

STAFF REVIEW

FILE: #TAC-96-1.8 CODE - USE/ZONE MATRIX CHART

DATE: May 14, 1996

STAFF: David Thornton

REQUEST: Text Amendment---Sand and Gravel Storage in I-1; metal/stone/monument works in I-1; concrete and asphalt plants in I-1 and I-2; and heavy equipment storage in I-1, I-2, and PZ.

APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: Amending Section 4-3-4 (USE/ZONE MATRIX) of the Zoning and Development Code to allow Sand and Gravel Storage in I-1 with a Conditional Use Permit; Metal/Stone/Monument Works in I-1 with a Conditional Use Permit; Concrete and Asphalt plants in I-1 and I-2 with a Conditional Use Permit; and Heavy Equipment Storage in I-1, I-2, and PZ as an allowed use.

STAFF ANALYSIS: As part of the zoning being proposed for the River Road Annexation area, it has come to our attention that there are various land uses that are appropriate for the light industrial zone district (I-1) that our current code does not currently address. This text amendment is being proposed now to help correct deficiencies in the code pertaining to such land uses. Staff realizes that there are many other deficiencies in the present code that will need to be looked at and considered during the major code re-write as part of the implementation of the City's Growth Plan later this year and in 1997.

Background: Mesa County has only one industrial zone district with allowed uses ranging from light industrial to heavy industrial. The City has two industrial zone districts, a light industrial (I-1) and heavy industrial (I-2) zone district. Upon annexation, an area may be zoned with some properties I-1 and others I-2 and we end up with a patchwork of I-1 and I-2 zone districts often with more heavy industrial zoning than what is really appropriate for the area. This is done by necessity to make those existing land uses conforming under City zoning. It has been difficult for City staff to propose an industrial zone that is consistent throughout the entire area being annexed. This text amendment will help make that transition from the County to the City smoother for zoning purposes and allow greater flexibility in zoning areas light industrial.

Proposed Changes:

1. **"Sand and Gravel Storage" in I-1 with a Conditional Use Permit.** Currently Sand and Gravel Storage is allowed in I-2 with a Special Use Permit and in PZ with a Conditional Use Permit. It is allowed as an accessory use to "Sand and Gravel Extraction Processing" which is

allowed with a Conditional Use Permit in all zones except the Parking Zone District. When looking at other similar intensive uses in the I-1 zone such as "Outdoor Building Material and Equipment Storage" currently allowed in I-1 or "Concrete Products Storage" currently allowed with a Special Use Permit in I-1, "Sand and Gravel Storage" as a principle use is appropriate in an industrial zone and should be allowed in I-1 with a Conditional Use Permit.

2. **"Metal/Stone/Monument Works" in I-1 with a Conditional Use Permit.** "Metal/Stone/Monument Works" is currently only allowed in I-2. Again, such as in "Sand and Gravel Storage", Metal/Stone/Monument Works can also be an appropriate land use in I-1. The Conditional Use Permit requirement will assure that negative impacts can be adequately mitigated.
3. **"Concrete and Asphalt Plants" in I-1 and I-2 with a Conditional Use Permit.** There currently is not a land use category in the matrix for "Concrete and Asphalt Plants". They typically are included as an accessory use with gravel extraction & processing. There are occasions such as sand and gravel storage, that the primary use of a property may be maintained as a concrete and/or asphalt batch plant or proposed only for such uses. Through the Conditional Use Permit process any negative impacts on adjacent properties and the neighborhood at large can be addressed and mitigated.
4. **"Heavy Equipment Storage" in I-1, I-2, and PZ as an allowed use.** Currently Heavy Equipment Storage is included in the zoning matrix with "Junk Yards/Salvage Yards/Heavy Equipment Storage (without repair facilities)". This text amendment will remove "Heavy Equipment Storage" from "Junk Yards and Salvage Yards" and make them a use by right in I-1, I-2 and PZ. There are many industrial businesses that have heavy equipment that they store at their place of business. The majority of these businesses are not classified as a salvage operation. This change in the matrix has been needed in the code for a long time and is also needed as part of the zoning for the River Road Annexation.

STAFF RECOMMENDATIONS:

Staff recommends approval of the proposed text amendment.

PROPOSED PLANNING COMMISSION MOTION: Mr. Chairman, on item #TAC-96-1.8, a text amendment amending Section 4-3-4 (USE/ZONE MATRIX) of the Zoning and Development Code to allow Sand and Gravel Storage in I-1 with a Conditional Use Permit; Metal/Stone/Monument Works in I-1 with a Conditional Use Permit; Concrete and Asphalt plants in I-1 and I-2 with a Conditional Use Permit; and Heavy Equipment Storage in I-1, I-2, and PZ as an allowed use; I move that we forward this on to City Council with the recommendation of approval.

(JOHN SCHMAL would like A copy of CUP - MESA ROCK)
(use-zone.txt)

Jim - He - owner of
Memo's
Leases Land

STAFF REVIEW

FILE: #TAC-96-1.8 CODE - USE/ZONE MATRIX CHART

DATE: June 4, 1996

STAFF: David Thornton

REQUEST: Text Amendment---Sand and Gravel Storage in I-1; metal/stone/monument works in I-1; concrete and asphalt plants in I-1 and I-2; and heavy equipment storage in I-1, I-2, and PZ.

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Background: Mesa County has only one industrial zone district with allowed uses ranging from light industrial to heavy industrial. The City has two industrial zone districts, a light industrial (I-1) and heavy industrial (I-2) zone district. Upon annexation, an area may be zoned with some properties I-1 and others I-2 and we end up with a patchwork of I-1 and I-2 zone districts often with more heavy industrial zoning than what is really appropriate for the area. This is done by necessity to make those existing land uses conforming under City zoning. It has been difficult for City staff to propose an industrial zone that is consistent throughout the entire area being annexed. This text amendment will help make that transition from the County to the City smoother for zoning purposes and allow greater flexibility in zoning areas light industrial.

Proposed Changes:

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- allowed with a Conditional Use Permit in all zones except the Parking Zone District. When looking at other similar intensive uses in the I-1 zone such as "Outdoor Building Material and Equipment Storage" currently allowed in I-1 or "Concrete Products Storage" currently allowed with a Special Use Permit in I-1, "Sand and Gravel Storage" as a principle use is appropriate in an industrial zone and should be allowed in I-1 with a Conditional Use Permit.
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STAFF RECOMMENDATIONS:

Staff recommends approval of the proposed text amendment. At the May 14th Planning Commission meeting, Planning Commission approved to continue this text amendment until June. Staff requests that Planning Commission forward this text amendment on to Council with the recommendation of approval to allow the text amendment to be heard by City Council at the same time as Council hears the River Road Zone of Annexation. There are no additional changes to the code recommended as part of the River Road zoning. Therefore, to make legal those proposed Conditional Use Permits and Special Use permits in the River Road area, these text amendments in the USE ZONE MATRIX need to be approved.

PROPOSED PLANNING COMMISSION MOTION: Mr. Chairman, on item #TAC-96-1.8, a text amendment amending Section 4-3-4 (USE/ZONE MATRIX) of the Zoning and Development Code to allow Sand and Gravel Storage in I-1 with a Conditional Use Permit; Metal/Stone/Monument Works in I-1 with a Conditional Use Permit; Concrete and Asphalt plants in I-1 and I-2 with a Conditional Use Permit; and Heavy Equipment Storage in I-1, I-2, and PZ as an allowed use; I move that we forward this on to City Council with the recommendation of approval.

(use-zone.txt)

Approved 7-0 by Planning Commission

STAFF REVIEW

FILE: #TAC-96-1.8 CODE - USE/ZONE MATRIX CHART

DATE: June 5, 1996

STAFF: David Thornton

REQUEST: Text Amendment---Sand and Gravel Storage in I-1; metal/stone/monument works in I-1; concrete and asphalt plants in I-1 and I-2; and heavy equipment storage in I-1, I-2, and PZ.

APPLICANT: City of Grand Junction

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STAFF RECOMMENDATIONS:

Staff recommends approval of the proposed text amendment.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission will hear this item at their June 4th Planning Commission meeting.

STAFF REVIEW

FILE: #TAC-96-1.8 CODE - USE/ZONE MATRIX CHART

DATE: June 19, 1996

STAFF: David Thornton

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STAFF RECOMMENDATIONS:

Staff recommends approval of the proposed text amendment.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission approved the proposed text amendment at their June 4th Planning Commission meeting.