



**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
TUESDAY, SEPTEMBER 11, 2012, 6:00 PM**

Call to Order

Welcome. Items listed on this agenda will be given consideration by the City of Grand Junction Planning Commission. Please turn off all cell phones during the meeting.

If you wish to speak, please sign in prior to coming up to the podium. Sign in sheets are located at the back of the auditorium. In an effort to give everyone who would like to speak an opportunity to provide their testimony, we ask that you try to limit your comments to 3-5 minutes. If someone else has already stated your comments, you may simply state that you agree with the previous statements made. Please do not repeat testimony that has already been provided. Inappropriate behavior, such as booing, cheering, personal attacks, applause, verbal outbursts or other inappropriate behavior, will not be permitted.

Copies of the agenda and staff reports are located at the back of the auditorium.

Announcements, Presentations and/or Prescheduled Visitors

Consent Agenda

Items on the consent agenda are items perceived to be non-controversial in nature and meet all requirements of the Codes and regulations and/or the applicant has acknowledged complete agreement with the recommended conditions.

The consent agenda will be acted upon in one motion, unless the applicant, a member of the public, a Planning Commissioner or staff requests that the item be removed from the consent agenda. Items removed from the consent agenda will be reviewed as a part of the regular agenda. Consent agenda items must be removed from the consent agenda for a full hearing to be eligible for appeal or rehearing.

1. Minutes of Previous Meetings

None available at this time.

[Attach 1](#)

2. Rohner Annexation – Zone of Annexation

[Attach 2](#)

Request a recommendation of approval to City Council to zone .44 acres from County RSF-4 (Residential Single Family 4 du/ac) to a City R-4 (Residential 4 du/ac) zone district for jurisdiction to replat a Condo to a Simple Subdivision per the Persigo Agreement.

FILE #: ANX-2012-374
APPLICANT: Jo Ann Rohner and Goode Family Trust
LOCATION: 249 Abraham Avenue #1 and #2
STAFF: Lori Bowers

***** END OF CONSENT CALENDAR *****

***** ITEMS NEEDING INDIVIDUAL CONSIDERATION *****

Public Hearing Items

On the following item(s) the Grand Junction Planning Commission will make the final decision or a recommendation to City Council. If you have an interest in one of these items or wish to appeal an action taken by the Planning Commission, please call the Planning Division (244-1430) after this hearing to inquire about City Council scheduling.

3. Grand Junction Regional Airport Master Plan – Institutional & Civic Facilities Master Plan

[Attach 3](#)

Request a recommendation of approval to City Council of an Institutional and Civic Facility Master Plan for the Grand Junction Regional Airport.

FILE #: FMP-2012-255
APPLICANT: Rex Tippetts – Grand Junction Regional Airport Authority
LOCATION: 2810 H Road
STAFF: Lori Bowers

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

Attach 1
Minutes of Previous Meetings

None available at this time.

**Attach 2
Rohner Annexation**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: September 11, 2012
PRESENTER: Lori V. Bowers

AGENDA TOPIC: Rohner Zone of Annexation – ANX-2012-374

ACTION REQUESTED: Recommendation to City Council on a Zone of Annexation.

<i>STAFF REPORT / BACKGROUND INFORMATION</i>			
Location:		249 Abraham Avenue	
Applicants:		Robert and Jo Ann Rohner / Goode Family Trust	
Existing Land Use:		Residential Condominium	
Proposed Land Use:		Residential Single-Family Attached	
Surrounding Land Use:	North	Elementary School	
	South	Residential	
	East	Residential	
	West	Residential	
Existing Zoning:		County RSF-4	
Proposed Zoning:		R-4 (Residential – 4 units)	
Surrounding Zoning:	North	County RSF-4	
	South	County RSF-4	
	East	County RSF-4	
	West	County RSF-4	
Future Land Use Designation:		Residential Medium Low	
Zoning within density range?		X	Yes
			No

PROJECT DESCRIPTION: A request to zone the 1.63 acre Rohner Annexation, consisting of one parcel located at 249 Abraham Avenue, to an R-4 (Residential – 4 units) zone district.

RECOMMENDATION: Recommend approval to the City Council of the R-4 (Residential – 4 units) zone district.

ANALYSIS:

1. Background:

The 1.63 acre Rohner Annexation consists of one parcel located at 249 Abraham Avenue. The property owners have requested annexation into the City and a zoning of R-4. Under the 1998 Persigo Agreement all proposed development within the Persigo Wastewater Treatment boundary requires annexation and processing in the City.

Under the 1998 Persigo Agreement with Mesa County, the City shall zone newly annexed areas with a zone that is either identical to current County zoning or conforms to the City's Comprehensive Plan Future Land Use Map. The proposed zoning of R-4 conforms to the Future Land Use Map, which has designated the properties as Residential Medium Low.

2. Section 21.02.140(a) of the Grand Junction Municipal Code:

Zone of Annexation: The requested zone of annexation to the R-4 (Residential – 4 units) zone district is consistent with the Comprehensive Plan designation of Residential Medium Low. The existing County zoning is RSF-4 (Residential Single Family – 4 units per acre). Section 21.02.160(f) of the Grand Junction Municipal Code, states that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. Generally, future development should be at a density equal to or greater than the allowed density of the applicable County zoning district.

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

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

Response: The annexation is triggered by the Persigo Agreement. The applicants wish to subdivide their property and change its status from a condominium to single-family attached units.

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

Response: The character or conditions of the area has not changed, but the applicants wish to subdivide their property. This subdivision will be consistent with the requirements of the Persigo Agreement.

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

Response: The residential structure already exists and is adequately served by public utilities.

(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

Response: N/A

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

Response: N/A

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Rohner Annexation, ANX-2012-374, for a Zone of Annexation, I recommend that the Planning Commission make the following findings of fact and conclusions:

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

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the R-4 (Residential – 4 units) zone district for the Rohner Annexation, ANX-2012-374 to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

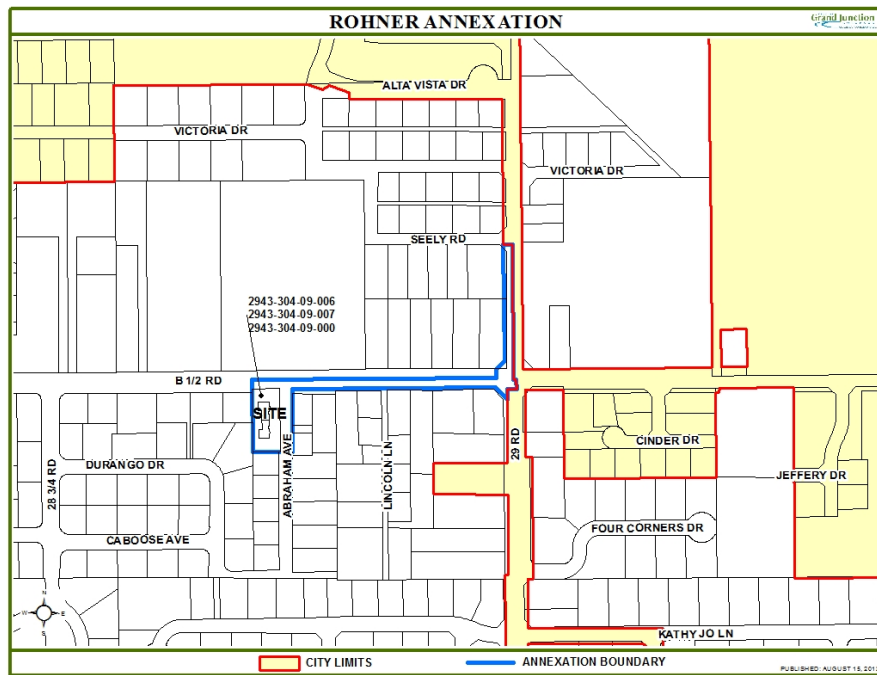
Mr. Chairman, on the Rohner Zone of Annexation, ANX-2012-374, I move that the Planning Commission forward to the City Council a recommendation of approval of the R-4 (Residential – 4 units) zone district for the Rohner Annexation with the facts and conclusions listed in the staff report.

Attachments:

Annexation Map / Aerial Photo Map
Comprehensive Plan Map / Existing City and County Zoning Map
Zoning Ordinance

Annexation Map

Figure 1



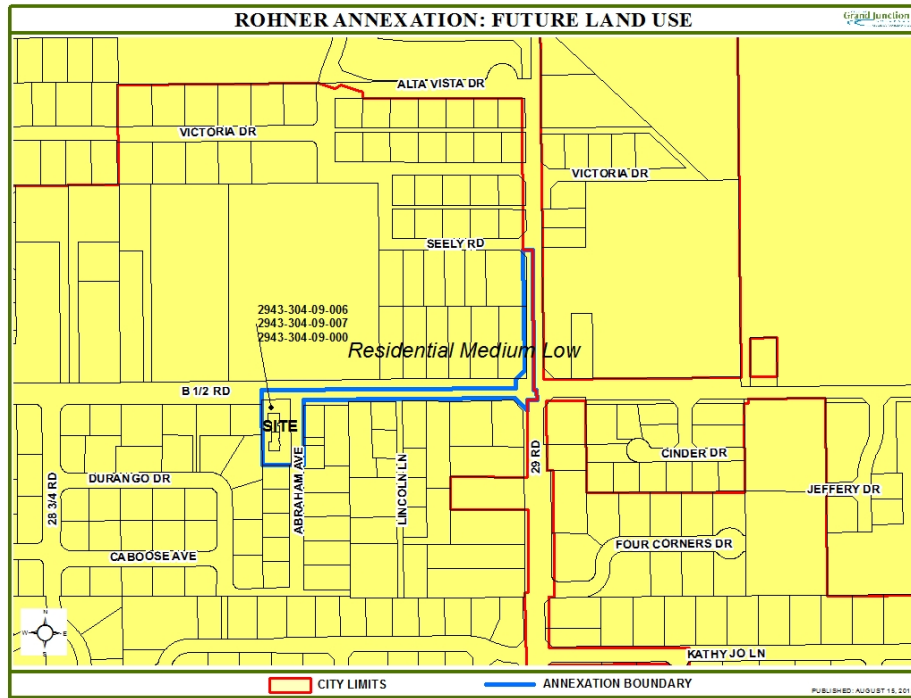
Aerial Photo Map

Figure 2



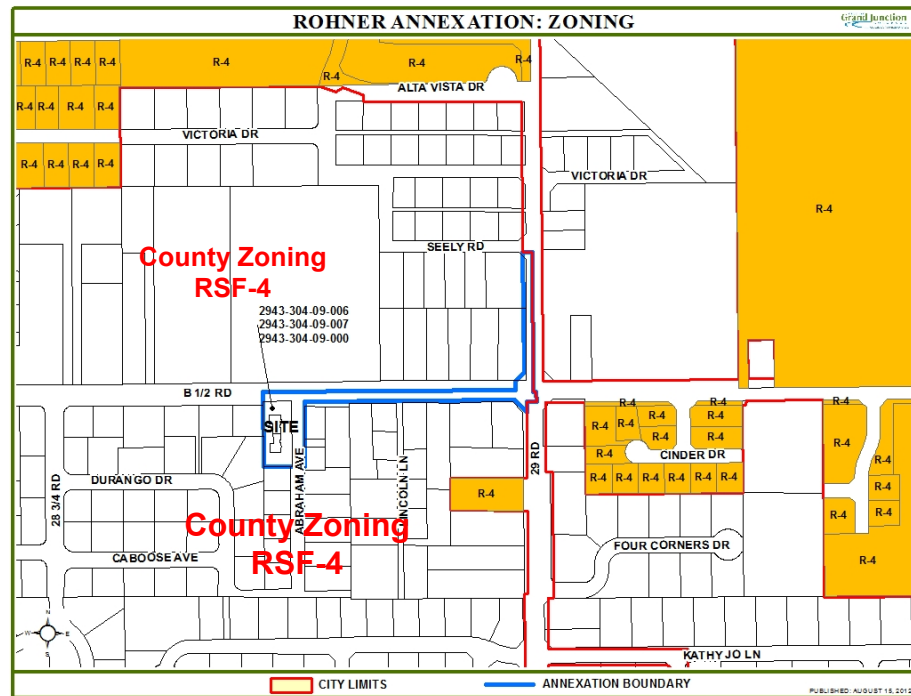
Comprehensive Plan Map

Figure 3



Existing City and County Zoning Map

Figure 4



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE ROHNER ANNEXATION
TO R-4 (RESIDENTIAL – 4 UNITS)**

LOCATED AT 249 ABRAHAM AVENUE

Recitals

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning the Rohner Annexation to the R-4 (Residential – 4 units) zone district finding that it conforms with the recommended land use category as shown on the future land use map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area. The zone district meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the R-4 (Residential – 4 units) zone district is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

The following property be zoned R-4 (Residential – 4 units).

ROHNER ANNEXATION

A certain parcel of land lying in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) and the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the West Quarter (W 1/4) corner of said Section 30 and assuming the South line of the SE 1/4 NE 1/4 of said Section 30 bears S 89°56'51" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°11'59" W along the East line of the SE 1/4 NE 1/4 of said Section 30, a distance of 443.59 feet; thence S 89°56'51" W a distance of 30.00 feet; thence S 00°11'59" E along the West right of way for 29 Road, being a line 30.00 feet West of and parallel with, the East line of the SE 1/4 NE 1/4 of said Section 30, a distance of 384.52 feet; thence S 44°30'47" W along the West right of way for 29 Road, a distance of 40.54 feet; thence S 00°03'09" E a distance of 30.00 feet to a point on the North line of the NE 1/4 SE 1/4 of said Section 30; thence S 89°56'51" W, along the North line of the NE 1/4 SE 1/4 of said Section 30, a distance of 810.11 feet; thence S 00°03'13" E along the West line of the 2885 B-1/2 Road Condominium, as same is recorded in Book 3560, Page 967, Public Records of Mesa County, Colorado, a distance of 238.71 feet; thence S 89°56'00" E

along the South line of said Condominium, a distance of 142.00 feet to a point on the East right of way for Abraham Avenue; thence N 00°03'13" W along the East right of way for Abraham Avenue, a distance of 209.01 feet to a point on the South right of way for B-1/2 Road; thence N 89°56'51" E along said South right of way, being a line 30.00 feet South of and parallel with the North line of the NE 1/4 SE 1/4 of said Section 30, a distance of 664.70 feet; thence S 45°06'58 E, along the South right of way for B-1/2 Road, a distance of 45.41 feet; thence N 00°10'55" W a distance of 32.08 feet; thence N 89°56'51" E, a distance of 30.00 feet to a point on the East line of the NE 1/4 SE 1/4 of said Section 30; thence N 00°10'55" W, along the East line of the NE 1/4 SE 1/4 of said Section 30, a distance of 30.00 feet, more or less, to the Point of Beginning.

CONTAINING 70,805 Square Feet or 1.63 Acres, more or less, as described.

INTRODUCED on first reading the ___ day of ___, 2012 and ordered published.

ADOPTED on second reading the day of , 2012.

ATTEST:

President of the Council

City Clerk

**Attach 3
GJ Regional Airport Master Plan**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: September 11, 2012
PRESENTER: Lori V. Bowers

AGENDA TOPIC: Grand Junction Regional Airport Civic Facility Master Plan Update – FMP-2012-255

ACTION REQUESTED: Approve the Grand Junction Regional Airport Facility Master Plan and Amend Ordinance No. 3679

BACKGROUND INFORMATION					
Location:		2828 Walker Field Drive			
Applicants:		Grand Junction Regional Airport Authority c/o Rex Tippetts, Director of Aviation; Amy Jordan, representative; and TG Malloy Consulting, LLC, Tim Malloy, representative			
Existing Land Use:		Regional airport			
Proposed Land Use:		Regional airport			
Surrounding Land Use:	North	BLM properties			
	South	Commercial and residential			
	East	Large vacant land tracts and race track			
	West	Office Warehouse and residential			
Existing Zoning:		PAD (Planned Airport Development)			
Proposed Zoning:		PAD (Planned Airport Development)			
Surrounding Zoning:	North	County AFT (Agricultural, Forestry, Transitional)			
	South	I-O (Industrial Office); C-1(Light Commercial); R-4 (Residential – 4du/ac); R-5 (Residential 5 du/ac); PD (planned Development)			
	East	County AFT(Agricultural, Forestry, Transitional) ; PD (Planned Development)			
	West	County AFT (Agricultural, Forestry, Transitional)			
Future Land Use Designation:		Airport			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: A request to update the Airport Civic Facility Master Plan and amend PD Ordinance No. 3679.

RECOMMENDATION: Forward a recommendation of approval to City Council.

Procedural History

Walker Field Airport Authority was created in 1971 under the Public Airport Authority Act of 1965. The airport was renamed from Walker Field Airport to Grand Junction Regional Airport (GJRA) in May 2007. The City first approved a civic facility master plan for the airport in 2004. Prior to that the airport property had been zoned PD (Planned Development) Zoning but without a plan or applicable zoning standards. The airport's civic facility master plan was amended in 2007 when the Authority reconfigured the site's traffic circulation, terminal parking lot and storm drainage system. This is the third update to the airport's civic facility master plan.

The Zoning and Development Code allows a civic facility master plan to be valid for a minimum of 5 years or such other time as the City Council deems appropriate. In the 2007 update of the plan, no specific term was included, so the default term was 5 years. An update is now required. The zoning and development code also requires institutional and civic facility master plans to be amended when significant changes to the site are proposed, and the Authority now has plans to construct a new administration building and remodel and add on to the terminal building.

The changes proposed in this plan update include a new administration building, reconstruction of the terminal building in phases as funds are appropriated by the Airport Authority, and reconfiguration of 27 ¼ Road. Staff has discussed its desire for a future connection of the airport property to 29 Road as shown on the Grand Valley Circulation Plan. This connection is shown in the airport plan update on Figure A6, Appendix B; and is discussed further on page 11 in the General Project Report, which was submitted as part of the application and has been made part of the permanent record. A more specific plan will be provided in a future plan update, as growth of the airport and the area demands the connection.

The applicant is also requesting that its final development plans and site plans be subject to administrative review rather than review by the Planning Commission. The Planned Airport Development Ordinance No. 3679 requires new development in the Aeronautical/Commercial and the Non-Aeronautical/Commercial areas, as shown on the master plan map, to be approved by the Planning Commission prior to construction. The amendment to Ordinance No. 3679 proposed here would authorize administrative review of the airport's final development plan and site plan applications. This is generally consistent with the Zoning and Development Code, which allows such items to be approved administratively (See ZDC Sections 21.02.150; 21.02.070 and Chapter 21.05).

Description of Area

The Grand Junction Regional Airport owns or controls nearly 3,000 acres of land, all of which are included in the updated master plan. The Ordinance in 2004 stated that there were 2,370 acres at the airport. In 2011 an additional 614.3 acres were annexed into the City and zoned PAD (Planned Airport Development). The added acreage has been added to the Master Plan map, which also shows the potential relocation of runway 11/29 to the North. Due to the potential relocation of the runway the drainage study

became a major component of the proposed master plan update. The City's Development Engineer found it to be complete and comprehensive.

The City holds recorded easements for the construction of dams and ponds in the detention facilities located within airport properties. The Airport's engineers will continue to coordinate and work with the City on these detention facilities as new projects are reviewed and as specified by existing easements.

The Plan Amendments

The PD ordinance divides the airport property into Zones 1, 2 and 3. Zone 1 is considered the "air side" of airport operations and is labeled "Aeronautical." Zone 2 is Aeronautical/Commercial. Zone 3 is the "landside" part of the operations and is labeled as Non-Aeronautical Commercial. Allowed uses for each of these zones are listed in Ordinance No. 3679; no changes to those are proposed.

The proposed updated Civic Facility Master Plan includes the following improvements which will be constructed in phases in accordance with demonstrated need and available funds:

- Relocate runway 11/29 and the associated taxiway system laterally 600 feet to the northeast and longitudinally 1,000 feet to northwest;
- Potential expansion of general aviation hangar facilities and related apron space;
- Potential new Air Traffic Control Tower;
- Relocate 27¼ Road around the west end of the new runway protection zone for the relocated runway 11/29;
- Continue to reserve space for a second parallel 11/29 runway (not expected to be constructed within the 20-year planning period).

These are reflected in the attached map exhibits, labeled as: A (Conceptual Development Plan), B (Terminal Area Plan 1), C, (Terminal Area Plan 2), D (Terminal Area Plan 3), and E (Land Use Plan). The FAA requires that the airport provide three different terminal plans. Since these are located in Zone 1, or the "airside" of the airport, City Staff is satisfied that any of the three options may be developed in accordance with the PD Ordinance and the Zoning and Development Code.

In addition, key improvements included in the updated Civic Facility Master Plan are:

- Construct Phase I of the Terminal Building Expansion located southeast of the existing terminal building;
- Construct Phase II of the Terminal Building Expansion (replace existing passenger terminal building) with the addition of a new facility to the southeast of the existing terminal building;
- Potential construction of a 3-story parking structure just to the northwest of the existing passenger terminal building, containing up to 900 additional parking spaces;
- Improve unpaved overflow parking area to provide 160 additional surfaced parking spaces similar to the existing public parking lot;

- Expansion of the de-icing pad to the southeast of the existing de-icing pad.

The majority of these improvements would occur in Zones 1 and 2. The proposed amendment to the PD Ordinance will allow these improvements to be reviewed administratively utilizing the City's minor site plan review process. City Staff will review the plans for drainage and to calculate TCP fees (Transportation Capacity Payment) for each new use.

Zone 3 is the non-aeronautical commercial area. There are three potential development areas in the vacant land between the existing on-airport road system, the public parking lot, and H Road. Under the updated master plan these areas could be developed for a variety of commercial and commercial/industrial facilities, the potential uses for this zone are provided in Ordinance 3679. Development of these areas would be subject to the standards for the C-1 zone district and require a major site plan review. Under Ordinance 3679 Planning Commission would review these site plans; under the proposed amendment they would be reviewed and approved by the Director.

Summary of plan update

The updated civic facility master plan provides a comprehensive drainage plan for more than 3,000 acres. It includes a plan for realignment of 27 ½ Road, but defers planning of a connection at 29 Road to the future. Due to the size and complexity of the Airport and its operations and the 20-year term of the FAA approved master plan, the applicant requests that the updated civic facility master plan also be valid for a term of 20 years. The Zoning and Development Code allows the City to establish a reasonable term for institutional and civic facility master plans. City staff recommends approval of the 20 year term, subject to the continuing requirement that significant changes to the site shall require amendment of the master plan.

Consistency with the Comprehensive Plan

The Comprehensive Plan includes future development of the airport, placing land owned or managed by the Authority in the "Airport" category, and allowing for future expansions. Any land annexed into the City within the airport designation on the Future Land Use map may be zoned to PAD (Planned Airport Development) upon annexation. The applicant also asserts that the following goals and policies are met by the updated civic facility master plan and by the amendment to the PAD ordinance.

Goal 7: New development adjacent to existing development (of a different density/unit type/land use type) should transition itself by incorporating appropriate buffering.

Policy A: In making land use and development decisions, the City and County will balance the needs of the community.

Conformance: The Grand Junction Regional Airport is located at the north edge of the City. Much of the surrounding land is owned and managed by the Bureau of Land Management (BLM). In addition, the airport property contains 2,971 acres and the runway system has been oriented to minimize over-flight of residential areas and other

sensitive uses as much as possible. Even with these factors, the Airport recognizes the need to remain constantly vigilant in efforts to minimize the impacts of aircraft operations and other activities on the community. The airport property includes vacant land in the area southwest of the primary commercial runway (11/29). This land currently serves as somewhat of a buffer for residents in the Grand Vista, Garfield Estates, Summer Hill and Paradise Hills neighborhoods. The recommended runway relocation will move runway 11/29 600 feet further from these neighborhoods.

Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development.

Policy A: Design streets and walkways as attractive public spaces.

Conformance: In recent years, the Airport has significantly improved its internal street system and parking areas. The improvements contemplated will continue to enhance the aesthetic appeal of the Airport. Future parking improvements will be similar in character to the existing public parking lot. The potential redevelopment of the Main Terminal Building represents an exciting opportunity to update the visual and functional character of the Airport.

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

Conformance: The Grand Junction Regional Airport provides national airline passenger and air freight service to the City of Grand Junction, Mesa County, and the surrounding region. The annual economic benefits of the Airport on the local and regional economy were estimated at over \$600,000,000 in the 2008 Colorado Airports Economic Impact Study.

Section 21.02.190(c) of the Zoning and Development Code

In reviewing a civic master plan, the decision-making body shall consider the following:

- (1) Conformance with the Comprehensive Plan and other area, corridor or neighborhood plans.

The criteria of the Comprehensive Plan were addressed above.

- (2) Conformance with the Grand Valley Circulation Plan and general transportation planning requirements;

The Grand Valley Circulation Plan shows 29 Road running through the Airport and connecting to H Road and Horizon Drive at the airport entrance roundabout. The 29 Road alignment through the airport property is addressed on page A.20 and in Figure A8, Appendix B (pg.1527-8). City Staff agrees that the growth presently anticipated over the next 20 years (the term of the civic facility master

plan) will not necessitate the 29 Road connection; or, in the alternative, that if and when the connection is needed, the civic facility master plan can be amended. Representatives of the Airport met with members of the City of Grand Junction and Mesa County staff to discuss the process for evaluating alignment alternatives for the extension of 29 Road. As a result of those meetings, Rick Doris, City Development Engineer, sent a letter to Rex Tippetts, Director of Aviation for the Airport, outlining the process for evaluating a new interchange between 29 Road and Interstate 70. The letter indicates that the H Road to 29 Road connections would be evaluated at the same time, using a similar process. The Airport has reviewed the process and agrees to participate in the study as appropriate. A copy of that letter is included as part of the updated master plan. (Exhibit 3, Pg. 65).

- (3) Adequate parking, adequate stormwater and drainage improvements, minimization of water, air or noise pollution, limited nighttime lighting and adequate screening and buffering potential;

Parking: Existing parking and forecasted parking needs are provided in Chapters C and D of Appendix B. The analyses provided shows a need for additional parking spaces to handle the predicted increase in enplanements, recommendations to improve the unpaved overflow public parking lot, and for development of a parking structure to provide the additional parking spaces. The updated master plan shows these improvements, which the Authority anticipated will be phased based on need and funding availability. (Appendix B, pg. 1590-1602).

Stormwater and drainage improvements: A draft Master Drainage Report for the airport and surrounding areas was first prepared in May 2009. That report was updated and finalized as part of the Master Plan in June 2012. The report was reviewed by City Development Engineer Rick Dorris, and found to be comprehensive and meet the City's requirements. The updated civic facility master plan includes the stormwater and drainage improvements discussed in the June 2012 Master Drainage Report. (Appendix C, Pg. 1695; Supplemental Appendix 5, Pg.1901).

Minimization of water, air or noise pollution: These environmental issues have been addressed in the reports submitted for review. The proposed terminal area projects are not anticipated to have an unusual impact on the drainage systems in the area. Any construction requiring earthwork will require stormwater detention and erosion control, which the City and/or drainage authority will review as required. The proposed airport expansions are not expected to have a significant impact on the long-term quality of the air in the vicinity of the Airport. These are discussed in Chapter E, Appendix A, (Pg. 1617) of the GJRAA Airport Civic Facility Master Plan update and in Chapter F (Environmental Review), Appendix B (Pg. 1634-1644).

Lighting, screening and buffering: Airfield lighting and rotating beacons are the main sources of light emissions emanating from an airport. Proposed future development is not expected to significantly change the visual impact of the airport facility lighting. Lighting and visual impacts are addressed in Chapter E, Appendix A Pg. 1617); and Chapter F, Appendix B. (pgs.1635).

(4) Adequacy of public facilities and services; and

All major utilities are available to the airport property and provided to the airport facilities. Water service is provided by the Ute Water Conservancy District. Sanitary sewer service is provided by the City of Grand Junction and the Airport is located within the 201 Sewer District. Century Link provides the Airport's telecommunications service. Public facilities and services are sufficient for the proposed expansions of the airport facilities. (Chapter E, Appendix B, Pg. 1618).

(5) Community benefits from the proposal.

The Grand Junction Regional Airport is a public facility that provides commercial passenger service, along with general aviation facilities, air cargo, and a small amount of military activity. The Airport, along with the aviation-related businesses and facilities, represents a vital and significant regional economic asset. In addition to the many aviation-related assets, the Airport also provides benefits to the local businesses and industries, promotes tourism, and encourages additional business development and expansion throughout the City of Grand Junction, Mesa County, and the surrounding region.

Review criteria of Chapter 21.02.150 of the Grand Junction Municipal Code

The Code requires that the Planning Commission make recommendation to City Council for approval of a Planned Development. The applicant is requesting an amendment to the approved PD Ordinance to bring the PAD Ordinance into conformance with the 2010 Zoning and Development Code, Section 21.02.150 and Section 21.05.110, which allows an administrative review of all applications, or projects slated for construction in the Non-Aeronautical/Commercial area. This amendment will allow for an administrative review of these projects and will no longer need approval by the Planning Commission. The Planning Commission shall consider the following criteria in making their recommendation.

The Outline Development Plan review criteria in Section 21.02.150(b) is:

- a) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies.

These items are discussed above. This criterion has been met.

b) The rezoning criteria provided in Section 21.02.140 of the Grand Junction Municipal Code (GJMC) which are:

- 1) Subsequent events have invalidated the original premises and findings; and/or
- 2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or
- 3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or
- 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
- 5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Criteria 3 and 5 were addressed in the review of Section 21.02.190; therefore these criteria have been met.

c) The planned development requirements of Section 21.05.040(f) GJMC;

1. Setback Standards –
2. Open Space –
3. Fencing/Screening –
4. Landscaping –
5. Parking –
6. Street Development Standards –

These criteria are met by Ordinance No. 3679. The only change to Ordinance No. 3679 proposed here is to allow administrative review and approval of site plans and/or final development plans in Zone 3, the non-aeronautical/commercial area.

d) The applicable corridor guidelines and other overlay districts in Chapter 21.07.

The Airport Planned Development Ordinance creates an overlay for the airport property. The updated GJRAA Civic Facility Master Plan contains a section with design guidelines to implement a consistent appearance for all new development.

e) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development.

This was discussed above in section 3, item number 4. This criterion has been met.

f) Adequate circulation and access shall be provided to serve all development pods/areas to be developed.

This is discussed above in section 3, item number 2, in regards to the Grand Valley Circulation Plan. In addition, circulation and access will be reviewed as each new structure is proposed for approval and construction.

- g) Appropriate screening and buffering of adjacent property and uses shall be provided;

The airport's buffering of adjacent property is through distance and enforcement of the airport's critical zone and noise contours. No changes to the airport overlay district are proposed at this time. Areas of Influence, as identified on the City's maps and GIS System require special attention and documentation during new construction.

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

Density is not applicable to the airport as there are no residential uses allowed in this area.

- i) An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed.

The minimum standards for the property are defined in the PAD Ordinance. Other requirements are provided in the Zoning and Development Code through the site plan review process. C-1 regulations apply to the landside improvements.

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

The 2012 Grand Junction Regional Airport Civic Facility Master Plan Update is intended to serve as a 20-year plan. The Airport understands that amendments to the Master Plan must be made any time significant changes to the site are proposed that are not already encompassed in the plan.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the 2012 Grand Junction Regional Airport Civic Facility Master Plan application, FMP-2012-255 for an Institutional and Civic Facility Master Plan, and an amendment to Ordinance No. 3679, staff makes the following findings of fact and conclusions:

1. The requested Plan is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.02.190 of the Zoning and Development Code have been met.
3. The review criteria of Section 21.02.150 of the Zoning and Development Code have been met.

4. The Grand Junction Regional Airport Civic Facility Master Plan shall be valid for 20 years (2032), and may be amended as needed or required during that term.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission forward a recommendation of approval of the 2012 Grand Junction Regional Airport Civic Facility Master Plan Update and amend Ordinance No. 3679 to allow administrative review and approval of site plans and final development plans within the airport PD, for the Grand Junction Regional Airport, file number FMP-2012-255, to the City Council with the findings and conclusions listed above.

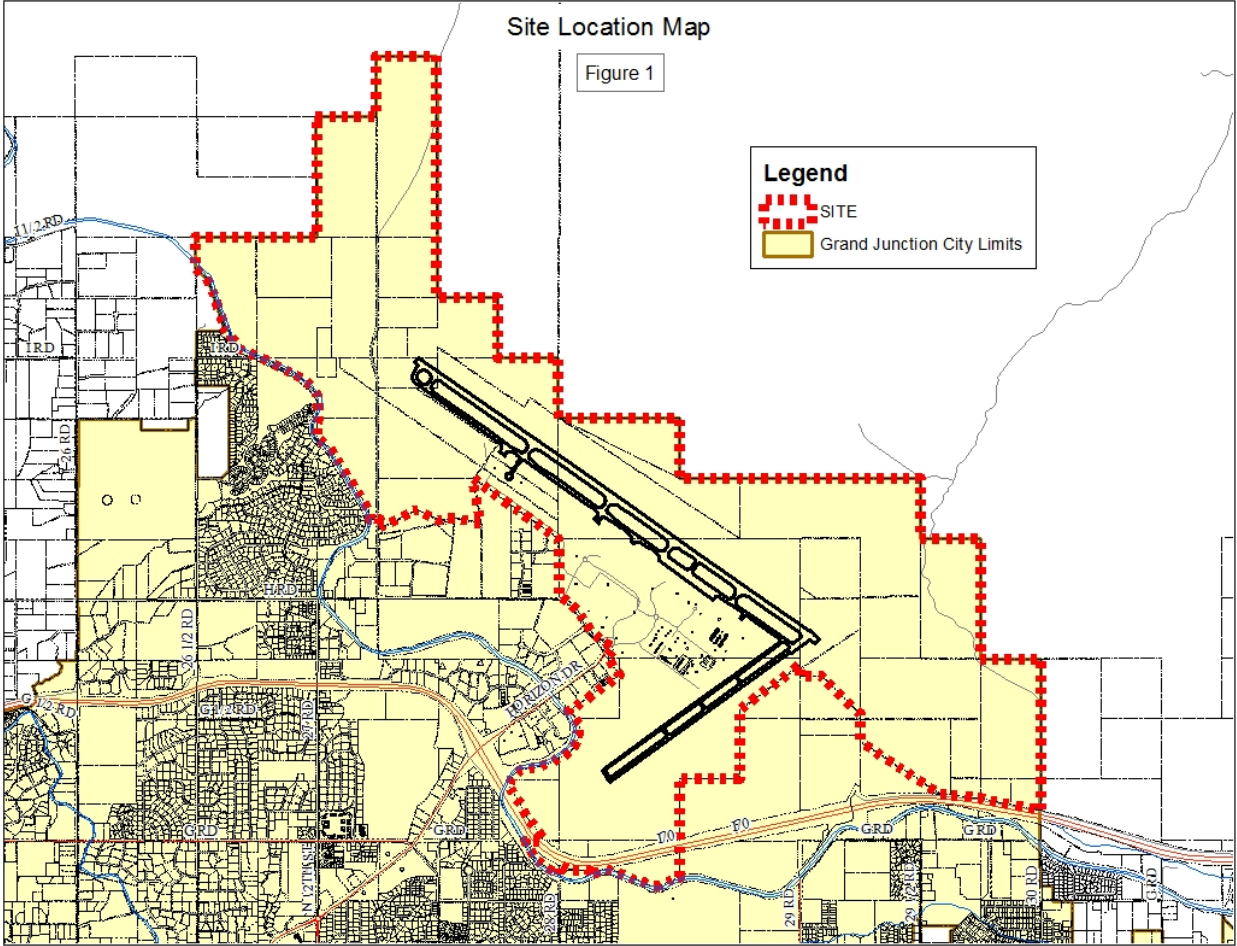
RECOMMENDED PLANNING COMMISSION MOTION:

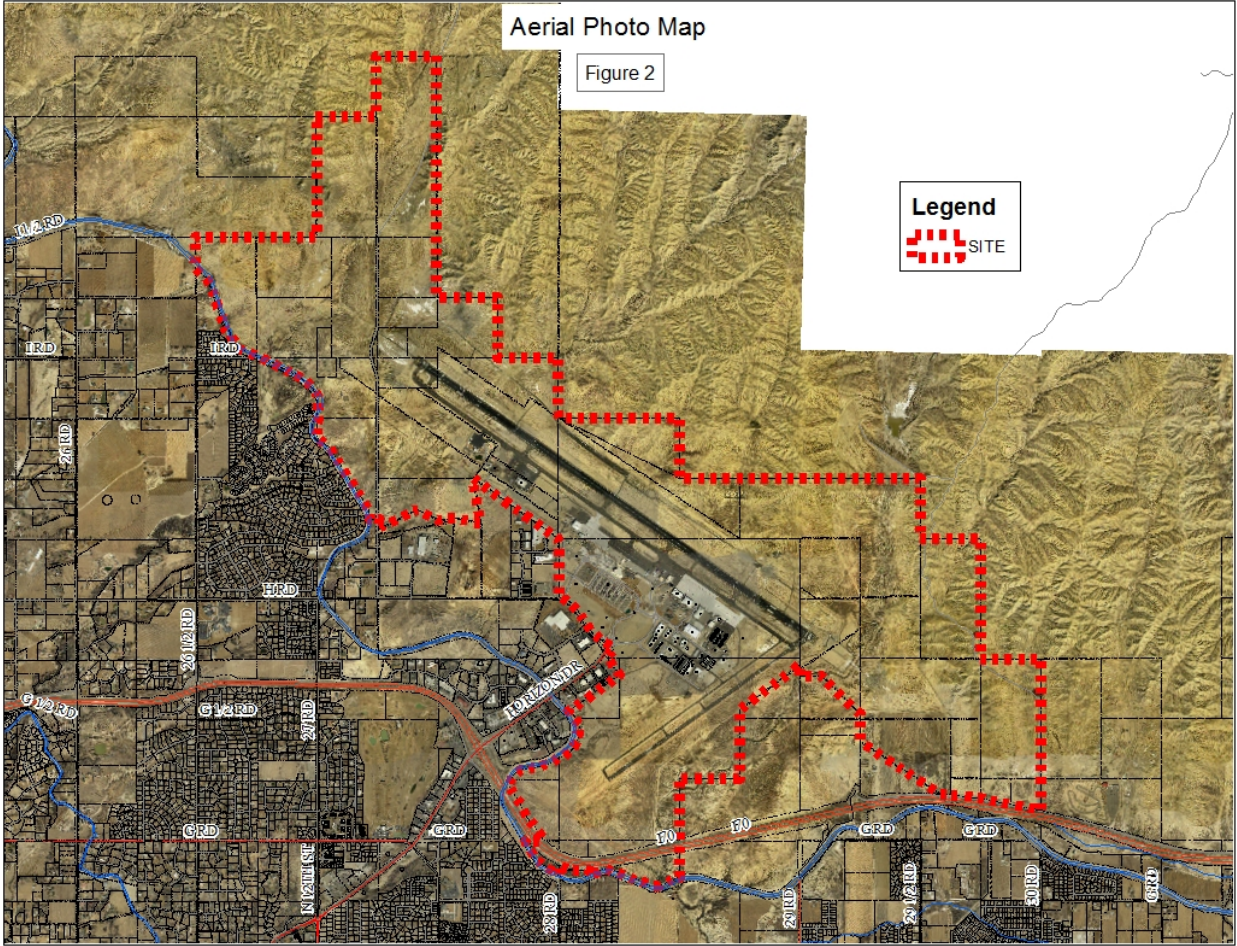
Mr. Chairman, I move that we forward a recommendation of approval to the City Council for the 2012 Grand Junction Regional Airport Civic Facility Master Plan Update and amend Ordinance No. 3679 to allow administrative review of site plans and final development plans within the airport PD, for the Grand Junction Regional Airport; file FMP-2012-255, with the findings and conclusions listed in the staff report.

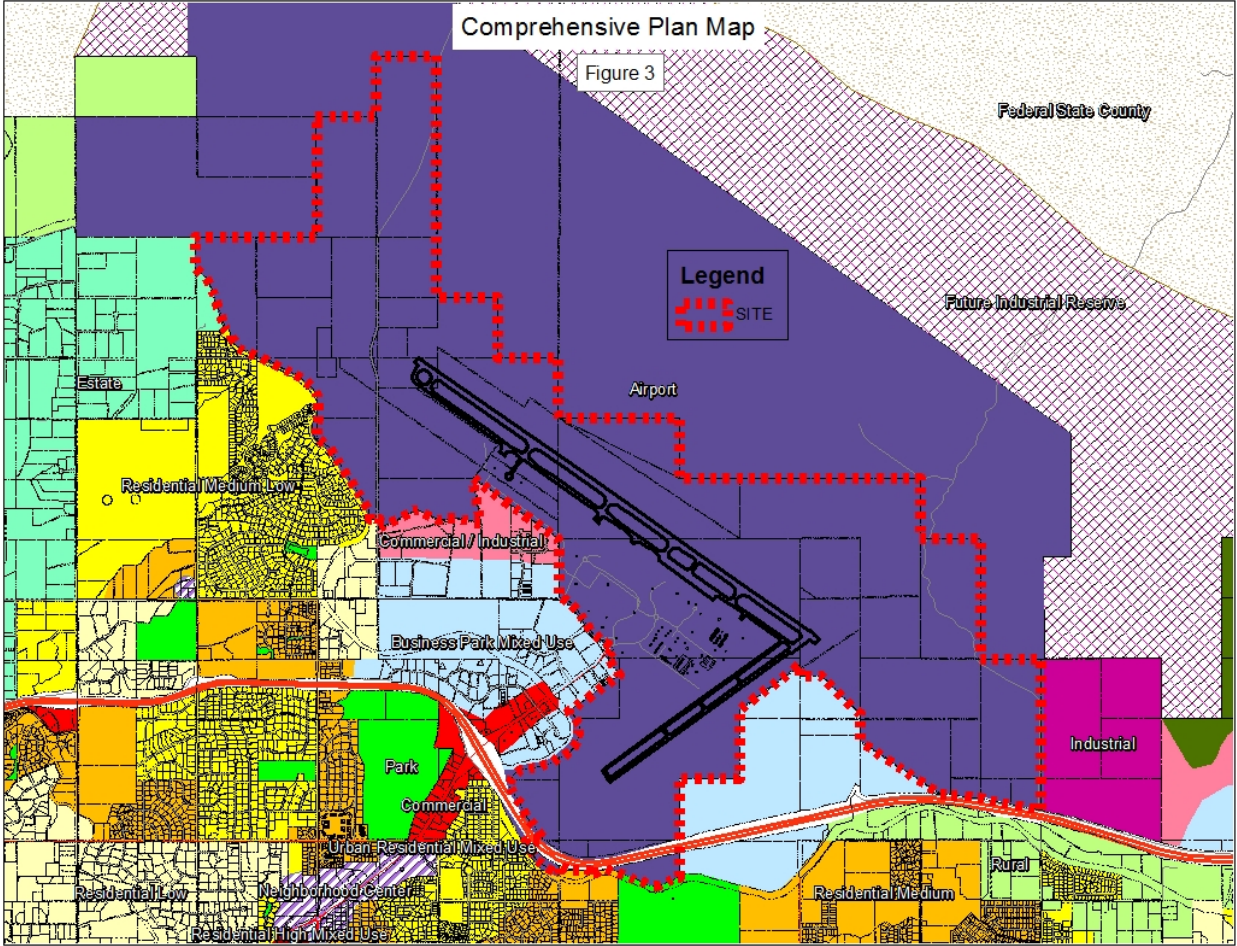
Attachments:

(The Grand Junction Regional Airport Authority's Civic Facility Master Plan update is too voluminous to attach to the staff report; a hard copy is available for review in the City Clerk's office or in the Planning Division of the Public Works Department. Page numbers in this report refer to page numbers in the PDF, also available for review in the Planning Division).

Site Location Map
Aerial Photo Map
Comprehensive Plan Map
Existing City and County Zoning Map
Resolution Adopting Master Plan Amendment
Ordinance Amending Ordinance 3679

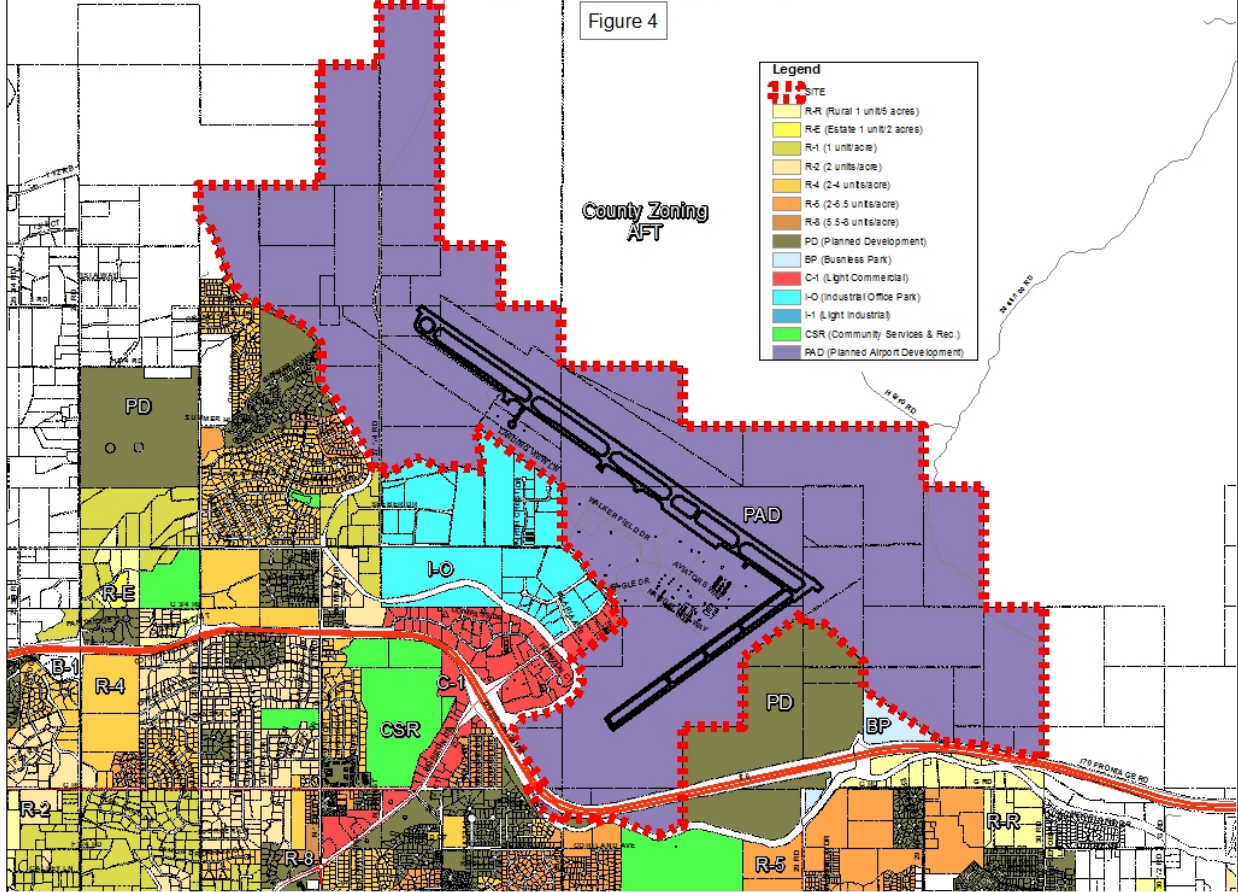






Existing City and County Zoning

Figure 4



CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

**A RESOLUTION APPROVING THE AMENDED CIVIC FACILITY MASTER PLAN
FOR GRAND JUNCTION REGIONAL AIRPORT**

LOCATED AT 2828 WALKER FIELD DRIVE

Recitals:

Whereas, on the ___ day of _____, 2012 in a public hearing held by the City of Grand Junction Planning Commission to consider a request to amend the Grand Junction Regional Airport Master Plan to include: A new administration building and phased terminal plan; additional parking and potential construction of a 3-story parking structure; expansion of the de-icing pad; expansion of general aviation hanger facilities; potential new air traffic control tower and relocation of runway 11/29 with associated taxiway system; and re-alignment of 27 ¼ Road; consideration of a future 29 Road connection when it is warranted, and

Whereas, on the ___ day of _____, 2012, the City Council held a public hearing and determined that the Grand Junction Regional Airport Master Plan complies substantially with the provisions of the Comprehensive Plan and Section 21.02.190 of the Zoning and Development Code,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREAS SHOWN ON EXHIBITS A (Conceptual Development Plan), B (Terminal Area Plan 1), C, (Terminal Area Plan 2), D (Terminal Area Plan 3), AND E (Land Use Plan) ATTACHED AMEND THE MASTER PLAN.

PASSED on this _____ day of _____, 2012.

ATTEST:

City Clerk

President of Council

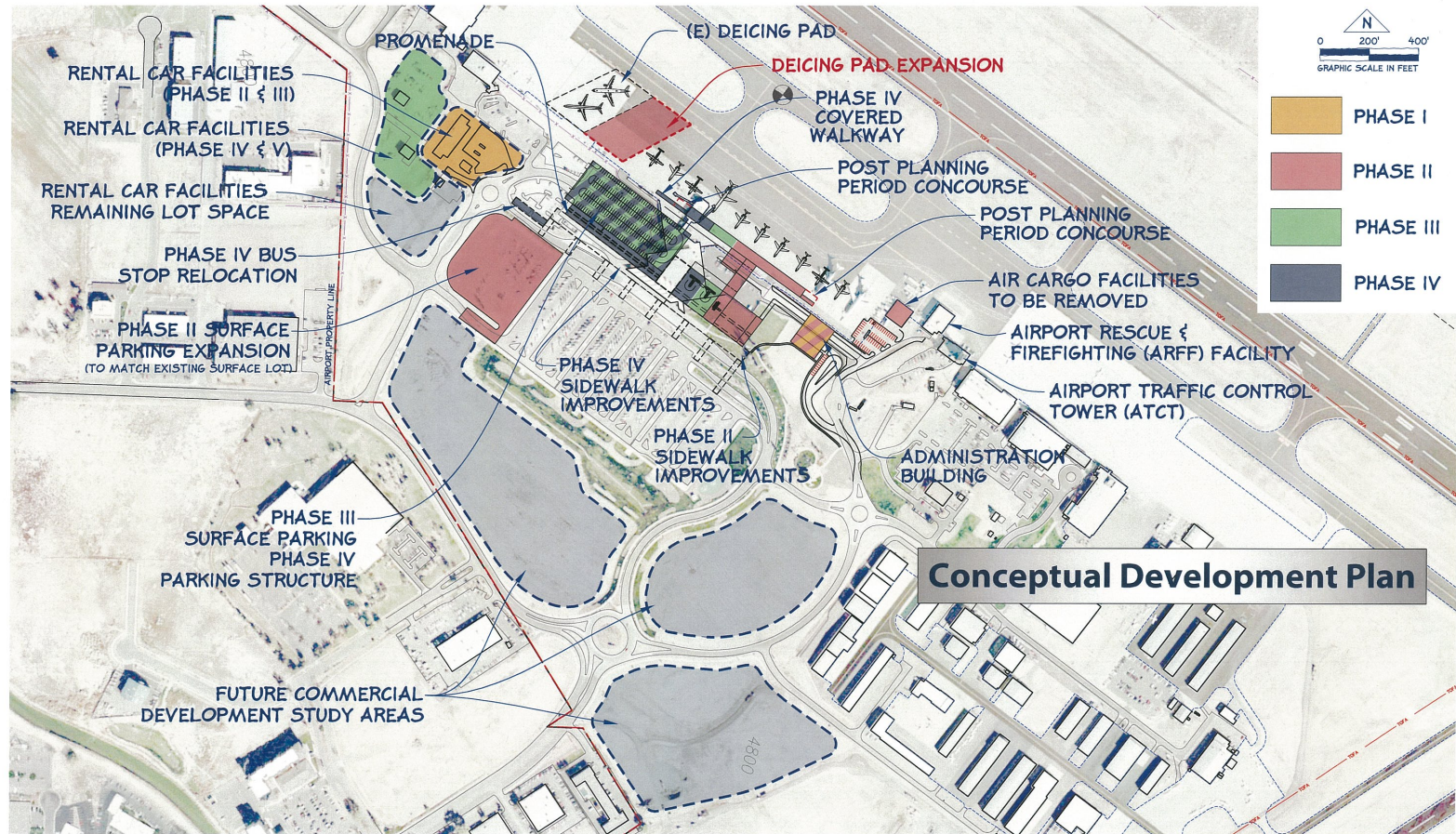


Figure E3 Conceptual Development Plan

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE AMENDING THE
PAD (PLANNED AIRPORT DEVELOPMENT) ZONING ORDINANCE
FOR GRAND JUNCTION REGIONAL AIRPORT AUTHORITY**

RECITALS:

A request to amend the Grand Junction Regional Airport Authority Planned Development Ordinance, formerly Walker Field Airport has been submitted by the Grand Junction Regional Airport Authority (GJRAA). A Planned Airport Development zone was established for the airport properties by Ordinance No. 3679 in October 2004, which established the standards and requirements for development of property within the Planned Airport Development zone district.

In order to bring the PAD Ordinance into conformance with the 2010 Zoning and Development Code, Section 21.02.150 and Section 21.05.110, which allows an administrative review of all applications, projects slated for construction in the Non-Aeronautical/Commercial area, will no longer need approval by the Planning Commission. The attached Exhibit "A" reflects the updated and current roadway system.

The City Council finds that the request to amend the Ordinance is consistent with the Comprehensive Plan and Section 21.02.150 of the Zoning and Development Code.

The Planning Commission, having heard and considered the request, found the criteria of the Zoning and Development Code to have been met, and recommends that the amendment be approved as requested.

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

Ordinance No. 3679 is hereby amended.

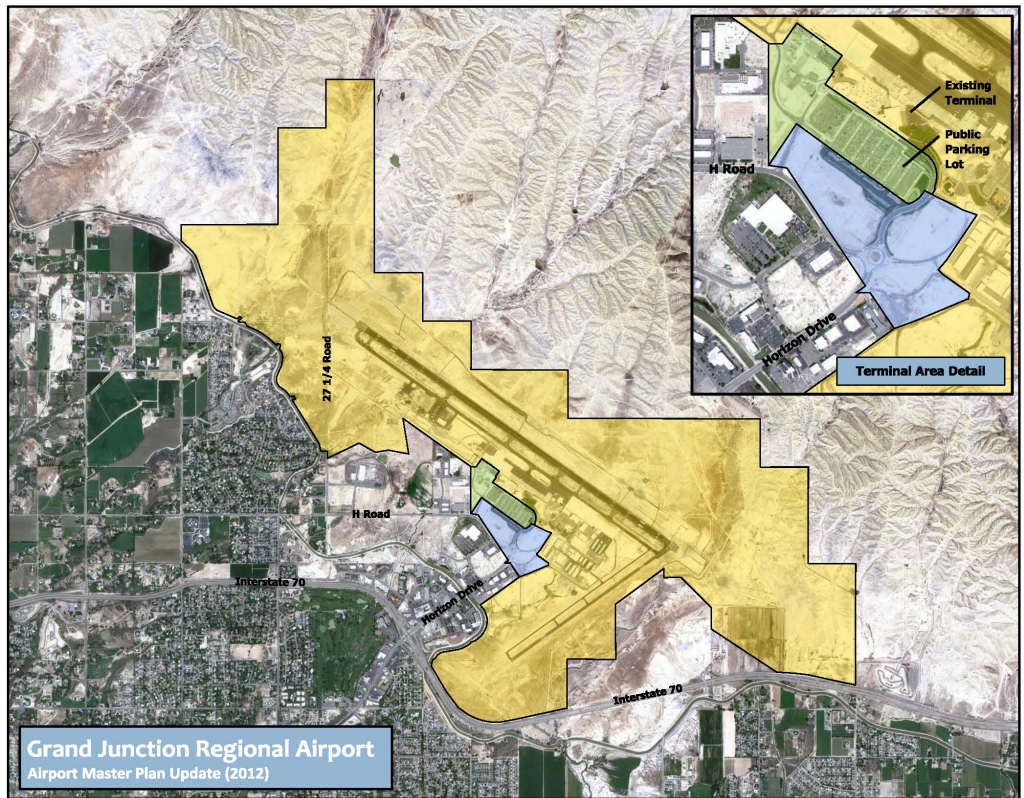
INTRODUCED on first reading the ___ day of ____, 2012 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the ____ day of ____, 2012 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk



PD Districts Map

Exhibit A

Airport Owner/Operator:
 GRAND JUNCTION REGIONAL AIRPORT AUTHORITY
 Rex Tippets, Director of Aviation
 2828 Walker Field Drive, Suite 301
 Grand Junction, CO 81506

Airport Planning Consultant:
 BARNARD DUNKELBERG & COMPANY

TULSA
 Cherry Street Building
 1616 East 15th Street
 Tulsa, Oklahoma 74106-6017
 Ph | 918.585.8844

DENVER
 1743 Wazee Street, Suite 400
 Denver, Colorado 80202
 Ph | 303.833.8844

Planning Consultant:
 TG MALLYO CONSULTING, LLC
 402 Park Drive
 Glenwood Springs, Colorado 81601
 Ph: 970-943-0832
 Email: tgmallyo@peppis.net

Legend

- Aeronautical
- Aeronautical/Commercial
- Non-Aeronautical/Commercial



Not to Scale

May, 2012
 Datum: World Geodetic 1984 (WGS84) Auto
 Projection: Mercator
 Map data obtained from Mesa County
 GIS Department.

Exhibit "A"