

**GRAND JUNCTION CITY COUNCIL
READINESS SESSION**

**MONDAY, JULY 16, 2012, 5:00 P.M.
CITY AUDITORIUM
250 N. 5TH STREET**

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

- 1. North Avenue Zoning Overlay District and Planning Update:** As part of the City's efforts to help revitalize North Avenue business and streetscape, the City Council appointed an advisory committee earlier this year. Also over the past few months a North Avenue business group has organized on its own to look at ways to revitalize the corridor. At this readiness session Council will be briefed on this planning work. Staff is seeking City Council's input on what has been accomplished to date and future direction. [Attach R-1](#)
- 2. Greater Downtown Plan Update:** City Council gave Staff direction at its September 19, 2011 workshop to move forward with a planning process for a Greater Downtown Plan. Since then, Staff has been working on development of the Plan, including technical committee meetings, meetings with individual property owners, community groups and two public open houses. [Attach R-2](#)



Date: July 3, 2012
Author: David Thornton, Principal
Planner
Title/ Phone Ext: 244-2450

Proposed Meeting Date:
July 16, 2012

**CITY COUNCIL STAFF REPORT
READINESS SESSION
Attach R-1**

Topic: North Avenue Zoning Overlay District and Planning Update

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

Summary:

As part of the City's efforts to help revitalize North Avenue business and streetscape, the City Council appointed an advisory committee earlier this year. Also over the past few months a North Avenue business group has organized on its own to look at ways to revitalize the corridor. At this readiness session Council will be briefed on this planning work. Staff is seeking City Council's input on what has been accomplished to date and future direction.

Background, Analysis and Options:

The North Avenue Advisory Committee has been meeting monthly since February to work on a Zoning Overlay district for North Avenue and learn about various funding tools that are available that can help implement the vision of the corridor as defined by the community and established in the North Avenue Corridor Plans competed in 2007 and 2011.

The vision of the North Avenue corridor as developed by the 2007 and 2011 North Avenue Corridor Plans is to create a corridor with a sense of place ("Placemaking") that people want to come back to and not just pass through. It is a corridor that provides a vibrant mix of uses including, retail, office, residential, medical, employment centers and supportive of a university, public spaces and sports facilities.

At this workshop several people will present to City Council the progress made to date on planning North Avenue. In addition to staff, a representative from the North Avenue Advisory Committee, a representative from the North Avenue business group and City Council representative Sam Susuras will brief Council. Topics that will be presented include the following.

- North Avenue today – existing conditions and examples from other city's
- The vision of the corridor and overlay zoning
- The work of the North Avenue Advisory Committee
- The work of the Technical Advisory Committee
- The work of the North Avenue business group
- The draft Zoning Overlay District for North Avenue
- Next Steps

Board or Committee Recommendation:

NA

Financial Impact/Budget:

NA

Legal issues:

NA

Other issues:

NA

Previously presented or discussed:

On February 13, 2012, City Council appointed a group of North Avenue business and land owners to work together as the North Avenue Advisory Committee. The Committee's charge is to create an acceptable zoning overlay district which implements the vision of the North Avenue Corridor and consider acceptable implementation tools that will help build a future corridor that support the many existing and future land uses along North Avenue including identifying existing roadblocks to development and redevelopment..

Attachments:

Handouts and additional information will be available and given to City Council at the meeting.



Date: July 9, 2012
Author: Kristen Ashbeck
Title/ Phone Ext: Senior Planner /
x 1491
Proposed Meeting Date:
July 16, 2012

**CITY COUNCIL STAFF REPORT
READINESS SESSION
Attach R-2**

Topic: Greater Downtown Plan Update

Staff (Name & Title): Tim Moore, Public Works and Planning Director
Kathy Portner, Neighborhood Services Manager

Summary: City Council gave Staff direction at its September 19, 2011 workshop to move forward with a planning process for a Greater Downtown Plan. Since then, Staff has been working on development of the Plan, including technical committee meetings, meetings with individual property owners, community groups and two public open houses.

Recent Actions:

- 1) In conjunction with the Chamber of Commerce, a meeting was held on June 28, 2012 to discuss the proposed corridor overlay zoning.
 - All owners of properties potentially impacted by the overlay were invited.
 - Approximately 35 persons attended
 - Staff presented a detailed explanation of the goals of the overlay, details of the proposed design standards and guidelines and provided examples of how it will be implemented as development/redevelopment occurs in the Greater Downtown corridor areas.
 - The proposed Future Land Use and Zoning Maps were also available for review and staff discussed questions and concerns with individual property owners.
- 2) Draft Greater Downtown Plan and Greater Downtown Plan Zoning Overlay reports and the Future Land Use and Zoning Maps made available to public for review on July 2, 2012 (press release, documents on City web site)
- 3) Hearing Schedule:
 - Grand Junction Planning Commission – July 24, 2012
 - Mesa County Planning Commission – August 9, 2012 (due to minor changes to Future Land Use Map for unincorporated properties and minor change to the text of the Comprehensive Plan)
 - Grand Junction City Council – First Reading August 1, 2012; 2nd Reading/Hearing August 15, 2012

Previously presented or discussed:

City Council has reviewed progress of the Greater Downtown Plan at several workshops over the last 6 months.

Attachments: N/A