

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2776

AMENDING SECTIONS 2-1-1, 4-13, AND 9-2-1 OF THE ZONING AND
DEVELOPMENT CODE

Recitals.

Site Plan Reviews are required for all development in the City except for single-family residences. Development includes site improvements such as parking lots, grading, and excavation. Change of uses also require Site Plan Review. In certain circumstances, this review is included in a larger review such as a Conditional Use or Final Plan review.

Site Plan Reviews are an established review procedure in the Community Development Department. They are already an element of the City's Submittal Standards for Improvements and Development (SSID) manual.

Site Plan Reviews are considered an essential part of the City's approach to ensuring well planned and high quality development. However, the current Zoning and Development Code lacks a direct reference to Site Plan Reviews.

The City Council has duly considered the matter and the recommendation of both staff and the Planning Commission and finds that the need to adopt new Code language for Site Plan Reviews satisfies a public need.

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

1) Adopt the following addition to the ZDC specifying Site Development under Section 2-1-1:

J. Site Development

2) Adopt the following text for Site Plan Reviews as Section 4-13:

4-13 Site Plan Reviews

4-13-1 A Site Plan Review is required for all site development in the City except for single-family residences. Development includes structures and site improvements such as such as parking lots, grading and excavation. Site Plan Reviews also apply to any change of use on a site, as determined by the Administrator. This review shall occur prior to planning clearance and the issuance of a building or grading permit. When a Conditional or Special Use application is

reviewed, or when the Final Plan for a Planned Development is reviewed, Site Plan Review is included as part of those reviews.

4-13-2 Procedure

- A. The applicant shall schedule a pre-application conference with the Administrator prior to a submittal.
- B. The Administrator shall review a submitted site plan in accordance with the criteria listed under 4-13-4. Comments on the proposed site plan shall be made within 10 working days of a complete submittal.
- C. The petitioner shall make written response to any staff comments or resolve outstanding issues prior to final approval. This response shall occur within 30 days of the mailing date of staff comments unless a specified time extension is requested and granted in writing. The maximum limit on an extension is six months from the original staff comment date.
- D. The final decision shall be to approve, approve with conditions, or deny the site plan. The applicant shall be notified of the decision of denial within 5 working days after submitting the written response. An appeal of any decision shall be assigned to the Planning Commission.
- E. Development must commence within six months of final approval, unless approved otherwise, or the approval becomes null and void.

4-13-3 Submittal Requirements

The applicant shall submit to the Administrator a completed application form, the site plan, required fee(s), and other materials identified during the pre-application conference including items listed in the SSID Manual. Only complete submittal shall be accepted.

4-13-4 Criteria

- A. The site plan layout shall satisfy all development standards of the underlying zone unless a variance(s) is concurrently considered and approved with the review.
- B. The proposed development or change of use will meet required City standards for development improvements such as drainage, water, sewer, traffic, and other public services.
- C. The proposal is consistent with any adopted corridor guidelines.
- D. The proposal is in conformance with any adopted elements of the City's Comprehensive Plan and/or with any adopted neighborhood plans.

E. The proposal sufficiently addresses and satisfies any issues discussed at the pre-application conference and/or in the review comments and it adheres to basic land use, design, and city planning principles.

3) Adopt the following text amendment to Section 9-2-1:

A. Site Plan Review is required for all site development, except for single-family residential, and for any change of use on a site as determined by the Administrator, prior to gaining a planning clearance. A planning clearance application is available from the Community Development Department. The Administrator will assist the applicant in determining which materials are required for submittal. Building permit applications are required and available from the Mesa County Building Department.

INTRODUCED for FIRST READING and PUBLICATION this 21st day of September, 1994.

PASSED on SECOND READING this 5th day of October, 1994.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ R.T. Mantlo
President of City Council