

STAFF REVIEW

FILE: TAC-96-1.5
DATE: March 27, 1996
STAFF: Kathy Portner
REQUEST: Text Amendment--Colleges in H.O.
APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY:

Amending Section 4-3-4 (Use/Zone Matrix) of the Zoning and Development Code to allow colleges in the H.O. (Highway Oriented) zone.

STAFF ANALYSIS:

Colorado Christian University (CCU) is currently located in the complex at 715 Horizon Drive. When CCU located in the building, they moved into an existing space which did not require any permits and it was not verified as to whether the use was allowed in the zone. In the Use/Zone Matrix (section 4-3-4) colleges require a Conditional Use Permit in RMF-16, RMF-32, RMF-64, B-3 and PZ and are not allowed in any other zones.

CCU would now like to expand within the building at 715 Horizon Drive, which will require a Planning Clearance/Building Permit for an interior remodel. Staff is proposing a text amendment to make colleges an allowed use in the H.O. zone so that small colleges/universities such as Colorado Christian University, which typically locate in office-type buildings, are allowed. Other zone district might also be appropriate for colleges/universities; other potential changes will be considered with the overall rewrite of the Zoning and Development Code.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed text amendment.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item TAC-96-1.5, I move we approve the text amendment to make colleges and allowed use in the H.O. zone.

Recommend approval w/ SUP - colleges/universities

STAFF REVIEW

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DATE: April 10, 1996
STAFF: Kathy Portner
REQUEST: Text Amendment--Colleges in H.O.
APPLICANT: City of Grand Junction

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STAFF ANALYSIS:

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STAFF RECOMMENDATION:

Staff recommends approval of the proposed text amendment.

PLANNING COMMISSION RECOMMENDATION:

At their April 9, 1996 hearing, Planning Commission recommended approval of the text amendment with the modification that colleges not be an allowed use in H.O., but that colleges require a Special Use Permit in H.O. Planning Commission felt that the public notice and additional review provided through a Special Use Permit would be important for some locations and larger facilities. Requiring a SUP would also be consistent with what is required for vo-tech schools in the H.O. zone. Staff concurs.