 1 More effective infrastructure;

Infrastructure that serves higher density and intensity development is more efficient, therefore making it more effective. It serves more people, residents, buildings per linear foot than low density, low intensity development and is more cost effective. This infrastructure includes utility extensions, upgrades and improvement that will provide the opportunity for further extension into adjacent developed areas and provide connectivity to adjacent undeveloped properties.

The Mosaic Planned Development is the catalyst for the Persigo sewer extension into this north area of Grand Junction. The size of the Mosaic development makes it economically feasible to partner with the City and to extend the sewer trunk line from the Love's Truck Stop at 22 Road and US Hwy 6 & 50 to the southwest corner of the Mosaic property. The Mosaic development will be paying their share of the line extension, in addition to extending the line through the development to H Road. In addition, the sewer extension will provide the opportunity for adjacent properties, currently served by on-site septic systems, to hook onto the sanitary sewer system.

#2 Reduced traffic demands;

According to the ODP, the Mosaic development will include an "extensive on-street and off-street parking and pedestrian walkways, allowing resident to park their vehicles and walk throughout the development". A higher density residential development adjacent to a Neighborhood Center increases the potential for fewer vehicular trips between uses. The ODP identifies Pod A, located in the northeast corner of the development, as a Neighborhood Center supporting neighborhood commercial uses that can provide the goods and services close by. This can reduce traffic demand on external roads for these services to other parts of town, providing for a long-term community benefit of decreasing traffic.

The ODP also proposes 13.65 acres of developed open space amenities for residents, providing close by park amenities within walking distance, minimizing the need to drive to a City park outside this development.

#3 Greater quality and quantity of public and/or private open space;

The Mosaic Planned Development is proposing 13.65 acres of open space or 20% of the total acreage of the property; only 10% is required by the Zoning and Development Code. As stated in the ODP, "The open space includes the development of irrigated and turfed central park areas, greenbelt linkages and roadway landscapes, and extensive on-street and off-street parking and pedestrian walkways, allowing resident to park their vehicles and walk throughout the development."

#5 Needed housing types and/or mix.

The Mosaic Planned Development proposes a wide diversity of housing types, including detached Single Family, attached Single Family, Zero Lot Line, Townhome products and apartments. The ODP allows for product flexibility to respond to market "needs". The proposed mix of housing types at different price points can help with affordability and provide housing choice for various life stages and income. In addition, there are

currently very few options in the market for for sale homes other than a single-family detached home.

#### #6 Innovative Designs.

As stated in the General Project Report, the proposed development “will incorporate planning approaches with the most current technologies in geothermal, solar and smart home systems to facilitate a net-zero energy capable community”. This has not been done anywhere in Grand Junction at this level. If this project comes to fruition, providing residential living in a net-zero energy community with a choice of housing type and neighborhood park space with clubhouse and swimming pool amenities provides innovation in design unique in the Grand Junction market.

## **IV. NOTIFICATION REQUIREMENTS**

A neighborhood meeting was held on March 15, 2017 at Canyon View Vineyard Church consistent with the requirements of Section 21.02.080 (e) of the Zoning and Development Code. The Applicant requested that the mailing for the neighborhood meeting be doubled from the City requirement of 500 feet radius to 1,000 feet radius. The Applicant and City Staff were in attendance along with 33 citizens.

Those in attendance expressed concerns about density, additional traffic, lighting, home values, and utilities (desiring sewer). Most realized that comparable large lots were not practical and were appreciative that the largest single family lots being proposed were adjacent to Bookcliff Ranches Subdivisions. Attendees generally recognized that the current zoning allows industrial uses that may be more detrimental to their property values and quality of life.

To date, the Community Development Department has received written and verbal correspondence from seven (7) households from the surrounding neighborhood concerning the proposed subdivision development that has been included for review.

Notice was completed consistent to the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. Mailed notice of public hearing in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on August 29, 2018. The subject property was posted with an application sign on August 17, 2018 and notice of the public hearing was published September 4, 2018 in the Grand Junction Sentinel.

## **V. ANALYSIS**

### **Comprehensive Plan Amendment**

Pursuant to section 21.02.130(c)(1) The City may amend the Comprehensive Plan, neighborhood plans, corridor plans, and area plans if the proposed change is consistent with the vision (intent), goals and policies of the Comprehensive Plan and:

The 2010 Comprehensive Plan calls for a Neighborhood Center in this area, allowing for mixed use development. Further, the Applicant is requesting to develop a mixed use and mixed housing type subdivision consistent with their proposed PD and Outline Development Plan that supports the various land uses designations established by the Comprehensive Plan. The rezone from I/O to PD with a default zone of R-24 zoning is also supported within the Commercial Industrial Land Use designation since multi-family is allowed within the Business Park and Mixed-Use zone districts. These two zone districts implement the Commercial/Industrial land use designation.

The proposed amendments implement the following guiding principle, goals and policies:

- Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.
- Policy B: Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.
- Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.
- Policy C: Increasing the capacity of housing developers to meet housing demand.
- Supports Guiding Principle #2 – Sustainable Growth Patterns and Guiding Principle #3 - Housing Variety of the Comprehensive Plan

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

Current trends are showing a significant increase in residential growth in the community, especially in the Northwest Grand Junction and Appleton areas. City-wide, the City of Grand Junction has seen the number of new residential dwelling units increase each year since 2013. There were 539 new units permitted city-wide in 2017, 481 units in 2016, 361 units in 2015 and 270 units in 2014. The past 12 months, staff held 23 General Meetings for new development and 13 development applications were submitted for the Appleton area alone. The previous year's saw 21 and 6 respectively for Appleton.

This area is in close proximity to the Mesa Mall Village Center that provides shopping and employment opportunities. The Comprehensive Plan recognizes the importance of providing for residential growth in this area to take advantage of the center of activity, thereby creating more balanced growth around the City of Grand Junction.

Commercial / Industrial land use designated properties are abundant and not seeing the same growth demands that residential designated properties are. The Mosaic site includes 30 acres of commercial/industrial designated land and 40 acres of residential designated land, with a small portion of that designated as Neighborhood Center. The Bookcliff Ranches subdivisions are single family residential that were built in the 1990's, a change from the previous land use decisions for commercial/industrial land uses for those same properties envisioned in the 1980's.

The 2010 Comprehensive Plan maintained commercial/industrial for the southern 30 acres because it was zoned commercial/industrial in in the City and the land owner requested no change. The north 40 acres was in the Mesa County in 2010 and the Comprehensive Plan designated it residential and neighborhood center different than the County industrial zone on the property because of the need to provide for more land to accommodate the anticipated population of 205,000 people by 2040.

Subsequent events based on growth demands for residential development and the lack of demand for commercial/industrial land in this area, as well as the need to obtain the residential densities anticipated with the Comprehensive Plan, have invalidated the original designation of the south half of the property as commercial/industrial. Staff finds this criterion has been met.

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

The Bookcliff Ranches subdivisions west of Mosaic and the Mease Subdivision located just north of the Bookcliff Ranches subdivision were developed in the early 2000's before the 2010 Comprehensive Plan was adopted. Since 2010, largely due to the lack of sanitary sewer service to this area and the requirement that new development develop in conformance with and at Comprehensive Plan densities and intensity, the Appleton Neighborhood area has seen limited development. An exception is Apple Glen Subdivision, an urban residential development just over one half mile east on H Road that is zoned R-4 that tied into the existing Appleton sewer trunk line.

With the extension of sewer to this site, the Mosaic development will change that if approved and constructed and will bring sewer in close proximity to other properties in the area identified for development by the Comprehensive Plan. Staff has not found that there has been an apparent change of character and/or condition yet despite mounting pressures (and inquiries for development in this area) and therefore finds that this criterion has not been met.

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

The Mosaic site is part of the large growth area known as Appleton established in the Comprehensive Plan. The Comprehensive Plan planned for all urban services during its' planning process in 2007 through 2009. School District 51 was sent a development application review request for the Mosaic development, but did not respond back. However, the long standing School District practice has been they will accommodate all new student growth in the community by adjusting school boundaries and school of choice options for students. All new residential pays a school impact fee for future school sites. Other facilities like existing roads, water, electric, gas, drainage, police, fire and emergency services are all currently available to the Mosaic site with sewer as the exception. Fire and EMS response times are currently less than ideal for this area of the City as noted in this staff report. Sewer service is planned for with a trunk line extension that has been approved by Persigo.

Staff finds that public and community facilities are adequate or can reasonably be provided and, therefore, this criterion has been met.

**(iv) 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**

Residential development in Grand Junction since the adoption of the Comprehensive Plan in 2010 has mostly been single family detached housing with densities that often only hit the minimum density requirements of the zone district they are in. In addition, the zone districts often implement the low end of the density range of the Future Land Use Map designation for many subdivisions. For example, a large area (about 220 acres consisting of several subdivisions) between 24 ½ Road and 25 Road north of F 1/8 Road and south of G Road is designated Residential Medium High (8 – 16 du/ac) on the Future Land Use Map. Approximately 190 acres of it is zoned R-8 which is the lowest zoned density that implements the Comprehensive Plan 8 to 16 du/ac densities for the Residential Medium High designation. To compound the density issue, the minimum density allowed in the R-8 zone district is 5.5 du/ac which is generally the actual density being built by developers in this example area. The development of housing at the zoning minimum density within the low end of the range of the Comprehensive Plan is eroding the total number of units being built in Grand Junction and not meeting the number of housing units anticipated by the Comprehensive Plan.

This development trend in affect creates an inadequate supply of suitably designated land for an ultimate residential population of 205,000 people envisioned by the Comprehensive Plan. Amending the Future Land Use Map for the southern 30 acres of the Mosaic site from Commercial/Industrial to Residential Medium Low, Residential Medium and Residential High as part of the 68.2-acre Mosaic development expands the acreage for residential development within the Urban Development Boundary providing additional land for residential units and in the case of the proposed Mosaic development will provide densities at a range envisioned for the Appleton area.

Staff finds this criterion has been met.

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

The sewer being extended will provide service to existing surrounding residential homes on septic, as well as vacant developable land. The surrounding neighbors that attended the neighborhood meeting expressed their support for the mixed use development rather than seeing it develop as industrial.

This site provides Grand Junction the ability to grow and develop at density and intensity envisioned by the Comprehensive Plan. In addition, the Mosaic development is a catalyst for the Persigo sewer extension into this area north of I-70, thereby providing for the opportunity for future development. The extension of sewer is needed for the growth of the Appleton area.

The Comprehensive Plan identifies the Appleton area for major growth and it accommodates a large percentage of future growth in the ultimate population of 205,000 people planned for within the Urban Development Boundary of the Comprehensive Plan. The Mosaic site is at the southern edge of that growth potential and its' development is key to the development of other properties north and east of it to develop as planned by the Comprehensive Plan. Currently large parcels of land available for mixed use and mixed density residential development that can be planned and developed at a larger scale, be easily served by needed infrastructure and already in the city limits, is very limited.

The changes proposed will provide for densities and intensity of development consistent with the intent and goals of the Comprehensive Plan and will not only help accommodate the growth anticipated for the Appleton area but will work to implement the communities vision as expressed through the Comprehensive Plan. Staff therefore finds this criterion has been met.

#### Comprehensive Plan Amendment Findings of Fact and Recommendation

After reviewing a Comprehensive Plan Future Land Use map amendment request from Commercial/Industrial to Residential High and Residential Medium and Residential Medium Low, PLD-2017-562, specifically A Comprehensive Plan Future Land Use Amendment from Commercial Industrial to Residential High and Residential Medium and Residential Medium Low on approximately 30 acres located within the Twenty Three Park Plaza Filing No. One Replat (southern end of site), and

The following findings of fact have been made, 1) The request is consistent with the vision (intent), goals and policies included in the Plan.

- 1) The request has met one or more of the criteria for a Comprehensive Plan Amendment pursuant to section 21.02.130(c)(1)
  - a) Consistent with the following Zoning and Development Code sections:
    - Section 21.02.140 – Zone of Annexation from County PUD to City Planned Development (PD) for annexed area and rezone of southern portion of the site from I-O to Planned Development (PD);
    - Section 21.02.150 – Outline Development Plan (ODP) for entire development area, with underlying zoning of B-1, R-5, R-8, and R-24.
  - b) Consistent with the purpose of Comprehensive Plan Amendments in that it is consistent with the vision (intent), goals and policies included in the Plan including Goals, Policy 5 and Goal 5, Policy C and supports Guiding Principle 2.
  - c) In conformance with Section 21.02.130 of the Zoning and Development Code.

#### **B. Rezone / Zone of Annexation / Outline Development Plan**

The Applicant is requesting a zone of annexation for the 40.4 acre parcel of property located at 789 23 Road. In addition, the Applicant is also requesting a rezone of the 30+/- acre property currently platted at the Twenty Three Park Plaza Filing No. One Replat. Because the Applicant is requesting a zone designation to Planned Development for the entirety of the project site, the criteria required to be evaluated has been reviewed for the project in totality and not for the individual rezone/zone of



annexation requests. The criteria for rezone/zone of annexation is included in the review of the proposed Planned Development zoning and associated Outline Development Plan.

Pursuant to Section 21.02.150(b) of the Grand Junction Zoning and Development Code, requests for a Planned Development Outline Development Plan (ODP) shall demonstrate conformance with all of the following:

*21.02.150(b)(2)(i) The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies; and*

The Comprehensive Plan Future Land Use Map designates the property as Residential Medium Low (Residential 2 – 4 du/ac), Residential Medium (4 – 8 du/ac) and with this application a requested designation of Residential High (16 – 24 du/ac) for the approximately 8 acres at the southern portion of the site. This request for a PD zone district is consistent with these designations and works to implement the Comprehensive Plan as recommended with the proposed future Land Use Map Amendments being considered at the same time and in this staff report. The Blended Land Use Map also designates the property as Residential Low (Up to 5 du/ac) and Residential Medium (4 – 16 du/ac) and Residential High (12 – 24 du/ac).

The proposed rezone, contingent on the proposed Comprehensive Plan Future Land Use Map amendments creates an opportunity for ordered and balanced growth spread throughout the community as envisioned by the Comprehensive Plan. The Comprehensive Plan supports the potential for increased residential densities where it is shown on the Future Land Use map. As proposed with this Zoning to PD/ODP application, the Mosaic site is an appropriate location for the proposed residential density. It is located within the Appleton planning area and is clearly identified in the Comprehensive Plan surrounding a future Neighborhood Center at the intersection of 23 Road and H Road. The proposed zoning to PD for the 68.2 acres 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.

Guiding Principle #3: Housing Variety – Allow, encourage more variety in housing types (more than just large lot single family homes) that will better meet the needs of a diverse population.

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.

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

Current trends are showing a significant increase in residential growth in the community, especially in the Northwest Grand Junction planning area. City-wide, the City of Grand Junction has seen the number of new residential dwelling units increase each year since 2013. There were 539 new units permitted city-wide in 2017, 481 units in 2016, 361 units in 2015 and 270 units in 2014. The Northwest Grand Junction and Appleton planning areas are in close proximity to the Mesa Mall Village Center that provides shopping and employment opportunities. The Comprehensive Plan recognizes the importance of providing for residential growth in this area to take advantage of the center of activity, thereby creating more balanced growth throughout the City of Grand Junction.

Commercial / Industrial zoned properties are abundant and not seeing the growth that residential zoned properties are. The Mosaic site is 30 acres of commercial/industrial zoning and 40 acres of land recently annexed into the City, but not zoned. The Bookcliff Ranches subdivisions are single family residential that were built in the 1990's, a change from the previous zoning decisions for commercial/industrial zoning for those same properties established in the 1980's.

The 2010 Comprehensive Plan maintained commercial/industrial land use for the southern 30 acres because it was zoned commercial/industrial in the City and the land owner requested no change. The property owner of the southern 30 acres is now requesting a rezone from Commercial/Industrial to PD. The north 40 acres was in Mesa County in 2010 and the Comprehensive Plan designated it residential and neighborhood center different than the County industrial zone on the property because of the need to provide for more land to accommodate the 205,000 people the Comprehensive Plan was planning for. Following the adoption of the Comprehensive Plan in 2010, Mesa County should have rezoned the land to implement the Comprehensive Plan, however it didn't. This rezoning exercise was done by the city for many properties located within the City limits following the Comprehensive Plan adoption.

In the PD zone with the proposed three default residential zone districts of R-5, R-8 and R-24, different density ranges are established and a broader mix of housing types will be permitted and possible. Along with the default B-1 zoning for the neighborhood center, the proposed 68.2-acre PD zoned site will be mixed use. The proposed PD zone district will conform to the Comprehensive Plan.

*21.02.150(b)(2)(ii) The rezoning criteria provided in GJMC 21.02.140.*

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

Current trends are showing a significant increase in residential growth in the community, especially in the Northwest Grand Junction planning area. This area is in close proximity to the Mesa Mall Village Center that provides shopping and employment opportunities. The Comprehensive Plan recognizes the importance of providing for residential growth in this area to take advantage of the center of activity, thereby creating more balanced growth around Grand Junction community. Zoning (Zone of Annexation) to implement the Future

Land Use map for the northern 40 acres is essential for Comprehensive Plan implementation and is being requested with the proposed PD zoning. A proposed rezone from Commercial/Industrial zoning to PD zoning is also being requested for the southern 30 acres.

Commercial / Industrial land use designated properties are abundant and not seeing the same growth demands that residential designated properties are. The Mosaic site includes 30 acres of commercial/industrial designated land and 40 acres of residential designated land, with a small portion of that neighborhood commercial. The Bookcliff Ranches subdivisions are single family residential that were built in the 1990's, a change from the previous land use decisions for commercial/industrial land uses for those same properties envisioned in the 1980's.

The 2010 Comprehensive Plan maintained commercial/industrial for the southern 30 acres because it was zoned commercial/industrial in the City and the land owner requested no change. The north 40 acres was in the Mesa County in 2010 and the Comprehensive Plan designated it residential and neighborhood center different than the County industrial zone on the property because of the need to provide for more land to accommodate the 205,000 people the Comprehensive Plan was planning for.

Subsequent events based on growth demands for residential development and the lack of demand for commercial/industrial land in this area, as well as the need to obtain the residential densities anticipated with the Comprehensive Plan, have invalidated the original designation of the south half of the property as commercial/industrial.

Staff finds 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 character of the area has changed with the development of nearby residential subdivisions, such as Apple Glen, demonstrates the area is in transition to provide for the growth contemplated in the Comprehensive Plan. Apple Glen is to the east just over one half mile away on H Road and was zoned R-4 since 2010. The surrounding residential zoned lands to the west, north and east makes the Commercial/Industrial zone on the southern 30 acres of this site less desirable. In addition, the 2010 Comprehensive Plan calls for a Neighborhood Center in this area, allowing for mixed use development. Further, the Applicant is requesting to develop a mixed use and mixed housing type subdivision supporting the PD (Planned Development) zoning proposed for this 70-acre site. The rezone from I/O to PD that includes multi-family zoning is also supported within the Commercial Industrial Land Use designation since multi-family is allowed within the Business Park and Mixed-Use zone districts. Based on how the surrounding properties are zoned, the proposed comprehensive Plan Future Land Use Map changes to RML, RM, and RH, and because the south half

of the property has not developed as industrial since 1984, this criterion is being met if the proposed Future Land Use Map amendments are approved.

Staff has not found that there has been an apparent change of character or condition of the area yet despite some of the arguments in favor of it as noted above, and therefore staff finds that this criterion has not been met.

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

The Mosaic site is part of the Appleton planning area and Appleton is a large growth area established in the Comprehensive Plan. The Comprehensive Plan planned for all urban services during its' planning process in 2007 through 2009. School District 51 was sent a development application review request for the Mosaic development application, but did not respond back. However, the long standing School District practice has been they will accommodate all new student growth in the community by adjusting school boundaries and school of choice options for students. All new residential pays a school impact fee for future school sites. Other community facilities including existing roads, water, electric, gas, drainage police, fire and emergency services are all currently available to the Mosaic site with sewer as the exception. Fire and EMS response times are currently less than ideal for this area of the City as noted in this staff report. Sewer service is planned for with the trunk line extension that has been approved.

Staff finds that public and community facilities are adequate or can reasonably be provided and, 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*

Residential growth pressure is high throughout the community, particularly in this north area. Residentially zoned land within the City limits is very limited for the size and scale of the Mosaic Planned Development.

An inventory using GIS was conducted in 2018 to determine vacant property that is residentially zoned within the City limits. (See Vacant residentially zoned properties map, attached.) The inventory identified a total of 791 acres of R-5, R-8 and R-24 zoned properties that are vacant. Much of this land has development proposals already, and other properties are not available to the market. None of the parcels zoned R-5 or R-8 are of the size of the Mosaic development and all of them are located within areas of the same zone district, for example R-5 zoned properties are located within areas where other properties are zoned R-5. There are no vacant R-5 zoned lands within the Appleton Neighborhood where the Mosaic development lies. There are few vacant residentially zoned lands within the Appleton or North West Grand Junction neighborhoods further showing an inadequate supply of property with medium

residential density land and allowing for a mix of zone densities that would accommodate the proposed land use.

The Mosaic property is a large acreage, undeveloped parcel of land that is or will be adjacent to all existing utility infrastructure and is ready for development without the need to assemble adjacent parcels of land. The Applicant is requesting to develop a residential subdivision as a Planned Development that provides additional long-term community benefits that would not otherwise be required under conventional zoning. This property is proposed to be zoned PD to allow for design flexibility and long-term community benefits.

Staff finds this criterion has been met.

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

The sewer being extended will provide service to current surrounding residential homes on septic, as well as vacant developable land. The surrounding neighbors that attended the neighborhood meeting expressed their support for the mixed use development rather than seeing it develop as industrial.

This site provides Grand Junction the ability to grow and develop at density and intensity envisioned by the Comprehensive Plan. In addition, the Mosaic development is a catalyst for the Persigo sewer extension into this area north of I-70, thereby providing for the opportunity for future development. The extension of sewer is needed for the growth of the Appleton area.

The Comprehensive Plan identifies the Appleton area for major growth and it accommodates a large percentage of future growth in the ultimate population of 205,000 people planned for within the Urban Development Boundary of the Comprehensive Plan. The Mosaic site is at the southern edge of that growth potential and its' development is key to the development of other properties north and east of it to develop as planned by the Comprehensive Plan. Currently large parcels of land available for mixed use and mixed density residential development that can be planned and developed at a larger scale, be easily served by needed infrastructure and already in the city limits, is very limited. To maximize this site as a large parcel for residential mixed use with a variety of default residential zone districts, the entire 70 acres is needed for the PD.

Zoning the newly annexed 40-acre northern area and rezoning the southern 30 acres to PD will provide for densities and intensity of development consistent with the intent and goals of the Comprehensive Plan and will help accommodate the growth anticipated for the Appleton area.

Staff finds this criterion has been met.

21.02.150(b)(2)(iii) *The planned development requirements of Section 21.05.040 (f) of the Zoning and Development Code;*

- (1) *Setback Standards. Principal structure setbacks shall not be less than the minimum setbacks for the default zone unless the applicant can demonstrate that.*
  - (i) Buildings can be safely designed and that the design is compatible with lesser setbacks. Compatibility shall be evaluated under the International Fire Code and any other applicable life, health or safety codes;
  - (ii) Reduced setbacks are offset by increased screening or primary recreation facilities in private or common open space;
  - (iii) Reduction of setbacks is required for protection of steep hillsides, wetlands or other environmentally sensitive natural features.

21.05.040(f) **Development Standards.** Planned development shall meet the development standards of the default zone or the following, whichever is more restrictive. Exceptions may be allowed only in accordance with this section.

- (1) **Setback Standards.** Principal structure setbacks shall not be less than the minimum setbacks for the default zone unless the applicant can demonstrate that:
  - (i) Buildings can be safely designed and that the design is compatible with lesser setbacks. Compatibility shall be evaluated under the International Fire Code and any other applicable life, health or safety codes;
  - (ii) Reduced setbacks are offset by increased screening or primary recreation facilities in private or common open space;
  - (iii) Reduction of setbacks is required for protection of steep hillsides, wetlands or other environmentally sensitive natural features.

The Applicant is requesting one exception to reduce the minimum front yard setback for multifamily structures to 15 ft. for both principal and accessory structures, while maintaining the required 20 ft. setback for street facing garages. One of the main purpose of the required 20 ft. setback is for adequate space for a car to park in front of a garage. The R-8 zone district allows for the 15 ft. setback for principal structures with alley loaded garages or with garages located in the rear yard or principal structures with no garage. The proposed exception would also allow for the 15 ft. setback for structure with an attached garage facing the street, where the garage portion of the structure is set back 20 feet. As already provided for in the Code, buildings can be safely designed with the lesser setback and an offset by increased screening is not necessary. Criterion (i) has been met.

**21.05.040(g) Deviation from Development Default Standards.** The Planning Commission may recommend that the City Council deviate from the default district standards subject to the provision of any of the community amenities listed below. In order for the Planning Commission to recommend and the City Council to approve 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 the multimodal plan, bike or pedestrian amenities or transit oriented improvements, including school and transit bus shelters;
- (2) Open space, agricultural land reservation or land dedication of 20 percent or greater;
- (3) Community facilities for provision of public services beyond those required for development within the PD;
- (4) The provision of affordable housing for moderate, low and very low income households pursuant to HUD definitions for no less than 20 years; and
- (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.

The proposed ODP provides 13.65 acres of open space, which is 20% of the site. Criterion (2) has been met.

- (2) *Open Space. All residential planned developments shall comply with the minimum open space standards established in the open space requirements of the default zone.*

The proposed ODP provides 13.65 acres of open space, which is 20% of the site. As stated in the ODP, "The open space includes the development of irrigated and turfed central park areas, greenbelt linkages and roadway landscapes, and extensive on-street and off-street parking and pedestrian walkways, allowing resident to park their vehicles and walk throughout the development." The minimum percentage of open space in the default zones of R-5, R-8, R-24 for a subdivision is 10%, therefore this criterion is being met.

- (3) Fencing/Screening. Fencing shall comply with GJMC 21.04.040(i).

Fencing will be provided around the perimeter of the subdivision and in the open space areas and will comply with all applicable requirements of the Code. Specifics regarding fence will be required as part of a Preliminary Plan application.

- (4) *Landscaping. Landscaping shall meet or exceed the requirements of GJMC 21.06.040.*

Landscaping will meet or exceed the requirements of GJMC 21.06.040. Landscaping will be provided in all open space tracts and a 14 ft. wide landscape buffer outside any proposed perimeter enclosures adjacent to arterial and collector streets. Further details regarding landscaping will be required at time of Preliminary or Final plan submittal.

- (5) *Parking. Off-street parking shall be provided in accordance with GJMC 21.06.050.*

Off-street parking will be applied in accordance with the Zoning and Development Code for single-family residential development, multi-family development and for commercial areas at time of Preliminary or Final Plan submittal.,

*21.02.150(b)(2)(iv) The applicable corridor guidelines and other overlay districts.*

There are no corridor guidelines that are applicable for this development. Staff therefore finds this criterion has been met.

*21.02.150(b)(2)(v) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development.*

The Applicant has been pursuing the extension of a sanitary sewer trunk line extension for over a year. The extension has been significantly delayed due to issues related to a crossing of the Grand Valley Irrigation Company's canal and their associated requirements. The most up to date construction schedule for the sanitary sewer trunk line extension currently anticipates the line could begin construction in Fall 2018 after irrigation water has stopped being delivered for the year.

The Mosaic site is part of the large growth area known as Appleton established in the Comprehensive Plan. The Comprehensive Plan planned for all urban services during its' planning process in 2007 through 2009. School District 51 was sent a development application review request for the Mosaic development, but did not respond back. However, the long standing School District practice has been they will accommodate all new student growth in the community by adjusting school boundaries and school of choice options for students. All new residential pays a school impact fee for future school sites. Other facilities like existing roads, water, electric, gas, drainage, police, fire and emergency services are all currently available to the Mosaic site with sewer as the exception. Fire and EMS response times are currently less than ideal for this area of the City as noted in this staff report. Sewer service is planned for with a trunk line extension that has been approved by Persigo. Staff has found that adequate public services and facilities exist or will be provided, therefore finding this criterion has been met.



*21.02.150(b)(2)(vi) Adequate circulation and access shall be provided to serve all development pods/areas to be developed.*

The proposed subdivision will take access from 23 Road from two proposed main entrances and from H Road at one proposed main entrance. In addition, two access points, one on 23 Road and one on H Road, are proposed for vehicular access into and out of the Neighborhood Commercial Center. A local street access point is also proposed at the G ¾ Road connection with the existing Bookcliff Ranches subdivision to the west. Center left turn lanes at the three main entrance locations within the 23 Road and H Road rights-of-ways identified with the preliminary traffic study and future traffic studies will be constructed as part of the subdivision development. Internal streets and private shared driveways will be designed and constructed consistent with the Code. The ODP is consistent with the City's adopted Circulation Plan for this area and provides adequate circulation and access therefore staff has found this criterion has been met.

*21.02.150(b)(2)(vii) Appropriate screening and buffering of adjacent property and uses shall be provided;*

Residential zone districts abutting residential zones districts do not require additional buffering or screening. Screening and buffering is appropriately addressed at time of Final Development Plans, however, the ODP does show the largest Mosaic residential lots planned for single family detached homes along the west boundary next to the larger residential lots in the Bookcliff Ranches subdivisions. This area of Pod B will be designated with the Residential Medium Low Land Use Map designation and a default zone of R-5. The R-5 zoning will provide for single family detached housing along the subdivision boundary creating a transition and buffer from low density to the west and higher density to the east.

*21.02.150(b)(2)(viii) An appropriate range of density for the entire property or for each development pod/area to be developed;*

An appropriate range of density for the entire property or for each development pod/area to be developed must be considered. The ODP shows individual ranges of density for each phase. The proposed overall density of range of 500 to 625 du/ac is being requested. The proposed neighborhood commercial area is in conformance with the Future Land Use Map designation of Neighborhood Center for the proposed location. The proposed gross density for the Mosaic Development is between 7 and 9 du/ac, which is consistent with the Comprehensive Plan's Future Land Use map (attached) and Blended map for this site. Therefore, staff finds the density range for the development to be appropriate and compliant with this criterion.

*21.02.150(b)(2)(ix) An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed.*

With only one deviation to a setback standard being requested and the proposal to dedicate 20% of the site for open space providing the necessary community amenity to approve the deviation, the dimensional standards listed in Table 1 below are found acceptable.

**TABLE 1**  
**PROPOSED ZONE DIMENSIONAL STANDARDS**

POD	DEFAULT ZONING DISTRICT	MIN LOT SIZE		MIN STREET FRONTAGE	MINIMUM SETBACKS (1), (2), (3), (4)			MAX. LOT COVERAG E	MAX. HEIGHT
		AREA (SQ. FT)	WIDTH (FT.)		FRONT	SIDE	REAR		
PODA	B-1	2,000	20	N/A*	0/25	0/0	15/15	N/A	40
POD B	R-8 SINGLE FAMILY	3,000	35	20	20/25	5/3	10/5	90%	40
	R-8 TWO-FAMILY	4,500	50	20	20/25	5/3	10/5	90%	40
	R-8 MULTI-FAMILY	1,800	20	20	15	5/3	10	90%	40
	R-5	4,000	40	20	20/25	5/3	25/5	60%	40
POD C	R-24	N/A	20	20*	20/25	5/3	10/5	90%	72

(1) PRINCIPAL / ACCESSORY BUILDING

(2) MINIMUM FRONT YARD SETBACK FOR GARAGE DOORS

SHALL BE 20 FEET FOR ALL RESIDENTIAL.

(3) MINIMUM REAR LOADED FOR GARAGE DOORS SHALL BE

20 FEET FOR ALL RESIDENTIAL.

(4) SIDE SETBACK ABUTTING RESIDENTIAL IN B-1 SHALL BE 10/5.

\*ADEQUATE ACCESS WILL BE PROVIDED

*21.02.150(b)(2)(x) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.*

The Applicant's proposed ODP provides for eight (8) phases of development. The following phasing schedule is proposed (date for approval of final plat):

- Filing One (+/- 74 Lots): 2019
- Filing Two (+/1 69 Lots): 2021
- Filing Three (+/- 75 Lots): 2023
- Filing Four (+/- 67 Lots): 2025
- Filing Five (+/- 56 Lots): 2026
- Filing Six (+/- 54 Lots): 2027
- Filing Seven (+/- 50 to 100 Lots): 2028
- Filing Eight (+/- 50 to 100 Lots): 2028

The eight phases are proposed to be completed with the filing of the Phase 8 plat by 2028; a 10-year phasing and development schedule. Specific phases of the

project can be found on the proposed ODP map (attached). Pursuant to Section 21.02.150 (B) (4) (iii) Validity, the effective period of the ODP/phasing schedule shall be determined concurrent with ODP approval. However, the phasing schedule is limited to a period of performance between one year but not more than 10 years in accordance with Section 21.02.080 (n) (2) (i). The schedule as proposed meets this 10-year period and staff finds it appropriate (if not short) for the number of units and complexity of the proposed project.

In addition, the code provides in Section 21.02.150 the purpose of the PD zone. It establishes the planned development (PD) district is intended to apply to mixed use or unique single use projects to provide design flexibility not available through strict application and interpretation of the standards established in Chapter 21.05 GJMC. The PD zone district imposes any and all provisions applicable to the land as stated in the PD zoning ordinance. The purpose of the PD zone is to provide design flexibility as described in GJMC 21.05.010. Planned development rezoning should be used when long-term community benefits will be derived, and the vision, goals and policies of the Comprehensive Plan can be achieved. In reviewing the Application, staff concurs with the Applicant's findings regarding long term community benefits, see discussion beginning on page 10 of this staff report.

The proposed Mosaic ODP provides a level of density and intensity (7 to 9 du/ac) that helps to implement the intent of the Comprehensive Plan to accommodate the anticipated growth of the community within the Urban Development Boundary. Providing for higher density development is especially important, since much of the residential zoning and development that has occurred since the adoption of the Comprehensive Plan has been at the low end of the Future Land Use designation density range. The ODP also provides a level of certainty as to the intended development, including minimum and maximum density of residential uses and the location and type of commercial uses proposed. Staff concludes that these are major community benefits and support the rezoning to PD and approval of the ODP.

Findings of Fact and Recommendation:

After reviewing the request for the Mosaic Planned Development Rezone/Zone of Annexation to a Planned Development (PD) zone district with default zones of R-5, R-8, R-24 and B-1, PLD-2017-562, specifically 1) A rezone to Planned Development (PD) with default zones of R-5, R-8 and R-24 for the Twenty Three Park Plaza Filing No. One Replat property (southern 30 acres) and 2) A Zone of Annexation to Planned Development (PD) with default zones of R-5, R-8 and B-1 for the property located at 793 23 Road known as the Taurus Park Plaza Annexation (northern 40 acres); and,

After reviewing the Mosaic Planned Development request, PLD-2017-562, Rezone to PD, Zone of Annexation to PD and approval of the Outline Development Plan (ODP), the following findings of fact have been made.

- 1) The request is consistent with Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies; and

- 2) The request has demonstrated conformance with the rezoning criteria provided in GJMC 21.02.140;
- 3) The request has demonstrated conformance with the planned development requirements of Section 21.05.040(f);
- 4) The request has demonstrated conformance with the applicable corridor guidelines and other overly districts;
- 5) The request has demonstrated conformance with adequate public services and facilities shall be provided concurrent with the projected impacts of the development;
- 6) The request has demonstrated conformance with adequate circulation and access shall be provided to serve all development pods/areas to be developed;
- 7) The request has demonstrated conformance with appropriate screening and buffering of adjacent property and uses shall be provided;
- 8) The request has demonstrated conformance with an appropriate range for density for the entire property or for each pod/area to be developed;
- 9) The request has demonstrated an appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed;
- 10) The request has demonstrated an appropriate phasing or development schedule for the entire property or for each development pod/area to be developed; and
- 11) The request has demonstrated long term community benefits.

### **C. Rights-of-way and Easements Vacations**

The portion of the Applicant’s request is to vacate the rights-of-way and easements associated with the plat of Twenty Three Park Plaza Filing NO. One Replat consisting of 30.85 acres. This is the southern half of the overall Mosaic project. A subsequent administrative review will take place to review a secondary request to vacate the lot lines of the subdivision and consolidate the 30 lots of the Twenty Three Park Plaza Filing No. One Replat with the remaining of the Mosaic project property to the north into a single parcel.

This property was previously subdivided into 30 lots in Mesa County in 1984. It was annexed into the City in 2005 and includes the Plaza Road ROW and South Park Circle ROW, and associated utility easements. Ute Water has a water line within the Plaza Road right-of-way, and a private utility easement will be granted to Ute Water. Grand Valley Drainage District (GVDD) facilities also traverse across the property from east to west. The Applicant will be required to execute a private utility easement to GVDD for

this facility as well as to Ute Water as conditions, should this request be approved. See attached Rights-of-way Vacation and Easement Abandonment Exhibit.

### **Vacation of Public right-of-way or easement Analysis.**

Pursuant to Section 21.02.100(c) The vacation of the right-of-way or easement shall conform to the following:

*(1) The Comprehensive Plan, Grand Junction Circulation Plan, and other adopted plans and policies of the City;*

The vacation of the rights-of-way and easements do not change the Comprehensive Plan nor does the platted roads appear on the GJ Circulation Plan or otherwise impact this plan. This vacation is not in conflict with any adopted plans nor policies of the City and is therefore in conformance.

*(2) No parcel shall be landlocked as a result of the vacation;*

The Plaza Road and South Park Circle rights-of-way are being vacated by this request. The Plaza Road ROW is currently undeveloped right-of-way that does not provide physical access to adjoining properties. On paper, the ROW provides access to the Bookcliff Ranches Subdivision. Bookcliff Ranches has access to H Road using Foxfire Court which is already constructed and improved. There will not be any lot adjacent to the proposed Mosaic Subdivision plat that will be landlocked because of this vacation request, therefore staff finds this criterion has been met.

*(3) Access to any parcel shall not be restricted to the point that access is unreasonable, economically prohibitive, and/or reduces or devalues any property affected by the proposed vacation;*

The Plaza Road and South Park Circle rights of way do not currently provide any other parcel physical access therefore staff finds no parcel will be restricted to the point that access is unreasonable, economically prohibitive, and/or reduces or devalues any property affected by the proposed vacation.

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

A condition of the vacations is for the existing Ute Water 10" water line and Grand Valley Drainage District facilities be granted recorded easements first, before the replat of the property into one lot is recorded. These are the only two public services that will be impacted by this request. The proposed condition of vacation will ensure that utility service continues uninterrupted by these vacation requests. Staff does not foresee any adverse impacts on the health, safety, and/or welfare of the general community, and with this condition the vacation will not impact or

reduce the quality of public facilities and services provided to any parcel of land. Staff therefore finds this criterion has been met.

(5) *The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter [21.06](#) GJMC; and.*

- a) As a recommended condition of approval, the existing Ute Water line will be granted an easement. In addition, it is proposed as a condition that the Grand Valley Drainage District facility will also be granted an easement. With this condition, Staff does not anticipate any other public facility or service to be inhibited therefore finds this criterion has been met.

(6) *The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.*

The existing rights-of-ways and easements to be vacated do not meet current width standards if they were developed today. However, considering these rights of way are not currently constructed and therefore the City does not incur any expenses for maintenance there is negligible benefit to the City overall in this request to vacate. Staff therefore finds this criterion has not been met.

#### Findings of Fact and Recommendation:

After reviewing the vacation of Right-of-way and Easements associated with the Twenty Three Plaza Park Subdivision Plat, VAC-2017-561, the following findings of fact have been made:

- 1) The request is conforming with Section 21.02.100© of the Zoning and Development Code.

## **VI. STAFF RECOMMENDATION AND FINDINGS OF FACT**

Each section has provided individual analysis, findings of fact and staff recommendation.

## **VII. RECOMMENDED MOTIONS**

### **Motion 1**

Madam Chairman, on the request by the applicant for:

- 1) A Comprehensive Plan Future Land Use Amendment from Commercial Industrial to Residential High and Residential Medium and Residential Medium Low on approximately 30 acres located within the Twenty Three Park Plaza Filing No. One Replat, and changes to the Future Land Use Map boundaries for Residential Medium and Residential Medium Low designations on approximately 40 acres located at 789 23 Road as shown in the ODP plan exhibit;

File #PLD-2017-562, I move that the Planning Commission forward to the City Council a recommendation of approval with the findings of facts as listed in the staff report.

### **Motion 2**

Madam Chairman, on the request to:

- 1) A rezone to Planned Development (PD) with default zones of R-5, R-8 and R-24 for the Twenty Three Park Plaza Filing No. One Replat property for the 68.2 acre Mosaic site;
- 2) A Zone of Annexation to Planned Development (PD) with default zones of R-5, R-8 and B-1 for the property located at 793 23 Road known as the Taurus Park Plaza Annexation; and
- 3) An Outline Development Plan (ODP) for mixed use development on 68.2 acres including the Twenty Three Park Plaza Filing No. One Replat and the property located at 793 23 Road;

File #PLD-2017-562, I move that the Planning Commission forward to the City Council a recommendation of approval with the findings of facts as listed in the staff report.

### **Motion 3**

Madam Chairman, on the applicant's request to:

Vacate Plaza Road and South Park Circle and easements located on the Twenty Three Park Plaza Filing No. One Replat consisting of 30.85 acres including 30 lots.

File #VAC-2017-561, I move that the Planning Commission forward to the City Council a recommendation of approval with the following conditions and with the findings of facts as listed in the staff report:

1. The property owner must grant a 20 ft. wide easement to the Ute Water Conservancy District, in a form acceptable to Ute Water Conservancy District, for an existing waterline that runs east-west across the site.
2. The property owner must grant a 30 ft. wide easement to Grand Valley Drainage District in a form acceptable to the Drainage District for an existing drainage facility that runs east-west across the site.
3. The property owner shall replat the property and combine it with property at 789 23 Road to create one lot, thereby eliminating all lots lines for the 30 lots shown on the Twenty Three Park Plaza Filing No. One Replat subdivision.

Attachments:

Vicinity Map

Future Land Use Map

Zoning Map (City only)

Blended Map

Comparison Map of existing FLU map versus proposed FLU map

Vacant residentially zoned properties map

Proposed Outline Development Plan (ODP)

Mosaic Planned Development Illustrative Drawing

Proposed Mosaic Subdivision Replat

Rights-of-way Vacation and Easement Abandonment Exhibit

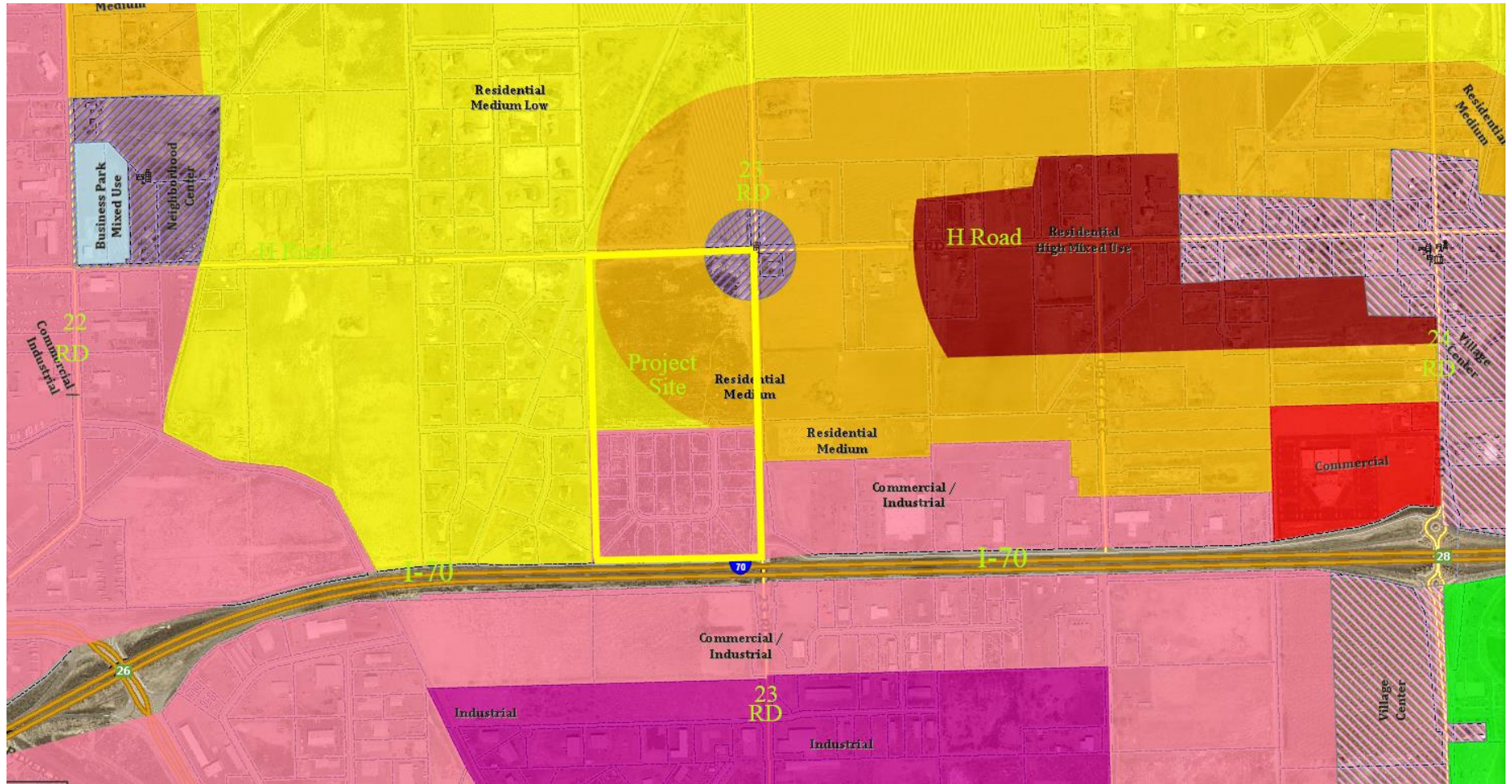
Site Photos



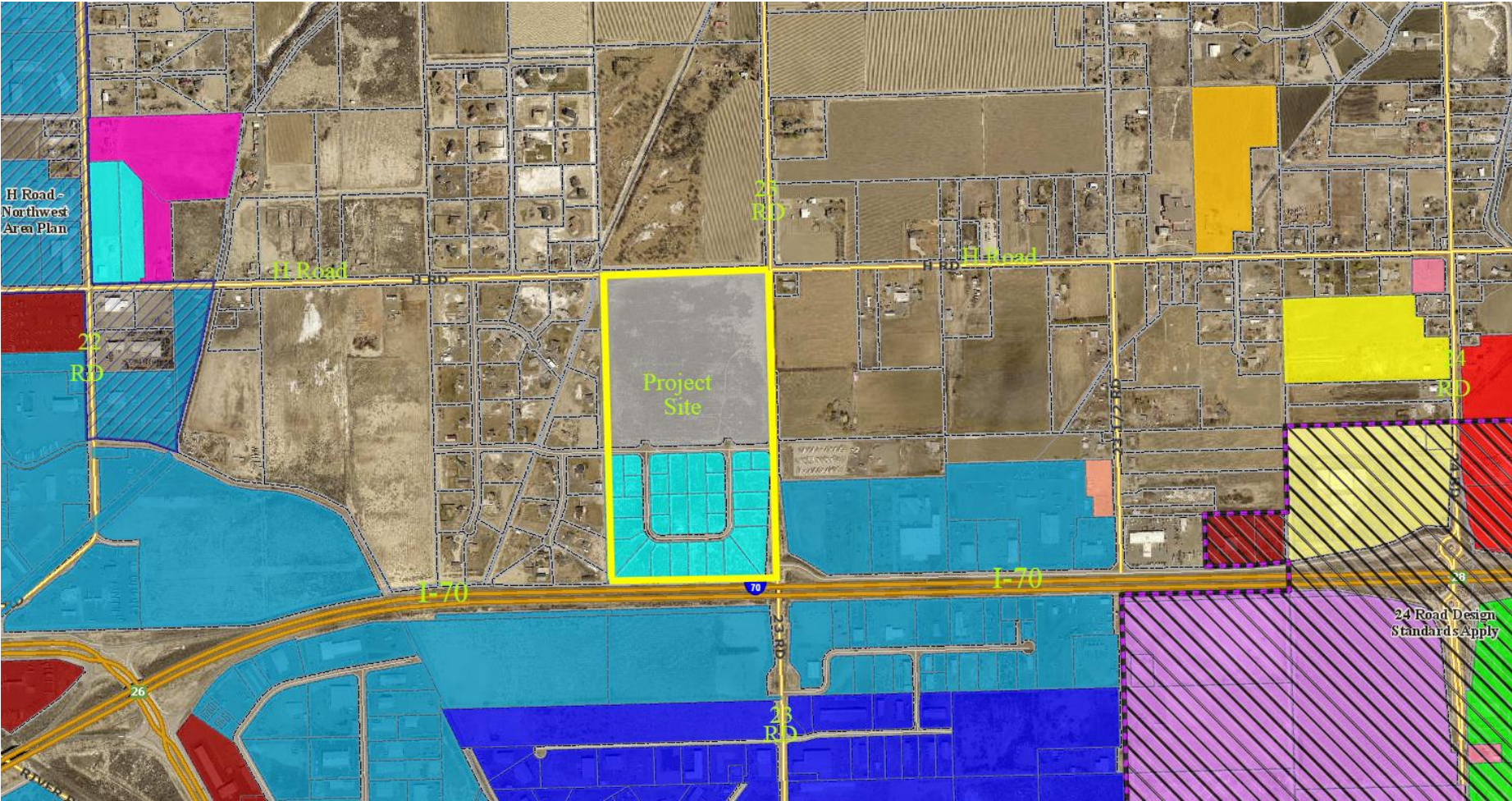
Vicinity Map



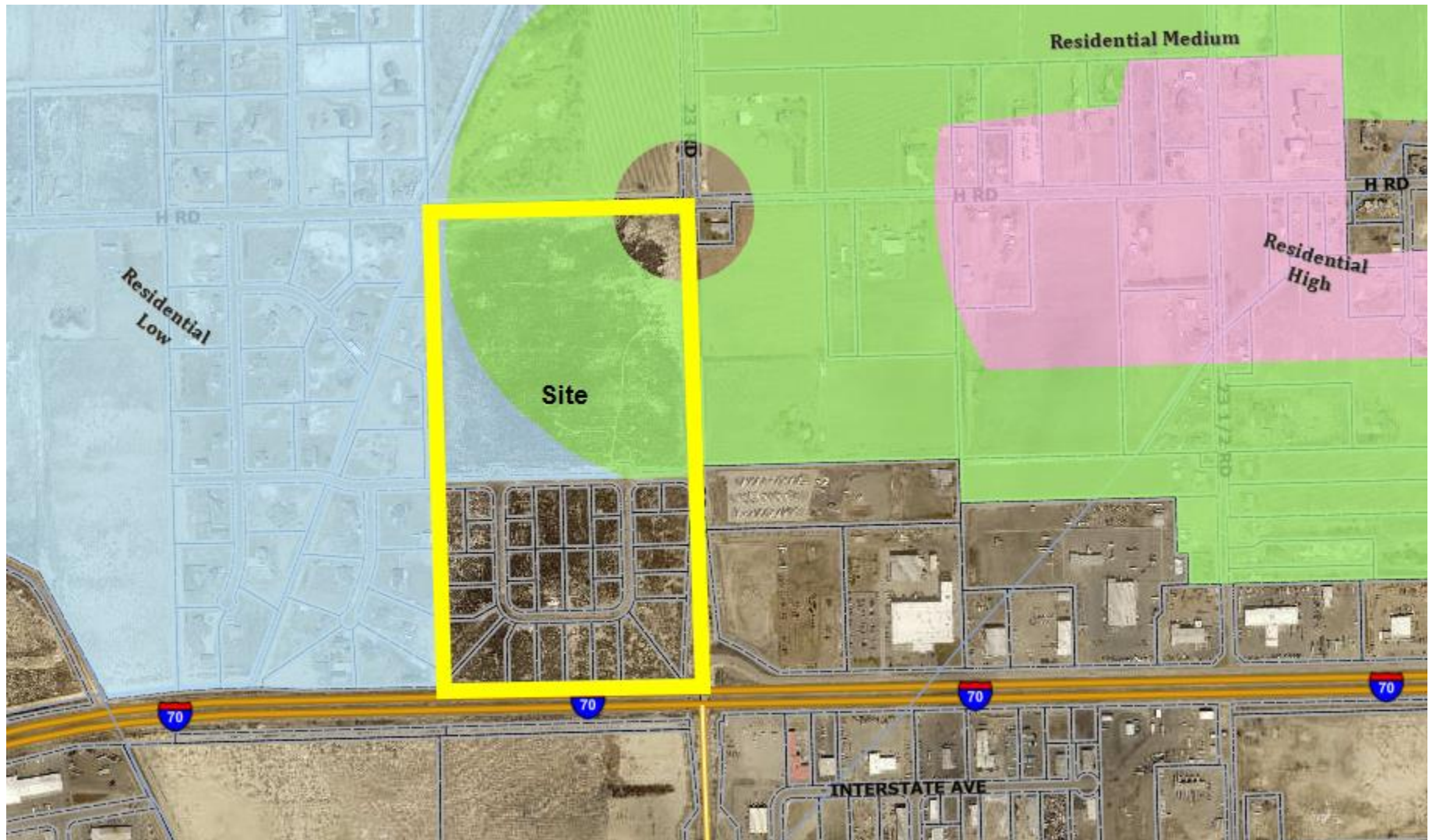
# Future Land Use Map



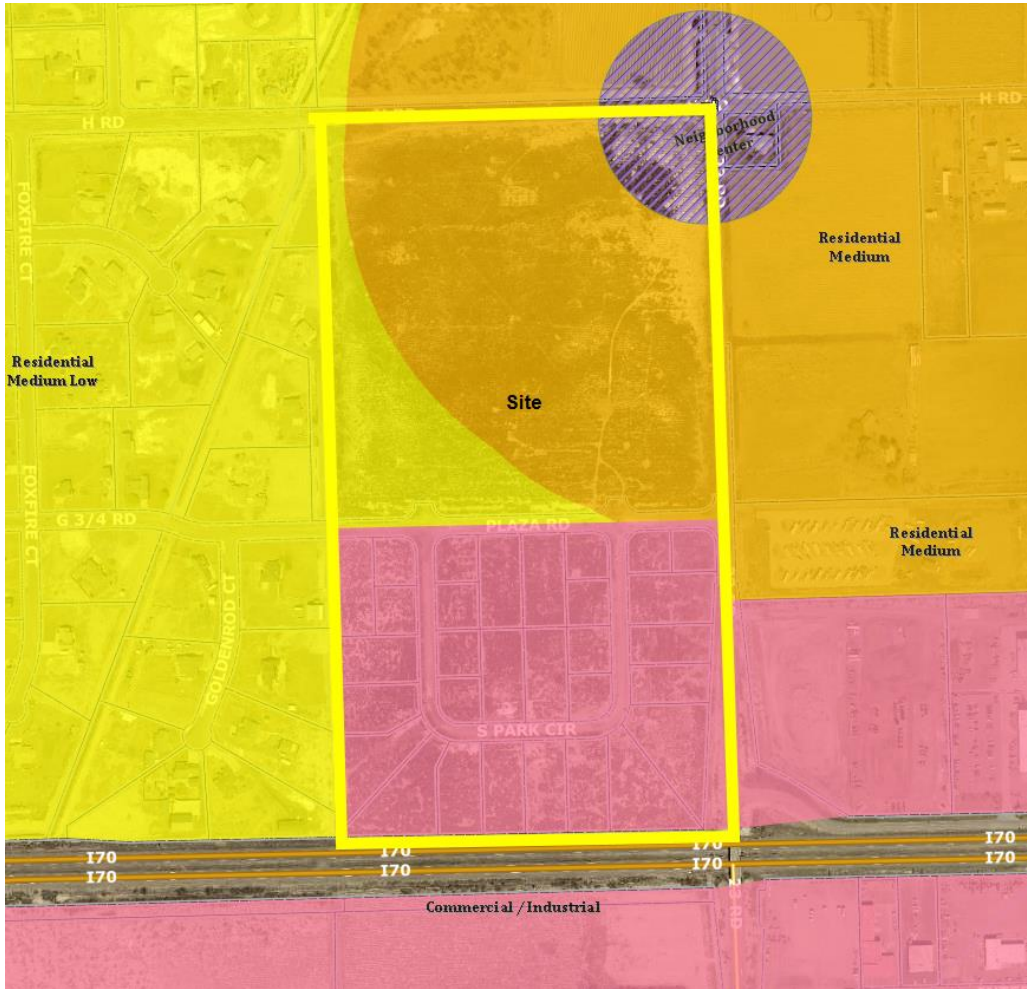
Zoning Map – City Only



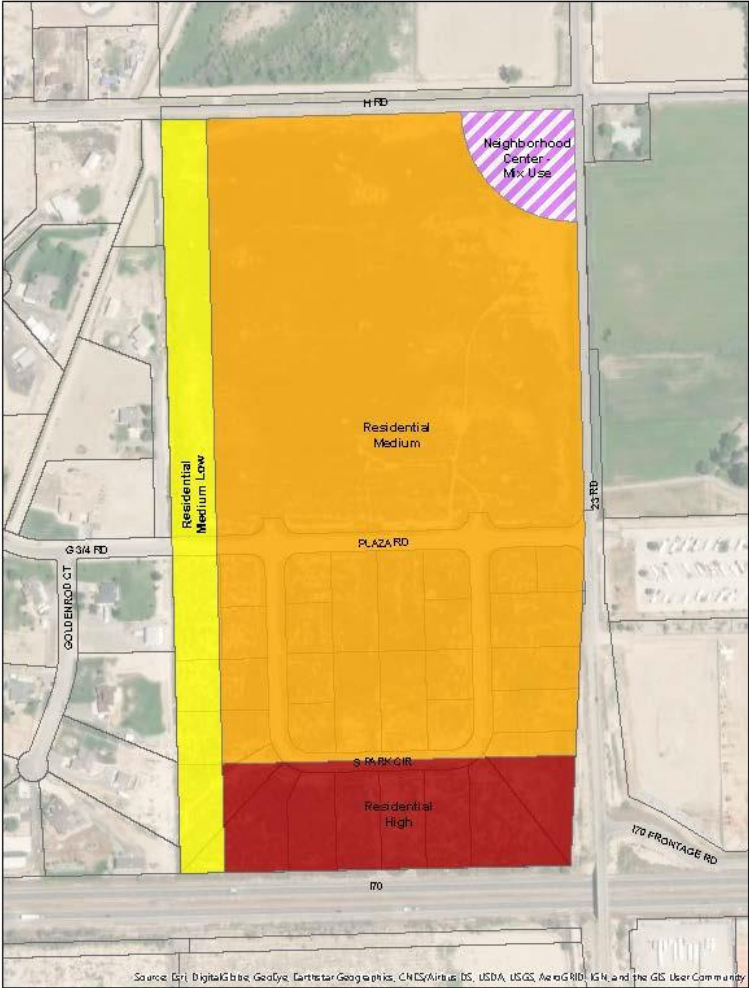
# Blended Map



FLU Comparison Maps

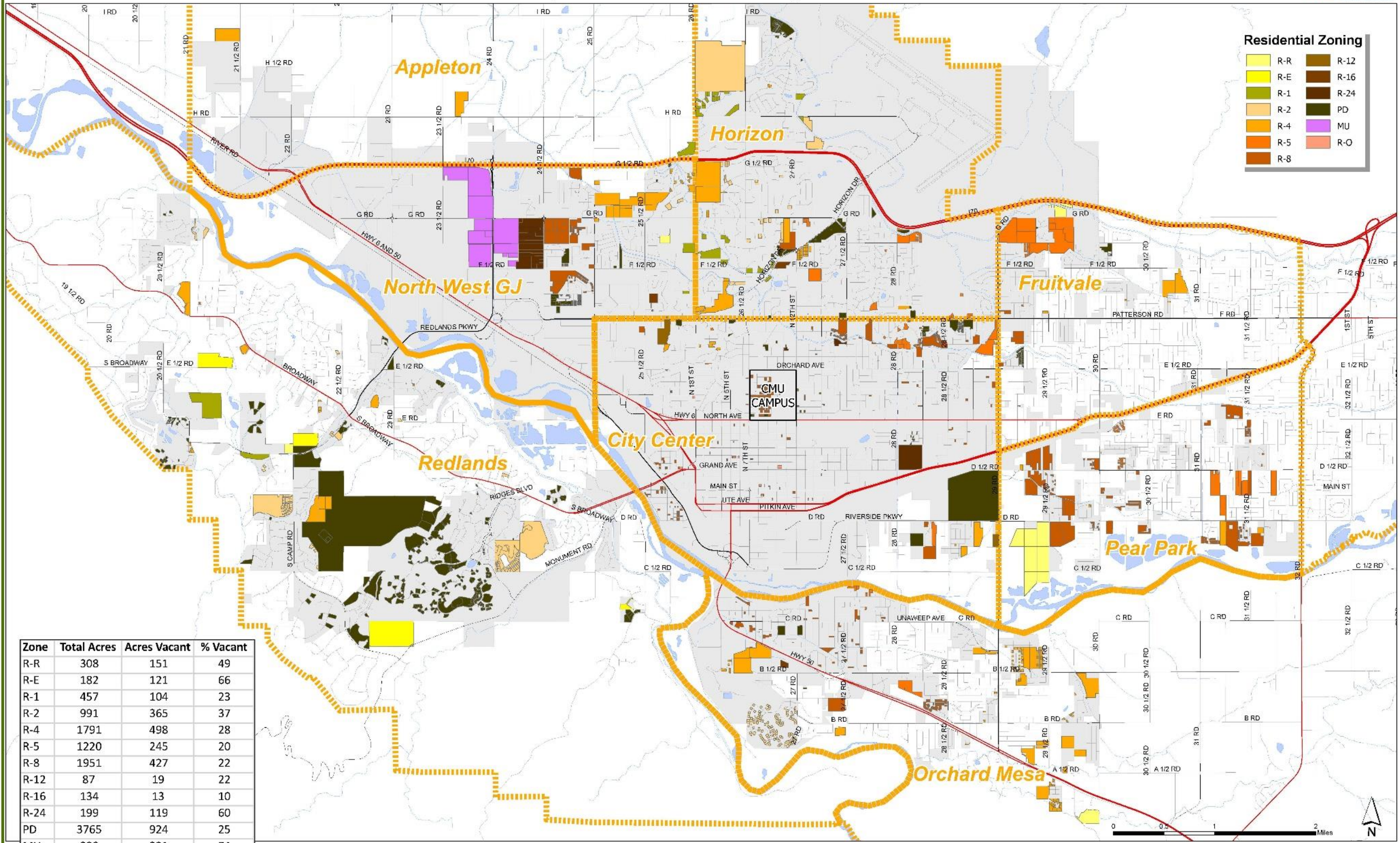


Existing Future Land Use Map of Site



Proposed Future Land Use Map of Site

# Inventory of Residential Zoned Properties - Vacant



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



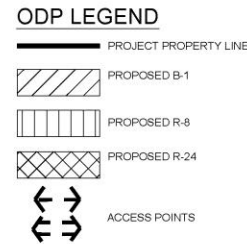
PUBLISHED: JANUARY 2018  
 GRAND JUNCTION CITY AND COUNTY  
 1000 WEST 1ST AVENUE, SUITE 1000, GRAND JUNCTION, CO 81505  
 PHONE: 970.241.2000 FAX: 970.241.2001  
 WWW.GRANDJUNCTIONCO.ORG

# Proposed Outline Development Plan - ODP

DRAWN BY MR  
 CHECKED TC  
 JOB NO. 1617  
 DATE 10-18-2017  
 REVISIONS  
 7-6-2018 - Response to Review Comments Rnd 1  
 7-23-2018 - Response to Review Comments Rnd 2  
 8-29-18

**MOSAIC PLANNED DEVELOPMENT**  
**GRAND JUNCTION, COLORADO**

  
**CIAVONNE, ROBERTS & ASSOCIATES, INC.**  
 LAND PLANNING AND  
 LANDSCAPE ARCHITECTURE  
 222 N. 7TH STREET  
 GRAND JUNCTION, CO 81501  
 970-241-0766 F  
 970-241-0765 F  
 www.craonline.com



**LEGAL DESCRIPTION**

A tract of land located in part of the E 1/4 of the NE 1/4 of Section 31, Township 1 North, Range 1 West of the Ute Meridian, in Mesa County, Colorado being more particularly described as follows:

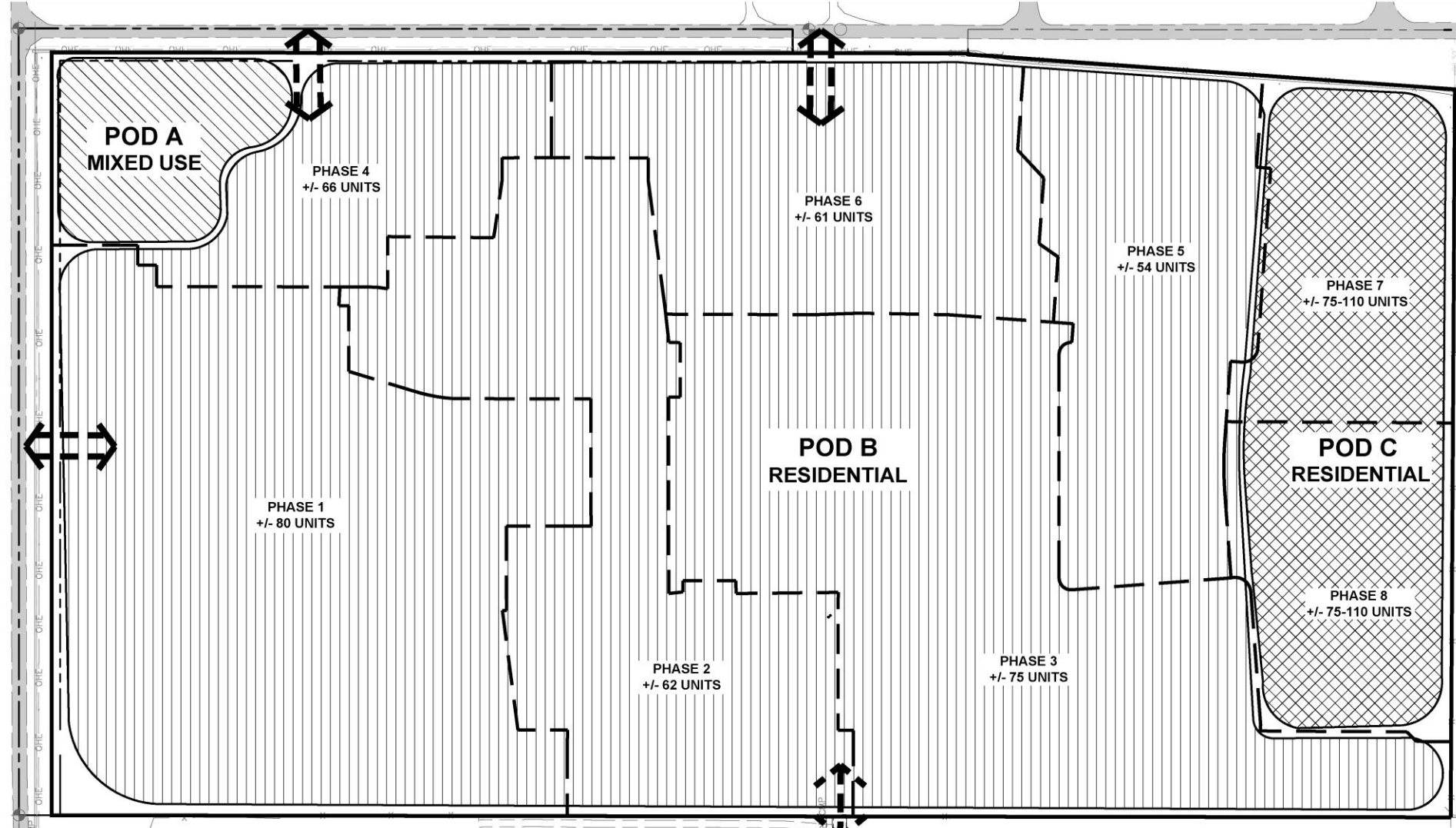
**BEGINNING** at the Northeast corner of the NE 1/4 of said Section 31, whence the Northwest corner of the NE 1/4 of said Section 31 bears thence South 89°50'00" West, a distance of 1317.73 feet for a basis of bearings, with all bearings contained herein relative thereto; thence South 00°24'14" West, a distance of 1284.50 feet, along the East line of said NE 1/4 of Section 31; thence along the North right-of-way line of Plaza Road the following eleven (11) courses: (1) North 89°58'10" West, a distance of 33.00 feet; (2) thence with a non-tangent curve turning to the right having a delta angle of 89°50'00", a radius of 50.00 feet, an arc length of 78.53 feet, and a chord length of 70.70 feet, with a chord bearing of South 45°02'27" West; (3) thence North 89°58'10" West, a distance of 196.65 feet; (4) thence with a curve turning to the right having a delta angle of 90°00'54", a radius of 50.00 feet, an arc length of 78.53 feet, and a chord length of 70.70 feet, with a chord bearing of North 44°58'24" West; (5) thence North 89°58'10" West, a distance of 80.00 feet; (6) thence with a non-tangent curve turning to the right having a delta angle of 89°58'10", a radius of 50.00 feet, an arc length of 78.53 feet, and a chord length of 70.70 feet, with a chord bearing of South 45°03'38" West; (7) thence North 89°58'10" West, a distance of 170.12 feet; (8) thence with a curve turning to the right having a delta angle of 90°00'54", a radius of 50.00 feet, an arc length of 78.53 feet, and a chord length of 70.70 feet, with a chord bearing of North 44°58'24" West; (9) thence North 89°58'10" West, a distance of 80.00 feet; (10) thence with a non-tangent curve turning to the right having a delta angle of 89°58'10", a radius of 50.00 feet, an arc length of 78.53 feet, and a chord length of 70.70 feet, with a chord bearing of South 45°03'38" West; (11) thence North 89°58'10" West, a distance of 238.58 feet, to a point on the West line of the SE 1/4 of NE 1/4 of Section 31; thence North 00°00'00" East, a distance of 21.94 feet, along the West line of said SE 1/4 of Section 31 to the calculated position of the Southeast corner of the NE 1/4 of Section 31; thence North 00°00'00" East, a distance of 1342.91 feet, along the West line of said NE 1/4 of Section 31; thence North 89°58'10" East, a distance of 1317.73 feet to the POINT OF BEGINNING.

Said parcel containing an area of 71.05 Acres, as herein described.

**PHASING SCHEDULE**

SEE PHASING PLAN FOR APPROXIMATE BOUNDARIES OF EACH PHASE.

PHASE #	DATE OF COMPLETION
PHASE 1	2018
PHASE 2	2021
PHASE 3	2023
PHASE 4	2025
PHASE 5	2026
PHASE 6	2027
PHASE 7	2028
PHASE 8	2028



**GENERAL NOTES**

- THE APPLICANT IS REQUESTING A REZONE ON THE SOUTHERN PORTION OF THE PROPERTY AND REQUESTING A ZONE OF ANNEXATION FOR THE NORTHERN PORTION OF THE PROPERTY FROM MESA COUNTY PD - PLANNED DEVELOPMENT TO CITY PD - PLANNED DEVELOPMENT, TO BE ALL ZONED THE SAME.
- THIS PD ZONE HAS FOUR DEFAULT ZONES: B-1 - NEIGHBORHOOD BUSINESS, R-5 RESIDENTIAL SINGLE FAMILY DETACHED, R-8 - RESIDENTIAL DETACHED SINGLE FAMILY, TWO-FAMILY DWELLING, MULTIFAMILY, AND R-24 - RESIDENTIAL MULTIFAMILY 24.
- REFERENCE TABLE 1 ON THIS DRAWING FOR PROPOSED ZONED DIMENSIONAL STANDARDS.
- POD A HAS A DEFAULT ZONE OF B-1 NEIGHBORHOOD BUSINESS.
- POD B HAS A DEFAULT ZONE OF R-8 IN THE RESIDENTIAL MEDIUM DESIGNATED LAND USE AREA AND A DEFAULT ZONE OF R-5 IN THE RESIDENTIAL MEDIUM/LOW DESIGNATED LAND USE AREA.
- POD C HAS A DEFAULT ZONE OF R-24.
- COMMERCIAL USES PROPOSED IN PODS A ARE CONSISTENT WITH WHAT IS ALLOWED IN THE B-1 - NEIGHBORHOOD BUSINESS ZONE. ADDITIONAL USE RESTRICTIONS AND ALLOWANCES ARE PROPOSED. PLEASE REFERENCE TABLE 2 ON THIS O.D.P. FOR USES.
- SPECIFIC FOR POD B. REFERENCE TABLE 3 ON THIS O.D.P. FOR USES.
- SPECIFIC FOR POD C. REFERENCE TABLE 4 ON THIS O.D.P. FOR USES.
- 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, AND THE STANDARDS AND DEVELOPMENT GUIDELINES PROPOSED WITHIN THIS OUTLINE DEVELOPMENT PLAN.
- MIXED USE DWELLINGS OR SECOND STORY RESIDENTIAL MAY OCCUR IN THE COMMERCIAL AND MIXED USE AREA.
- BASED ON CURRENT ZONING: 0 TO 34 DWELLING UNITS ARE ALLOWED IN B-1.
- SITE DESIGN STANDARD ARE PER CITY OF GRAND JUNCTION CODE UNLESS SPECIFICALLY ADDRESSED HEREIN. SEE TABLE 5 FOR SITE DESIGN STANDARDS.

**TABLE 1 PROPOSED ZONE DIMENSIONAL STANDARDS**

POD	DEFAULT ZONING DISTRICT	MIN LOT SIZE (SQ. FT.)	MIN STREET FRONTAGE (FT.)	MINIMUM SETBACKS (1), (2), (3), (4)	MAX. LOT COVERAGE	MAX. HEIGHT
POD A	B-1	2,000	20	N/A*	0 / 25 0 / 8 15 / 15	40
POD B	R-8	3,000	35	20	20 / 25 5 / 3 10 / 5	90%
	R-5	4,500	50	20	20 / 25 5 / 3 10 / 5	90%
	R-8	1,800	20	20	15 5 / 3 10	90%
	MULTIFAMILY	4,000	40	20	20 / 25 5 / 3 25 / 5	60%
POD C	R-24	N/A	20*	20 / 25 5 / 3 10 / 5	90%	72

**TABLE 2 DEVIATIONS FROM B-1 DEFAULT ZONE USES AND BULK STANDARDS (FOR POD A)**

(1) ALLOWED ACCESSORY USES (BEYOND B-1 DEFAULT STANDARDS)  
 \* GEO THERMAL FACILITIES (UNDERGROUND)  
 \* SOLAR PANELS (AS APPROVED BY ARCHITECTURAL COMMITTEE)  
 \* TESLA POWER WALL BATTERY STORAGE

(2) USES NOT ALLOWED  
 \* CEMETERY  
 \* GOLF COURSE  
 \* GOLF DRIVING RANGES  
 \* FUNERAL HOME / MORTUARY  
 \* BOARDING SCHOOLS  
 \* ELEMENTARY SCHOOLS  
 \* SECONDARY SCHOOLS  
 \* PARKING COMMERCIAL

(3) BULK STANDARD DEVIATIONS - DENSITY  
 \* NO MINIMUM DENSITY REQUIRED.

(4) PERFORMANCE STANDARD DEVIATIONS -  
 \* (a) HOURS OF BUSINESS. NO USE IN THIS DISTRICT SHALL OPEN OR ACCEPT DELIVERIES EARLIER THAN 5:00 A.M. NOR CLOSE LATER THAN 11:00 P.M. UNLESS A CUP IS APPROVED. "CLOSED" INCLUDES NO CUSTOMERS ON SITE AND NO DELIVERIES.  
 \* (b) SERVICE ENTRANCES. BUSINESS SERVICE ENTRANCES, SERVICE YARDS AND LOADING AREAS SHALL BE LOCATED IN THE REAR OR SIDE YARD OR ARCHITECTURALLY AND AESTHETICALLY BLENDED IN WITH THE FRONT.

**TABLE 3 DEVIATIONS FROM R-8 DEFAULT ZONE USES AND BULK STANDARDS (FOR POD B)**

(1) ALLOWED ACCESSORY USES (BEYOND R-8 DEFAULT STANDARDS)  
 \* GEO THERMAL FACILITIES (UNDERGROUND)  
 \* SOLAR PANELS (AS APPROVED BY ARCHITECTURAL COMMITTEE)  
 \* TESLA POWER WALL BATTERY STORAGE

(2) USES NOT ALLOWED  
 \* CEMETERY  
 \* GOLF COURSE

**TABLE 4 DEVIATIONS FROM R-24 DEFAULT ZONE USES AND BULK STANDARDS (FOR POD C)**

(1) ALLOWED ACCESSORY USES (BEYOND R-24 DEFAULT STANDARDS)  
 \* GEO THERMAL FACILITIES (UNDERGROUND)  
 \* SOLAR PANELS (AS APPROVED BY ARCHITECTURAL COMMITTEE)  
 \* TESLA POWER WALL BATTERY STORAGE

(2) USES NOT ALLOWED  
 \* CEMETERY  
 \* GOLF COURSE

**TABLE 5 SITE DESIGN STANDARDS**

(1) THE DESIGN REVIEW COMMITTEE MUST APPROVE ALL ARCHITECTURE PRIOR TO SUBMITTAL OF TO THE CITY OF GRAND JUNCTION.

(2) ALL ROOF TOP AND GROUND MOUNTED MECHANICAL AND HVAC EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJACENT PARKING LOTS AND ADJACENT PUBLIC STREETS WITHIN PODS A, B & C.

(3) ALL UTILITY METERS AND ABOVE GROUND MECHANICAL EQUIPMENT SHALL BE PAINTED THE SAME COLOR AS THE BUILDING OR SCREENED FROM VIEW IN PODS A, B & C.

(4) ALL HVAC EQUIPMENT LOCATED ON THE GROUND SHALL BE SCREENED FROM VIEW. IN POD B & C, LATTICE OR PLANT MATERIAL IS A SUFFICIENT SCREEN.

(5) ALL LOADING AREAS AND/OR LOADING DOCKS SHALL BE SCREENED FROM VIEW WITH WALLS TO MATCH THE COLOR AND MATERIAL OF THE BUILDING THEY SERVE.

**POD DENSITY / INTENSITY RANGES**

POD	MAXIMUM BUILDING SQUARE FOOTAGE OF 25,000 S.F.	RESIDENTIAL UNITS
POD A	0-34	RESIDENTIAL UNITS
POD B	350-420	RESIDENTIAL UNITS
POD C	128-192	RESIDENTIAL UNITS

**ROAD STANDARDS INCLUDE:**  
 ROADS INTERNAL TO THE DEVELOPMENT

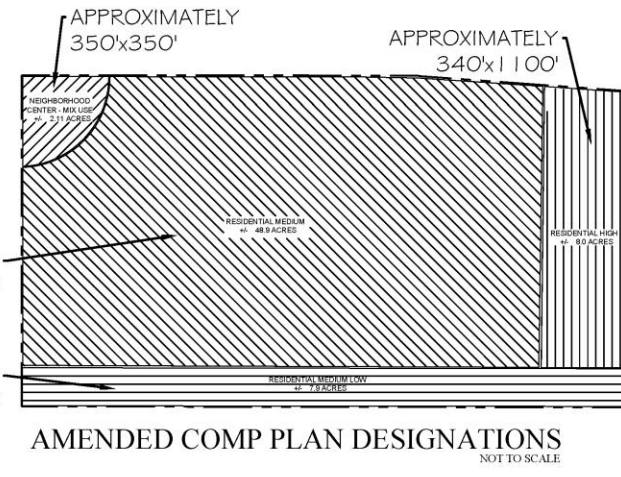
- 60' ROAD SECTIONS AT ENTRANCES.
- 44' STANDARD ROAD SECTIONS.
- 31.5' APPROVED ALTERNATIVE ROAD SECTIONS.
- 20' ALLEYS.

**OVERALL DENSITY**

500 DU/AC MINIMUM  
 625 DU/AC MAXIMUM

**OPEN SPACE**

The PD will have 13.65 acres of Open Space within the Pods A, B, and C. This open space includes the development of irrigated and turf central park areas, greenbelt linkages and roadway landscapes, and extensive on-street and off-street parking and pedestrian walkways, allowing residents to park their vehicles and walk throughout the development.



**MOSAIC ENTITLEMENTS**  
**OUTLINE DEVELOPMENT PLAN**  
 SHEET NO. **6**



LANDSCAPE TRACT ENTRY SIGNAGE  
H ROAD  
LANDSCAPE TRACT ENTRY SIGNAGE

LANDSCAPE TRACT ENTRY SIGNAGE  
23 ROAD

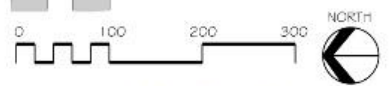
OPTIONAL ROAD CONNECTION  
HIGH DENSITY APARTMENT/CONDO  
7.7 AC

INTERSTATE 70

LAND USE CHART	ACRES
PROPERTY (LESS 23 + H ROAD R.O.W.)	68.2
INTERNAL R.O.W.	12.56
HIGH DENSITY APARTMENTS	7.7
MIXED RESIDENTIAL/NEIGHBORHOOD CENTER	2.39
TOWNHOMES	4.29
SFA (SHARED SF/DUPLEX)	5.10
SFD (SF DETACHED)	23.9
OPEN SPACE	12.26

LOT TYPE/SIZE	UNITS	ACCESS
HIGH DENSITY APARTMENT @ 24 DU/AC	185	
MIXED RESIDENTIAL NEIGHBORHOOD CENTER @ 12 DU/AC	29	
TOWNHOME - 25' X 100'	12	REAR
TOWNHOME - 25' X 110'	57	REAR
SHARED SINGLE FAMILY 50' X 110' @ 2 UNITS/LOT	30	REAR
SHARED SINGLE FAMILY 50' X 120' @ 2 UNITS/LOT	46	REAR
SINGLE FAMILY 35' X 90'	22	REAR
SINGLE FAMILY 35' X 110'	86	REAR
SINGLE FAMILY 50' X 100'	42	FRONT
SINGLE FAMILY 50' X 110'	12	REAR
SINGLE FAMILY 60' X 100'	35	FRONT
SINGLE FAMILY 50' X 100' TO 110'	24	COURTYARD

TOTAL ON ILLUSTRATIVE DENSITY RANGE IN OOP 580 500-625



**A · C · G**  
**AUSTIN CIVIL GROUP, INC.**

Land Planning • Civil Engineering • Development Services  
125 North 7th Street, Suite 300 • Grand Junction, Colorado 81501  
(970) 242-7540

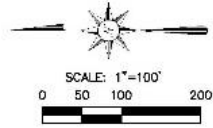
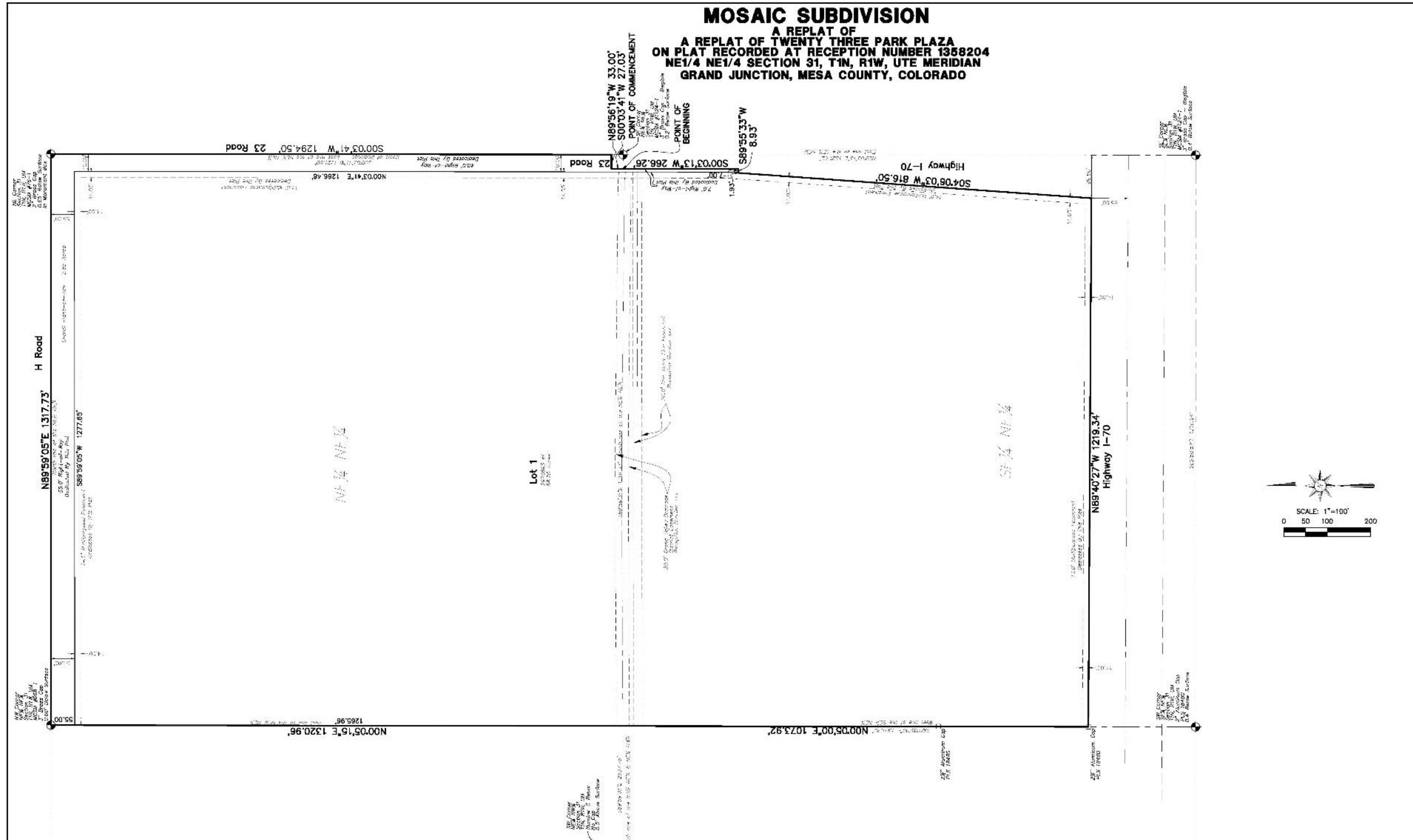
**CIAVONNE, ROBERTS & ASSOCIATES, INC.**  
LAND PLANNING AND  
LANDSCAPE ARCHITECTURE  
222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciavonne.com  
970-241-0745 (P) 970-241-0765 (FX)

# MOSAIC PLANNED DEVELOPMENT ILLUSTRATIVE



# MOSAIC SUBDIVISION

A REPLAT OF TWENTY THREE PARK PLAZA  
ON PLAT RECORDED AT RECEPTION NUMBER 1358204  
NE1/4 NE1/4 SECTION 31, T1N, R1W, UTE MERIDIAN  
GRAND JUNCTION, MESA COUNTY, COLORADO



**AREA SUMMARY**

LOTS	= 68.20 Acres	95.99%
ROAD ROW	= 2.85 Acres	4.01%
<b>TOTAL</b>	<b>= 71.05 Acres</b>	<b>100.00%</b>

NOTES: 1. REFER TO PREVIOUS PLATS FOR ANY UNRESOLVED SURVEY ISSUES.  
2. THIS PLAT IS A REPLAT OF THE PREVIOUS PLAT AND DOES NOT REPRESENT A NEW SURVEY.  
3. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.  
4. ALL BEARINGS ARE IN DEGREES, MINUTES AND SECONDS.  
5. THIS PLAT IS SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY SHOWN THEREON.

- LEGEND**
- ⊙ ALIQUOT SURVEY MARKER, AS NOTED
  - SET 2" ALUMINUM CAP ON 30" No. 5 REBAR, PLS 24953
  - NTS NOT TO SCALE
  - FOUND REBAR, AS NOTED
  - ▲ IRK NAIL, SET IN PAVING
  - DURABLE CAP ON No. 5 REBAR TO BE SET AT ALL LOT CORNERS, PRIOR TO SALE OF ANY LOTS, TO COMPLY WITH CRS-38-01-100
  - Δ DELTA ANGLE OF ARC
  - R RADIUS OF ARC
  - L LENGTH OF ARC
  - Ch CHORD DISTANCE OF ARC
  - Bis BISECTING BEARING OF ARC
  - E EQUAL SYMBOL
  - ⊙ STATE HIGHWAY SYMBOL
  - US UNITED STATES
  - CRS COLORADO REVENUE STATUTES
  - PLS USED IN LEGAL DOCUMENTS (LATIN - ONE HALF)
  - PLS PROFESSIONAL LAND SURVEYOR
  - No. NUMBER
  - LLC LIMITED LIABILITY COMPANY
  - A.D. ANNO DOMINI
  - ± MORE OR LESS
  - DEGREES (ANGULAR)
  - ' MINUTES (ANGULAR) OR FEET (LINEAR)
  - '' SECONDS (ANGULAR) OR INCHES (LINEAR)
  - MCSM MESA COUNTY SURVEY MARKER
  - BLM BUREAU OF LAND MANAGEMENT
  - R/W RIGHT-OF-WAY
  - CDOT COLORADO DEPARTMENT OF TRANSPORTATION

**SURVEYOR'S CERTIFICATION**

I, Jeffrey C. Fletcher, do hereby certify that the accompanying plat of MOSAIC SUBDIVISION, a subdivision of a part of the City of Grand Junction, Colorado, has been prepared under my direct supervision and represents a field survey of some. To the best of my knowledge and belief, this plat conforms to the requirements for subdivisions as specified in the City of Grand Junction Development code and conforms to the standards of practice, statutes, and rules of the State of Colorado. This survey is not a guaranty or warranty, either expressed or implied.



**MOSAIC SUBDIVISION**  
LOCATED IN  
E 1/4 NE 1/4 SECTION 31  
T1N, R1W, UTE MERIDIAN  
GRAND JUNCTION, MESA COUNTY, COLORADO

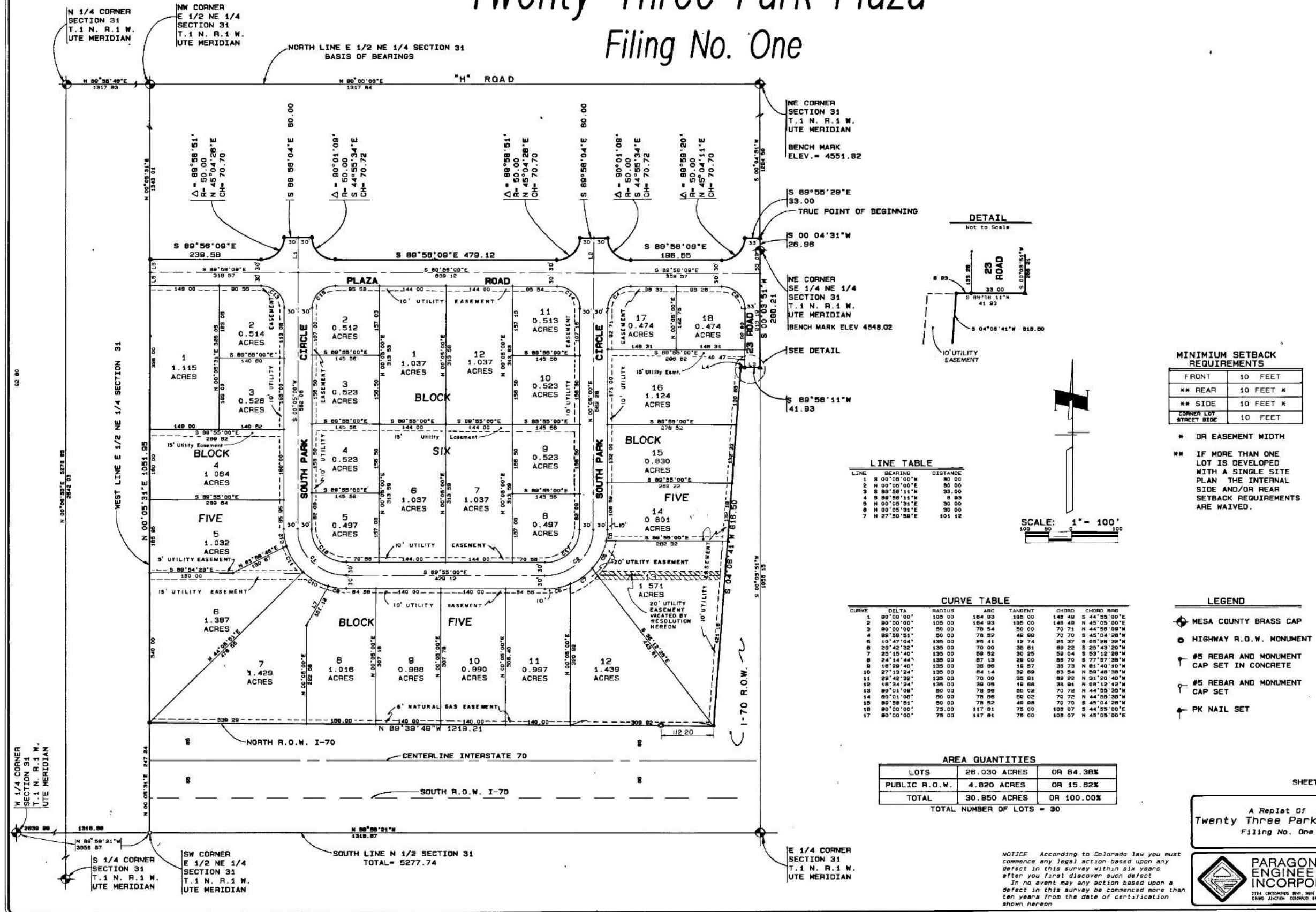
**High Desert Surveying, LLC**  
1673 Highway 50 Unit C  
Grand Junction, Colorado 81503  
Telephone: 970-254-8649 Fax 970-241-0451

PROJ. NO. 17-98	SURVEYED	DRAWN	CHECKED	BY	DATE
DATE: July 2018	JCF/bcb	ecr	ecr	JCF	1

Proposed Subdivision Replat into one lot

# Rights-of-Way Vacation and Easement Abandonment Exhibit

## A Replat Of Twenty Three Park Plaza Filing No. One





**View of property from 23 Road Overpass**



**View of property looking west from G  $\frac{3}{4}$  Road (Plaza Road ROW)**



**View of property looking southwest from H Road & 23 Road intersection**



**View of property looking southeast from H Road, near Bookcliff Ranches Subdivision**



**View of property looking east from G  $\frac{3}{4}$  Road in the Bookcliff Ranches Subdivision**

**David Thornton**

---

**From:** David Thornton  
**Sent:** Tuesday, July 10, 2018 2:49 PM  
**To:** 'Gladys Kelher'; Trenton Prall  
**Cc:** Jamie Beard  
**Subject:** RE: 23 Rd Development

Ms. Kelher,

Thank you for your interest and inquiry. I wish I had more news about the sewer other than to say that things are still in process. Jamie Beard, Assistant City Attorney is working on the easements (I have copied her on this email) and she may be able to provide updated information as we continued forward through this process.

Regarding the Mosaic Development, the applicant continues to move through the development review process and zoning and development considerations are anticipated to go to public hearing soon, possibly in late August with the Planning Commission. When scheduled, public notice of the hearing will be sent by mail to property owners within 500 feet of the development.

Thanks again and thanks for asking,

Dave

---

**From:** Gladys Kelher [mailto:mkelher@bresnan.net]  
**Sent:** Tuesday, July 10, 2018 11:32 AM  
**To:** David Thornton <davidt@gjcity.org>; Trenton Prall <trentonp@gjcity.org>  
**Subject:** 23 Rd Development

Hi David:

As you recall, I'm one of the homeowners in the Bookcliff Ranches Subdivision that worked with the city with the easement necessary to extend the sewer from the proposed development at H and 23 Road to the Plant.

It seemed that all was in order except for one of our homeowners, the Perry's. I was wondering if, in fact, that issue has been taken care of? And then what are the latest in the plans for moving forward with the development? I would appreciate an update.

Thanks  
Gladys Kelher  
760 Foxfire Ct  
241-6770

Sent from [Mail](#) for Windows 10

## David Thornton

---

**From:** Douglas Gilliland <douglasg33@aol.com>  
**Sent:** Wednesday, December 13, 2017 6:52 AM  
**To:** David Thornton; 'Ted'; 'Mark Austin'  
**Cc:** Rick Dorris; Trenton Prall; Tamra Allen; Douglas Gilliland  
**Subject:** RE: Mosaic Planned Development comments

David

Thanks to you and Ted for your comments and input. Ted and I will put together a response to the Kelhers. Their concerns are normal and under some circumstances very reasonable.

As you know we have met several times with neighbors (and in particularly with residents of Book Cliff). The message from us as land owners has always been consistent. They may have attended one of those meetings, and we welcome more conversations with them. The land is currently zoned industrial, not residential or agricultural. The residents have steadfastly provided feedback that given the choice between us developing warehouses with heavy truck traffic at their doorstep, they would prefer a residential use.

With that in mind, we have analyzed what kind of residential community we would need to create that would make it reasonable for us to abandon the industrial use. We have also taken a hard look at residential trends in the region. We have noted that this type of well-maintained higher density community that provides reasonably priced homes (200's to 400's) should be well received by home buyers. In response to the families in Book Cliff, we have placed the larger 60' lots along the property that adjoins them. We have removed the multi-family that at one time adjoined them and replaced it with a storage use. As you know, I-70 is our south property line and we don't think putting low density residential adjacent to it is a good idea. In addition, we have abandoned the roads system that would have increased truck and auto traffic into their neighborhood.

Our plan is to create a wonderful community that we have named Mosaic. It is a unique planned community that will provide quality homes and a very nice open space (11 ac). This area will include walkways, organic gardens and a community pool/ gathering center. There will be very nicely landscaped entryways that are maintained by a home owners association. Very importantly, we want to make Mosaic the first planned community that is "zero-energy capable" in Grand Junction (actually in all of Colorado). We think lots of quality families young and old will really enjoy the life style we are planning. Our similar community in Austin Texas was just recognized as the nations' Community of the Year' by Green Home Builder Magazine. ( Go to this link to see the article;

<http://penpubinc.com/magazine/online/2017/GHB/NovDec/>

). I think there may be similar recognition for Mosaic and Grand Junction when we get the program going).

As you know, most of the land uses along I-70 are commercial or industrial. It is unfortunate that the early owners of the land at Book Cliff decided to change the initial industrial zoning to large lot residential. It is out of place in our opinion. It shouldn't be a surprise to them that this type of land use should take place adjacent to them. In fact, if they looked at the Grand Junction future land use plan, they would see that this use is very compatible with the vision of the city planners.

As I said, we will provide a response to them, but to her request that we compromise our use, we can't agree. If we were forced to take that course, we would keep the zoning we have and pursue a completely different plan that is far less compatible with their land use. The value of their properties would be dramatically impacted. In addition, if that happened, all of the work we have done with the city to bring sewer service to the northside would probably not take

place for years to come. In reality, they will greatly benefit from having the sewer extension. Their quality of life will improve and the new sewer system will add value to their properties.

I am always available for discussion and look forward to seeing you and your team on the 20<sup>th</sup>.

Best Regards,

DOUGLAS GILLILAND  
PRESIDENT  
TAURUS OF TEXAS HOLDINGS GP, LLC



**Taurus Investment Holdings, LLC**

9509 Lighthearted Drive  
Whisper Valley, Texas 78653  
Cell: 817-999-4828  
Email: [dgilliland@tihadings.com](mailto:dgilliland@tihadings.com)  
[www.tihadings.com](http://www.tihadings.com)

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**From:** David Thornton [mailto:[davidt@gjcity.org](mailto:davidt@gjcity.org)]  
**Sent:** Tuesday, December 12, 2017 1:29 PM  
**To:** Ted <[ted@ciavonne.com](mailto:ted@ciavonne.com)>; Douglas Gilliland <[douglasg33@aol.com](mailto:douglasg33@aol.com)>; Mark Austin <[Marka@austincivilgroup.com](mailto:Marka@austincivilgroup.com)>  
**Cc:** Rick Dorris <[rickdo@gjcity.org](mailto:rickdo@gjcity.org)>; Trenton Prall <[trentonp@gjcity.org](mailto:trentonp@gjcity.org)>; Tamra Allen <[tamraa@gjcity.org](mailto:tamraa@gjcity.org)>  
**Subject:** RE: Mosaic Planned Development comments

Ted,

I agree. In our community's new "normal" with subdivision development and citizens participating in that review and approval process in expanded ways, you raise very important concerns and questions. We can clearly collect comments and send them formally to you as part of the Review Comments, we typically do anyways. As you mentioned this particular email has a wide array of comments so my forwarding them to you early hopefully helps you sooner, rather than later to know how you would respond. Thus, I will leave it to you as to how you want to respond, individually to Mrs. Kelher or not. Bookcliff Ranches residents have had a unique role in your process over the past couple of years as this project as moved forward, they seem to expect a continued personalized attention everyone has been giving them.

Your call,

Dave

---

**From:** Ted [mailto:[ted@ciavonne.com](mailto:ted@ciavonne.com)]  
**Sent:** Tuesday, December 12, 2017 12:08 PM

**To:** David Thornton <[davidt@gjcity.org](mailto:davidt@gjcity.org)>; Douglas Gilliland <[douglasg33@aol.com](mailto:douglasg33@aol.com)>; Mark Austin <[Marka@austincivilgroup.com](mailto:Marka@austincivilgroup.com)>  
**Cc:** Rick Dorris <[rickdo@gjcity.org](mailto:rickdo@gjcity.org)>; Trenton Prall <[trentonp@gjcity.org](mailto:trentonp@gjcity.org)>  
**Subject:** RE: Mosaic Planned Development comments

Dave,

It is unusual for me to field individual questions as they come in on a project. In the past it has been more typical for letters and comments to be collected by staff, provided with the Review Comments, and either addressed with our Response to Comments OR addressed at a Public Hearing. My concern is NOT to avoid answering questions, but rather that they could continually 'dribble in' to you / us and responding as they arrive is quite inefficient. So my question to you is – Can you collect questions / comments and bundle them in with your Review Comments for us to address ... or are we to deal with each letter as it is received and forwarded to us? I will note that this particular letter requires input and feedback from many people, and it will take a while to circulate for responses.

Please advise.

Ted Ciavonne, PLA

Ciavonne Roberts & Associates, Inc.  
**LAND PLANNING AND LANDSCAPE ARCHITECTURE**  
222 N. 7<sup>th</sup> Street  
Grand Junction, CO 81501  
Ph (970) 241-0745  
[ted@ciavonne.com](mailto:ted@ciavonne.com)  
[www.ciavonne.com](http://www.ciavonne.com)

---

**From:** David Thornton [<mailto:davidt@gjcity.org>]  
**Sent:** Tuesday, December 12, 2017 9:19 AM  
**To:** Ted <[ted@ciavonne.com](mailto:ted@ciavonne.com)>; Douglas Gilliland <[douglasg33@aol.com](mailto:douglasg33@aol.com)>; Mark Austin <[Marka@austincivilgroup.com](mailto:Marka@austincivilgroup.com)>  
**Cc:** Rick Dorris <[rickdo@gjcity.org](mailto:rickdo@gjcity.org)>; Trenton Prall <[trentonp@gjcity.org](mailto:trentonp@gjcity.org)>  
**Subject:** FW: Mosaic Planned Development comments

Ted,

If you could please address these concerns and respond to the Mrs. Kelher and copy me. Thanks,

Dave

---

**From:** David Thornton  
**Sent:** Tuesday, December 12, 2017 9:17 AM  
**To:** 'Gladys and Mike Kelher' <[mkelher@bresnan.net](mailto:mkelher@bresnan.net)>  
**Subject:** RE: Mosaic Planned Development comments

Thanks for your comments and concerns. I will send this on to the developer's team.

Thanks Again,

Dave



David Thornton, ACIP  
Principal Planner  
970-244-1450

---

**From:** Gladys and Mike Kelher [<mailto:mkelher@bresnan.net>]  
**Sent:** Monday, December 11, 2017 4:04 PM  
**To:** David Thornton <[davidt@gjcity.org](mailto:davidt@gjcity.org)>  
**Subject:** Mosaic Planned Development comments

Regarding the above development, we are not opposed to the concept of the development but we are concerned greatly about the *extreme* density, especially as it neighbors Bookcliff Ranches where homes are on 2 acres. We would hope that there could be some "transition" or "feathering" of bigger lots as they but up against our properties with increased density as it moves to the east.

We would like to see the elimination of the apartments along I-70. Apartment means, to us, a transitional, mobile population which would not be desirable. We would prefer that, at the least, the density be cut in half. Better would be to replace the rented apartments with townhouses or condos that are FHA approved. With buying, it would seem to imply a more permanent, long-term resident.

Reduce by half (or double the lot size) of the number of single-family homes along our Bookcliff Ranches property and on the other side of the street. That would give a bigger property size that would "transition" from our 2 acres somewhat.

Concerns:

1. How will the intersection of 23 and H be addressed with the increase in traffic?
2. Will there be turn lanes along we and along H road for entering and exiting the development?
3. Will there be sidewalks along both 23 and H road for the foot traffic
4. How will the development deal with the irrigation ditch that bring water to our subdivision—will it be covered, left open, etc. With one entrance off of H Road, the ditch will have to be crossed.
5. How will you address the intersection of the I-70 frontage road and 23 Road just to the north of the overpass. That already has blind spots and will be troublesome with more traffic.
6. That detention pond is **MUST** regardless of other changes to the plans in order to protect the homeowners in Bookcliff Ranches.
7. What kind of noise barrier will there be between the Mosaic development and property owners of Bookcliff Ranches along that east side?
8. What are your plans for irrigation water?
9. What will be the price range for the various residential types? We certainly **DO NOT** want low income. Want to know the price point for the homes, although I understand market will determine some of it but they developers must have some range in mind.

This dense development will have a severe impact on the schools, fire, police and/or sheriff departments.

Bottom line.....this proposal as it is now is **JUST TOO DENSE** for our satisfaction and I believe that there is a compromise that is possible for both the developers and for what will be in our best interest so that the property values of our homes are not impacted in a negative way.

Gladys and Mike Kelher  
760 Foxfire Ct



## David Thornton

---

**From:** David Thornton  
**Sent:** Thursday, November 30, 2017 2:48 PM  
**To:** 'Gladys and Mike Kelher'  
**Subject:** RE: Mosaic Planned Development 23 Rd  
**Attachments:** 1-Development Application Mosaic.pdf; 4b-Mosaic Subdivision Illustrative.pdf; 16-Prelim Subdivision Plan.pdf

Gladys,

Good afternoon, yes I came to your house with Trent. How are you. Thanks for your continued interest in this project.

I will try to answer your questions below.

I have attached some drawings and information on the project for you to review. Currently we don't have a means for you to review the plans online. Please email me your comments or questions.

ROW stands for Right-of-Way and yes the current plat located on the southern portion of the property needs to be vacated with ROW and easements vacated as part of that. New ROW and easements would be dedicated for any new development that is approved for the site.

I hope that clarifies. Please let me know if there is anything else.

Thanks,  
Dave

244-1450

---

**From:** Gladys and Mike Kelher [mailto:mkelher@bresnan.net]  
**Sent:** Wednesday, November 29, 2017 3:25 PM  
**To:** David Thornton <davidt@gjcity.org>  
**Subject:** Mosaic Planned Development 23 Rd

Hi Dave:

I think you came to our house with Trent Prall talking about the sewer extension easements. Anyway, We got the notice of application regarding the planned development of the lots to the east of our Bookcliff Ranches Subdivision.

Is there a way to see the proposed development plans online? In our last communication from Trent regarding the sewer easement, he did include an updated illustrative layout. Is that the same thing as the proposed development plan? Can we make comments online or do we need to actually come into city hall to see and do this?

Also, please explain to me what is meant by the last sentence on the notice that says: "This project also includes vacating a subdivision Plat with ROW and easements." I don't know what ROW stands for and I'm making the assumption that this means to do away with any previous plats/plans made for those lots. But please clarify.

As you can tell, I'm really clueless about all of this so appreciate any help and clarification you can provide.

Thanks  
Gladys and Mike Kelher

## David Thornton

---

**From:** Diane Atchison <dianeatch@hotmail.com>  
**Sent:** Wednesday, January 31, 2018 8:30 AM  
**To:** David Thornton  
**Subject:** ANX-2017-560/VAC-2017-561/PLD-2017-562

Dear Sir,

I would like to share my tho'ts on the planned development next to my home. Forgive me if my letter is not standard, for this is my first time writing one of these.

I am adamantly opposed to the current proposed plan for the land. I moved into this particular subdivision because the homes all had at least two acres. Which means it is not crowded. There are no high density subdivisions in our area. Matter of fact, you have to go several miles to find a high density subdivision.

I strongly recommend that the land next door to Bookcliff Ranches subdivision be at least comparable to what is in the immediate vicinity to maintain the area.

Please, reconsider the plans.

Thank you, kindly, for your consideration in this matter.

Sincerely,

Mrs. Atchison

2272 G 3/4 Rd.

Grand Junction, Co. 81505

***"God who gave us life gave us liberty. ??And can the liberties of a nation be thought secure when we have removed their only firm basis, a conviction in the minds of the people that these liberties are a gift from God?" ??Thomas Jefferson, 1781, Jefferson's notes on the State of Virginia, Query XVIII***

**David Thornton**

---

**From:** David Thornton  
**Sent:** Friday, January 05, 2018 10:52 AM  
**To:** 'BARBARA BYRNE'  
**Subject:** RE: Development at 23 & H Roads  
**Attachments:** 4b-Mosaic Subdivision Illustrative.pdf

Good Morning Barbara,

Here is a, illustrative drawing of the proposed development. This area at 23 Road and H Road is in line for much growth in the future as the City grows in ways identified in the City's Comprehensive Plan adopted in 2010. The City will likely see a lot of growth in the Appleton area in the coming years.

Thanks for your interest in our community.

Dave

David Thornton, ACIP  
Principal Planner  
Community Development Department  
City of Grand Junction

---

**From:** BARBARA BYRNE [mailto:bjbyrne3@msn.com]  
**Sent:** Friday, January 05, 2018 10:16 AM  
**To:** David Thornton <davidt@gjcity.org>  
**Subject:** Development at 23 & H Roads

Good Morning David, I talked to you yesterday, Thursday 1/4/18, to ask about the development at 23 & H Roads. Again I live just north of 23 & I 1/4 roads, but pass this development area daily. If you could send me what you know about the development as you stated yesterday that would be great. My email address: [bjbyrne3@msn.com](mailto:bjbyrne3@msn.com)

Thanks for the information,  
Barbara Byrne

**David Thornton**

---

**From:** Trenton Prall  
**Sent:** Wednesday, December 27, 2017 6:24 PM  
**To:** crawfordbeatrice@gmail.com  
**Cc:** Jamie Beard; Anthony Lee Cooper; David Thornton  
**Subject:** 23 Road Sewer Trunk Extension / followup to 12/11/17 meeting

Bent and Beatrice,

As followup to our 12/11/17 meeting, the developer is working on language that would provide the requested **assurance** that the portion of the property to the east of your property **will always be open or a detention basin**.

The development is in for review and I will followup with more details on **fencing options** buffering Mosiac development from Bookcliff Ranches upon City Principal Planner Dave Thornton's return early next week. In regards to **price points** I would suggest you contact Doug Gilliland directly; in a meeting last week he did remember previous discussions with you. He can be reached at 817-788-1000 or dgilliland@tiholdings.com.

We are still pushing to get the sewer constructed this Spring.

Thank you!

Trent Prall, PE  
Public Works Director / Manager  
City of Grand Junction / 5-2-1 Drainage Authority  
970-256-4047 / 970-201-6384

**David Thornton**

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**From:** David Thornton  
**Sent:** Tuesday, December 12, 2017 12:16 PM  
**To:** 'Steve Root'  
**Subject:** RE: connectivity  
**Attachments:** 4b-Mosaic Subdivision Illustrative.pdf; 4a- Final General Project Report.pdf

Steve,

Here is the current proposal for the property.

Dave

David Thornton, AICP  
Principal Planner  
Community Development Department  
970-244-1450

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**From:** Steve Root [mailto:steveroot67@yahoo.com]  
**Sent:** Tuesday, December 12, 2017 10:22 AM  
**To:** David Thornton <davidt@gjcity.org>  
**Subject:** connectivity

Dave, thanks for returning my call. If we are connected I will request info.

Steve Root



Nov 27, 2017

John Mead  
804 Meese Rd

HAD

QUESTIONS ABOUT Mosaic  
PLANNED DEVELOPMENT

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PHONE CONVERSATION

4



**David Thornton**

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**From:** Amy Aragon <aragon@keyhr.net>  
**Sent:** Thursday, November 30, 2017 3:40 PM  
**To:** David Thornton  
**Subject:** RE: Mosaic Planned Development Notice

Thank you, that was helpful -Amy

Amy Aragon  
Key Human Resources  
970-248-9322

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**From:** David Thornton [mailto:davidt@gjcity.org]  
**Sent:** Thursday, November 30, 2017 3:28 PM  
**To:** Amy Aragon  
**Subject:** RE: Mosaic Planned Development Notice

Amy,

We have nothing local, but they do development throughout the Country and Whisper Valley in Austin Texas (at a much smaller scale) is their example of what they want to do here with ecofriendly and net-zero homes using geothermal energy, etc. It is actually pretty exciting to see what is available out there in the world and perhaps Grand Junction will get to see this first hand.

Check out this link  
<http://www.whispervalleyaustin.com/>

Dave

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**From:** Amy Aragon [mailto:aragon@keyhr.net]  
**Sent:** Thursday, November 30, 2017 2:49 PM  
**To:** David Thornton <davidt@gjcity.org>  
**Subject:** RE: Mosaic Planned Development Notice

Thank you for the information. Is there any developments in Grand Junction that they are modeling this Mosaic Development after that I can drive through?

Amy Aragon  
Key Human Resources  
970-248-9322

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**From:** David Thornton [mailto:davidt@gjcity.org]  
**Sent:** Thursday, November 30, 2017 2:29 PM  
**To:** Amy Aragon  
**Subject:** RE: Mosaic Planned Development Notice

Hi Amy,

I have attached some information and drawings that should help you understand what is being proposed. Any questions or comments can be emailed to me. Thanks,

Dave

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**From:** Amy Aragon [<mailto:aragon@keyhr.net>]

**Sent:** Thursday, November 30, 2017 11:58 AM

**To:** David Thornton <[davidt@gjcity.org](mailto:davidt@gjcity.org)>

**Subject:** Mosaic Planned Development Notice

Hi David,

I received the notice attached. I would like more information about the planned development as well as how I submit my request/concerns.

Thank you -Amy

Amy Aragon  
Key Human Resources  
970-248-9322