



**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
TUESDAY, JANUARY 8, 2013, 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. Colorado Mesa University Rezone – Planned Development – Extension Request

[Attach 2](#)

Request a recommendation of approval to City Council for an extension of five (5) additional years until December 2017 for the previously approved Outline Development Plan to allow a mixture of residential, commercial and light industrial uses on 154.08 +/- acres in a PD (Planned Development) zone district.

FILE #: ODP-2008-154
APPLICANT: Colorado Mesa University Real Estate Foundation
LOCATION: 2899 D 1/2 Road
STAFF: Scott Peterson

***** 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 Valley Circulation Plan Amendment – Comprehensive Plan Amendment

[Attach 3](#)

Request a recommendation of approval to City Council of a Comprehensive Plan Amendment to amend the Grand Valley Circulation Plan on and near the property (36 +/- acres) north of I-70 Business Loop between 28 and 28 1/4 Roads to add two future collector streets and an unclassified street in the area to improve future capacity, connectivity and circulation in an existing C-1 (Light Commercial) zoning district.

FILE #: CPA-2012-584
APPLICANT: Jody Kliska – City of Grand Junction
LOCATION: North of I-70 Business Loop between 28 and 28 1/4 Roads
STAFF: Jody Kliska

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

Attach 1
Minutes of Previous Meetings

None available at this time.

**Attach 2
CMU – PD – Extension Request**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: January 8, 2013
PRESENTATION: Scott D. Peterson

AGENDA TOPIC: Colorado Mesa University Outline Development Plan – ODP-2008-154.

ACTION REQUESTED: Recommendation to City Council to approve a five year extension of the approved Colorado Mesa University Outline Development Plan from December 15, 2012 to December 15, 2017.

BACKGROUND INFORMATION					
Location:		2899 D ½ Road			
Applicant:		Owner: Colorado Mesa University Real Estate Foundation Representative: Derek Wagner, Colorado Mesa University			
Existing Land Use:		Agriculture/Vacant/CSU Facility/Electrical Lineman School			
Proposed Land Use:		Mixed Use: Residential/Commercial/Industrial			
Surrounding Land Use:	North	Vacant land – Railroad Right-of-Way			
	South	Single Family Residential and vacant land			
	East	Single Family Residential			
	West	State of Colorado Offices/Veterans Cemetery			
Existing Zoning:		PD (Planned Development)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	I-1 (Light Industrial)			
	South	County RSF-R (Residential Single Family – Rural), County PUD (Planned Unit Development), City R-4 (Residential - 4 du/ac) City PD (Planned Development) and City C-1 (Light Commercial)			
	East	County RSF-R (Residential Single Family – Rural) and County PUD (Planned Unit Development)			
	West	CSR (Community Services and Recreation)			
Growth Plan Designation:		Village Center, Residential Medium High (8 – 16 du/ac), Urban Residential Mixed Use (24+ du/ac) and Commercial/Industrial			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: Request a five year extension, from December 15, 2012 to December 15, 2017, of the approved Colorado Mesa University Outline Development Plan.

RECOMMENDATION: Recommend approval to City Council of a five year extension of the approved Colorado Mesa University Outline Development Plan from December 15, 2012 to December 15, 2017.

Background:

The property was annexed into the City in 2007 but was not zoned pending a decision on a requested Growth Plan Amendment. On March 5, 2008 the City Council amended the Growth Plan – Future Land Use Map from Public to a Mixed Use designation. On December 15, 2008, the City Council approved the Outline Development Plan (ODP) effectively rezoning the property to Planned Development (PD). In 2010, a new Comprehensive Future Land Use Map was adopted by the City and changed the designation for this property from Mixed Use to Village Center, Residential Medium High (8 – 16 du/ac), Urban Residential Mixed Use (24+ du/ac) and Commercial/Industrial to correspond to the general areas of the different Pods identified on the approved ODP.

The ODP allows multifamily residential, commercial and industrial uses within four pods. The uses for each Pod are defined by Ordinance 4314 (see attached). Pod A allows only commercial and industrial uses and does not allow residential uses. Pods B and C will contain a maximum of 450,000 square feet and 115,000 square feet of commercial respectively. The overall proposed residential density of the development is 1,124 dwelling units. These multifamily units can be located within Pods B, C, and D. Pod B allows a maximum 370 dwelling units and Pod D allows a maximum 754 dwelling units. A maximum density for Pod C has not been established therefore any units located in Pod C would be subject to the maximum overall density and would have to be subtracted from the total 1,124 units. The maximum density of Pods B, C and D is 10.9 dwelling units per acre.

The ODP was approved prior to adoption of the Comprehensive Plan. The Comprehensive Plan Future Land Use Map designations allow additional residential density on the property. To take advantage of the additional density, the applicant would have to amend the Outline Development Plan. No amendment is proposed at this time. The current Comprehensive Plan Future Land Use Map was changed to match the approved ODP for this property and the different Pod configuration, therefore the ODP is consistent with the Comprehensive Plan.

This is the applicant's second request for an extension. In 2010, the City Council approved a two-year extension until December 15, 2012. Since no development proposal has been submitted to date, the applicant is requesting to keep their entitlements active and requesting a second extension until December 15, 2017 in the hopes the market will improve and that development of the property becomes more

feasible. The owner is committed to completing the project and the existing ODP will continue to provide public benefits for additional residential and commercial mixed use opportunities within the next five years (See attached letter).

The applicant is also requesting that the ODP extension request be brought under the current 2010 Zoning and Development Code. The only major change between the different zoning codes is that an applicant does not have to submit a Preliminary Plan under the current 2010 Zoning Code, as the ODP serves as the preliminary application and therefore can go right to final design. Therefore the existing ODP has sufficient detail to comply with the current ODP requirements and approval criteria as identified in the Zoning and Development Code.

Phasing Schedule:

A Preliminary Development Plan was to be submitted within 4 years after approval of the ODP or by December 15, 2012. The Applicant is requesting that the approved schedule be extended from December 15, 2012 to December 15, 2017.

The Developer is only requesting that the submittal schedule be amended. All other conditions, criteria and standards contained within Ordinance 4314 will remain in effect.

Section 21.02.150 (e) (2) states:

Outline Development Plan. The approved outline development plan may be amended only by the same process by which it was approved, except for minor amendments.....

Because the above schedule is part of the approved ODP, the ODP must be amended by the same process by which it was approved. Therefore the Developer requests that the Planning Commission forward a recommendation of approval to City Council.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Colorado Mesa University Outline Development Plan application, file number ODP-2008-154, a request for a five-year extension to the approved development schedule, I make the following findings of fact and conclusions:

1. The requested Planned Development, Outline Development Plan is consistent with the Comprehensive Plan as the Comprehensive Plan Future Land Use Map was changed to match the Pod configuration of the ODP.
2. The Outline Development Plan review criteria in Section 21.02.150 (b) (2) of the Zoning and Development Code have all been met as the criteria has not changed from the previous Zoning and Development Code.

3. The Rezoning review criteria in Section 21.02.140 (a) of the Zoning and Development Code have all been met as the criteria has not changed from the previous Zoning and Development Code.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested five-year extension to the Colorado Mesa University Outline Development Plan, File Number ODP-2008-154, to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item number ODP-2008-154, I move that the Planning Commission forward a recommendation of approval of the requested five-year extension until December 15, 2017 for the Colorado Mesa University Outline Development Plan, with the findings of facts and conclusions listed within the Staff Report.

Attachments:

Letter of Extension Request from Applicant
Location Map / Aerial Photo Map
Future Land Use Map / City and County Zoning Map
Proposed Ordinance
Ordinance No. 4314
Staff Report from November 10, 2008



REAL ESTATE FOUNDATION

1100 North Avenue • Grand Junction, CO 81501-3122
970.248.1533 (o) • 970.248.1903 (f)

December 3, 2012

Ms. Lisa Cox, Planning Director
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Dear Ms. Cox:

Thank you for taking time recently to visit with us about the status of the CMU Real Estate Foundation's property at the corner of 29 and D Roads. As you know, the City of Grand Junction has been very helpful to our organization in developing our Outline Development Plan (ODP) for the property.

It has come to my attention that the current ODP for the property is set to expire this month. It is the sense of our Board that we would like to extend the current ODP for a period of five more years as we wait for market conditions to improve to the point that development of the property becomes feasible.

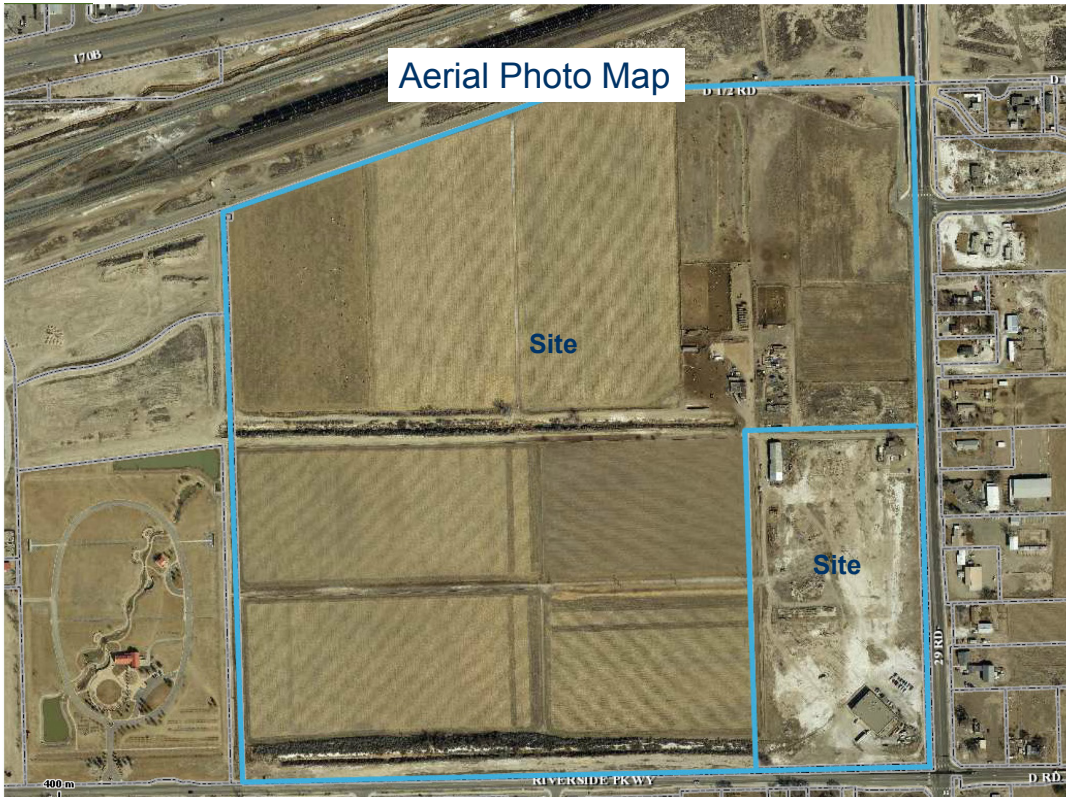
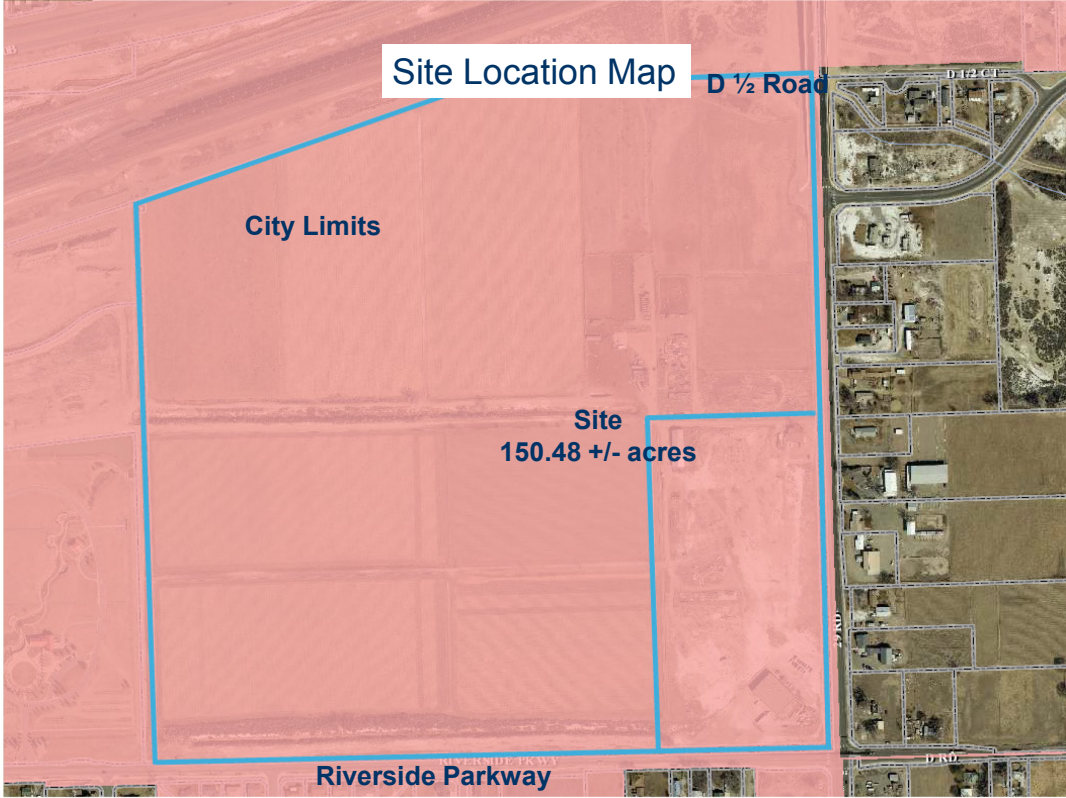
We would welcome the opportunity to visit with you about the process needed to accomplish this extension. Please coordinate with Derek Wagner at: 970-248-1553 or via e-mail at: dawagner@coloradomesa.edu.

Thank you again for your assistance and I look forward to visiting with you.

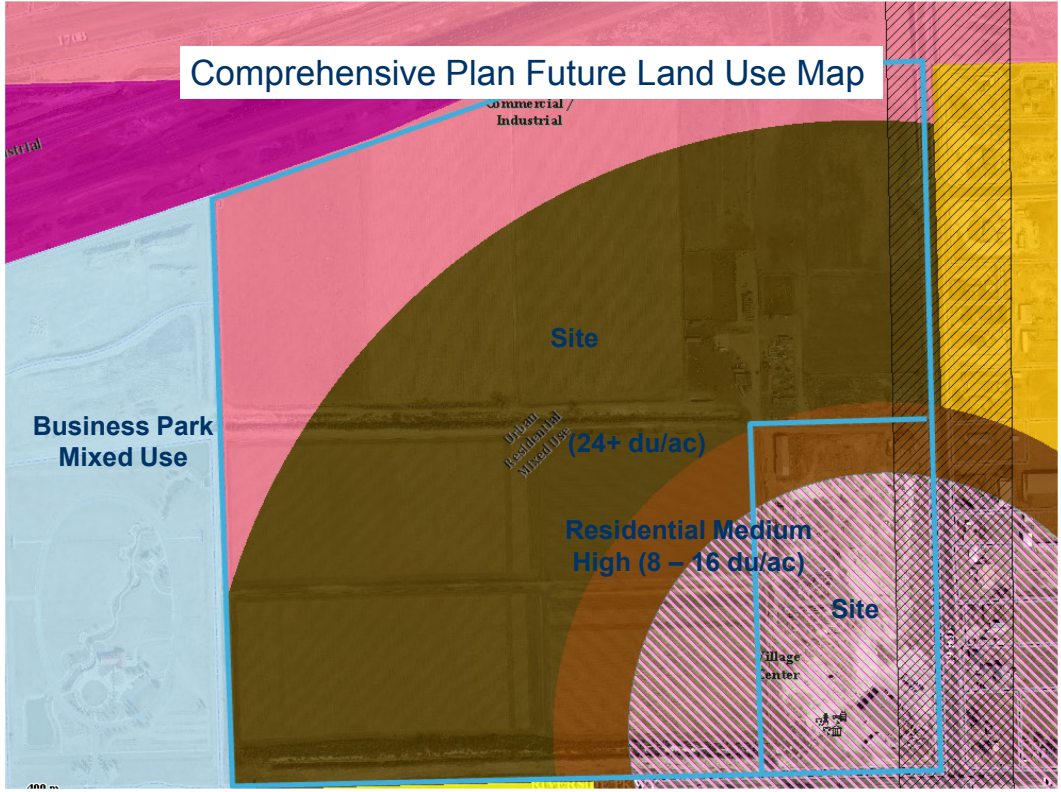
Sincerely,

A handwritten signature in blue ink, appearing to read "R. Arnold Butler".

R. Arnold Butler, Chairman
Colorado Mesa University Real Estate Foundation



Comprehensive Plan Future Land Use Map



Existing Zoning Map



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ____

**AN ORDINANCE AMENDING ORDINANCE NO. 4314 ZONING THE COLORADO
MESA UNIVERSITY DEVELOPMENT TO PD (PLANNED DEVELOPMENT)**

LOCATED AT 2899 D 1/2 ROAD

Recitals:

On December 15, 2008 the City Council approved Ordinance No. 4314 zoning 154.05 +/- acres to PD (Planned Development) with an Outline Development Plan (ODP) (Plan) and a default M-U (Mixed Use) zone district. On April 19, 2010 the City Council approved Ordinance 4421 to extend the development schedule for an additional two years through December 15, 2012.

Ordinance No. 4314 is referred to and incorporated by reference the "Findings of Fact and Conclusions listed in the Planning Commission Staff Report dated November 10, 2008 and City Council Staff Report dated November 17, 2008 including attachments and Exhibits." One of the Findings of Fact and Conclusions in the Staff Reports was a development schedule for the project.

Due to the change in the economy and the Applicant's desire to delay the project, the development schedule for the project is being amended. The applicant also desires to bring the adopted ODP under the 2010 Zoning and Development Code.

Planning Staff has reviewed the Applicant's request to extend the development schedule for an additional five years, to wit, to and through December 15, 2017, and supports the request.

All other aspects of Ordinance No. 4314 shall remain in effect.

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

The development schedule approved by reference in Ordinance No. 4314 is amended to provide for and allow an additional five (5) years (to December 15, 2017) for the development of the project/land described in said Ordinance. The existing ODP shall also be subject to the 2010 Zoning and Development Code.

All other approvals made by and in accordance with Ordinance No. 4314 shall remain the same.

INTRODUCED on first reading on the _ day of , 2013 and ordered published in pamphlet form.

ADOPTED on second reading the _____ day of _____, 2013 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4314

AN ORDINANCE TO ZONE THE MESA STATE DEVELOPMENT TO PD (PLANNED DEVELOPMENT) ZONE, BY APPROVING AN OUTLINE DEVELOPMENT PLAN WITH A DEFAULT M-U (MIXED USE) ZONE FOR THE DEVELOPMENT OF A MIXED USE DEVELOPMENT

LOCATED AT 2899 D 1/2 ROAD

Recitals:

A request to zone 154.05 acres to PD (Planned Development) by approval of an Outline Development Plan (Plan) with a default M-U (Mixed Use) zone has been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning (M-U) and adopt the Outline Development Plan for the Mesa State Development. If this approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards of the M-U zone district.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed Outline Development Plan approval and determined that the Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Growth Plan. Furthermore, it was determined that the proposed Plan has achieved "long-term community benefits" by proposing more effective infrastructure, needed housing types and innovative design.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS ZONED TO PLANNED DEVELOPMENT WITH THE FOLLOWING DEFAULT ZONE AND STANDARDS:

- A. A certain parcel of land located in the Southeast Quarter of (SE 1/4) of Section 18, 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 Southeast corner of said Section 18 and assuming the South line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 18 bears N89°40'51"W with all other bearings contained herein being relative thereto; thence N89°40'51"W along said South line a distance of 1319.50 feet to the Southwest corner of said SE 1/4 SE 1/4; thence N00°21'19"W along the West line of said SE 1/4 SE 1/4 a distance of 30.00 feet to a point on the North line of Riverside Parkway (also known as D Road); thence N89°37'59"W along said North line a distance of 1328.65 feet to a point on the West line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of said Section 18,

said North line also being the North line of the Darren Davidson Annexation, City of Grand Junction, Ordinance No. 3205; thence N00°06'35"W along said West line a distance of 1288.69 feet to the Northwest corner of said SW 1/4 SE 1/4; thence N00°25'09"W along the West line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 18 a distance of 903.48 feet to a point on the South line of the Southern Pacific Railroad Annexation, City of Grand Junction, Ordinance No. 3158; thence N73°01'14"E along said South line a distance of 1415.51 feet to a point on the North line of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 18; thence N00°15'05"E a distance of 30.00 feet; thence N89°35'13"E along a line being 30.00 feet North of and parallel with the North line of said NE 1/4 SE 1/4 a distance of 1292.57 feet; thence S00°13'55"E along the East line of said NE 1/4 SE 1/4 a distance of 1350.87 feet to the Northeast corner of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 18; thence S00°13'09"E along the East line of said SE 1/4 SE 1/4, a distance of 1321.23 feet, more or less to the POINT OF BEGINNING.

Said parcel contains 154.05 acres (6,710,387 square feet), more or less, as described.

- B. Mesa State Development Outline Development Plan is approved with the Findings of Fact and Conclusions listed in the Staff Reports dated November 10, 2008 and November 17, 2008 including attachments and Exhibits.
- C. The default zone is M-U (Mixed Use) with deviations contained within this Ordinance.
- D. Unified Development

The project should be developed in a unified manner with similar architectural styles and themes throughout. Detached trails along the arterial frontages are intended to provide for safe multi-modal transportation haven and provide access to uses within the development. These detached trails will also provide connectivity from the development to other points of interest adjacent to the subject property including the Colorado River Front trail.

- E. Purpose

The proposed development will provide for a mix of light manufacturing, office park employment centers, retail, service and multifamily residential uses with appropriate screening, buffering and open space, enhancement of natural features and other amenities such as trails, shared drainage facilities, and common landscape and streetscape character.

- F. Intensity

1. Nonresidential intensity shall not exceed a floor area ratio (FAR) of 2.0.
2. Nonresidential minimum lot size shall be one (1) acre, except commercial lots within a retail center.
3. Maximum building size of a retail commercial use shall be 250,000 square feet.
4. Maximum overall gross residential density shall not exceed twenty-four (24) units per acre.
5. Minimum overall net residential density shall be eight (8) units per acres.
6. The minimum and maximum density shall be calculated utilizing Pods B, C and D. Individual lots or sites do not have to be density compliant.

G. Performance Standards

1. Any applicable overlay zone district and/or corridor design standards and guidelines shall apply, unless otherwise approved by the City, to encourage design flexibility and coordination of uses.
2. Loading docks and trash areas or other service areas when located in the side or rear yards must be screened from adjacent right-of-ways with either a wall or landscaping. Front façade loading docks shall be recessed a minimum of 20 feet behind the front façade of the building.
3. Vibration, Smoke, Odor Noise, Glare, Wastes, Fire Hazards and Hazardous Materials. No person shall occupy, maintain or allow any use in an M-U zone without continuously meeting the following minimum standards regarding vibration, smoke, odor, noise, glare, wastes, fire hazards and hazardous materials.
 - a. Vibration: Except during construction or as authorized by the City, activity or operation which causes any perceptible vibration of the earth to an ordinary person on any other lot or parcel shall not be permitted.
 - b. Noise: The owner and / or occupant shall regulate uses and activities on a lot so that the Day-Night Average Sound Level does not exceed sixty-five decibels (65 dB) at any point along the property line. This sound level is not intended apply to limited periods of landscape maintenance activity for the subject property.
 - c. Glare: Lights, spotlights, high temperatures processes or otherwise, whether direct or reflected, shall not be visible from any other lot, parcel or any right-of-way.

- d. Solid and Liquid Waste: All solid waste, debris and garbage shall be contained within a closed and screened dumpster, refuse bin and/or trash compactor(s). Incineration of trash or garbage is prohibited. No sewage or liquid wastes shall be discharged or spilled on the property.
- e. Hazardous Materials: Information and materials to be used or located on the site whether on a full-time or part-time basis, that are required by the SARA Title III Community Right to Know shall be provided at the time of any City review, including the site plan. Such information regarding the activity shall be provided to the Director at the time of any proposed change, use or expansion, even for existing uses.
- f. Outdoor Storage and Display: Outdoor storage and permanent display areas shall only be located in the rear half of the lot beside or behind the principal structure. Portable display or retail merchandise may be permitted as provided in Chapter four of the Zoning and Development Code.

H. Pod Character

The property will be developed into three distinct areas within the development that have a character similar to the following uses:

- 1. Pod A – Light Industrial (Commercial is allowed)
- 2. Pods B and C – Commercial (Multifamily residential is allowed)
- 3. Pod D – Multifamily Residential (Ground floor commercial is allowed)

I. Authorized Uses

- 1. The list of authorized uses allowed within the M-U zone is hereby amended to include and exclude the following. The following uses are allowed without the need for approval of a conditional use permit.

a) POD A – LIGHT INDUSTRIAL

- 1) All other community service
- 2) Golf Driving Ranges
- 3) Utility Basic (indoor or outdoor)
- 4) General Offices
- 5) Office with Drive-through
- 6) Commercial Parking
- 7) Skating Rink
- 8) Shooting Range, Indoor
- 9) All other indoor recreation
- 10) Animal Care / Boarding / Sales, Indoor

- 11) Delivery and Dispatch Services
- 12) Fuel Sales, automotive/appliance
- 13) General Retail Sales, outdoor operations, display and storage
- 14) Landscaping Materials Sales/Greenhouse/Nursery
- 15) All other sales and services
- 16) Auto and Light Truck Mechanical Repair
- 17) Body shop
- 18) Car wash
- 19) Gasoline Service Station
- 20) Quick Lube
- 21) All other vehicle service, limited
- 22) Indoor Operations and Storage
 - i. Assembly
 - ii. Food Products
 - iii. Manufacturing/Processing
- 23) Indoor Operations with Outdoor Storage
 - i. Assembly
 - ii. Food Products
 - iii. Manufacturing/Processing
- 24) Outdoor Operations and Storage
 - i. Assembly
 - ii. Food Products
 - iii. Manufacturing/Processing
- 25) Contractors and Trade Shops
- 26) Indoor operations and outdoor storage (heavy vehicles)
- 27) Warehouse and Freight Movement
- 28) Indoor Storage with Outdoor Loading Docks
 - i. Outdoor Storage or Loading
- 29) Sand or Gravel Storage
- 30) Wholesale Sales – allowed
 - i. Wholesale Business
 - ii. Agricultural Products
 - iii. All other Wholesale Uses
- 31) Telecommunications Facilities

b) PODS B & C – COMMERCIAL

- 1) Community Service
- 2) Cultural Uses
- 3) Multi-family residential
- 4) General Day Care
- 5) Entertainment Event,
 - i. Indoor Facilities
 - ii. Outdoor Facilities
- 6) Hotels / Motels
- 7) General Offices
- 8) Office with drive-through

- 9) Commercial Parking
- 10) Health Club
- 11) Movie Theater
- 12) Skating Rink
- 13) Arcade
- 14) Bar / Nightclub
- 15) Alcohol Sales
- 16) Drive-through Uses (restaurants)
- 17) Drive-through Uses (retail)
- 18) Food Service, Catering
- 19) Food Service, Restaurant (including alcohol sales)
- 20) Farmers Market
- 21) General Retail Sales, Indoor Operations, display and storage
- 22) Gasoline Service Station
- 23) Repair, small appliance
- 24) Repair, large appliance
- 25) Personal Service
- 26) All other retails sales and service
- 27) Utility Service Facilities (underground)
- 28) All other Utility, Basic
- 29) Transmission Lines, (above ground)
- 30) Transmission Lines, (underground)

c) POD D – RESIDENTIAL

- 1) Multifamily residential
- 2) Non-residential uses are limited to a combined total of 10,000 square feet in POD D.
 - i. Large Group Living Facilities
 - ii. Unlimited Group Living Facilities
 - iii. General Day Care
 - iv. Bar / Nightclub
 - v. Food Service, Restaurant (including alcohol sales)
 - vi. Farmers Market
 - vii. General Retail Sales, Indoor Operations, display and storage

d) Restricted Uses

The uses below are not allowed within any of the Pods.

- 1) Cemetery
- 2) Golf Course
- 3) Religious Assembly
- 4) Funeral Homes/Mortuaries/Crematories
- 5) Schools – Boarding, Elementary, Secondary
- 6) Transmission Lines (above ground)
- 7) Bed and Breakfast (1 – 3 guest rooms)

- 8) Bed and Breakfast (4 or more guest rooms)
- 9) Amusement Park
- 10) Miniature Golf
- 11) All other outdoor recreation
- 12) Adult Entertainment
- 13) Farm Implement / Equipment Sales / Service
- 14) Fuel Sales, heavy vehicle
- 15) Mini warehouse
- 16) Agriculture
- 17) Winery
- 18) Aviation
- 19) Helipads

J. Dimensional Standards

Minimum Lot Area	
Pod A	1 acre minimum
Pods B and C	No minimum when part of a retail center 1 acre when stand alone
Pod D	No minimum

Minimum Lot Width	
Pod A	100' Minimum
Pods B and C	No minimum when part of a retail center 100' when stand alone use
Pod D	No minimum

Minimum Street Frontage	
Pod A	100' Minimum
Pods B and C	No minimum when part of a retail center 100' when stand alone use
Pod D	No minimum

Pod A Minimum Setbacks	Principle Structure / Accessory Structure
Front	15' / 25'
Side	5' / 5'
Rear	25' / 5' ^a

Pods B and C Minimum Setbacks	Principle Structure / Accessory Structure
Front	15' / 25'
Side	0' / 0'
Rear	10' / 10'

Pod D Minimum Setbacks	Principle Structure / Accessory Structure
Front	15' / 20'
Side	5' / 3'
Rear	10' / 5'

Maximum Lot Coverage	
Pod A	N/A
Pods B and C	N/A
Pod D	N/A

Maximum FAR	
Pod A	2.0 FAR
Pods B and C	2.0 FAR
Pod D	N/A

Maximum Height	
Pod A	40'
Pods B and C / Mixed Use Buildings	40'/65'
Pod D	65'

1. Footnotes: The applicable footnotes in Table 3.2 of the Zoning and Development Code shall be referenced including the following:
 - a. A 50 foot wide building setback is required along the western property line of the development adjacent to the Department of Military and Veterans Affairs Cemetery.

K. Other Regulations

1. Fencing: A fence is required along the western most boundary of the property (adjacent to the Department of Military and Veterans Affairs Cemetery).
2. Construction Cessation: During military funerals, services or veterans ceremonies, construction on any and all projects will cease until these funerals, service or ceremonies have ended. Each general contractor will contact the Department of Military and Veterans Affairs to work out details for construction cessation during the requested periods of time.
3. Landscape Buffer:
 - a. A 25 foot wide landscape buffer, including a six (6) foot fence, is required along the western property line of the development. The landscape buffer will count towards the overall landscape requirements of each site.

- b. A 50 foot wide building setback is required along the western property line of the development adjacent to the Department of Military and Veterans Affairs Cemetery.
4. Parking per Section 6.6 of the Zoning and Development Code with the following modifications:
 - a. Commercial – Per Shopping Center Calculations (1 parking space per every 250 square feet of gross floor area).
 - b. Mixed-use structures – parking calculated per use per floor of structure (Shopping center parking calculation can be used for ground floor commercial uses at 1 parking space per every 250 square feet of gross floor area).
5. Landscaping shall meet Section 6.5 of the Zoning and Development Code.
6. Buildings shall meet Section 4.3 M. of the Zoning and Development Code.
7. Sign Regulations shall meet Section 4.2 with the following exceptions:
 - a. Freestanding signs shall be limited to monument type signage.
 - b. Freestanding signs shall not exceed 8' in height – sign face calculated per Section 4.2.
 - c. Only one freestanding monument sign shall be allowed at each intersection along Riverside Parkway and 29 Road.
 - d. A sign package will be required as part of each Preliminary Development Plan.
8. Hours of Operation:
 - a. Pod A – unrestricted
 - b. Pods B and C – unrestricted
 - c. Pod D – non-residential uses shall be restricted from 5 am to 11 pm.
9. Mixed-Use Development
 - a. The maximum residential densities within Pod C shall not exceed twenty-four (24) dwelling units per acre, minus (1) dwelling unit per 2,000 square feet of nonresidential development or portion thereof. In Pod C, residential uses shall not constitute more than seventy-five percent (75%)

of the total floor area. In no case shall the total number of dwelling units in Pod C exceed 370 dwelling units.

- b. The total number of residential dwelling units on the project shall not exceed 24 dwelling units per acre.
- c. Mixed-use development in Pod D shall not exceed the plan density minus one (1) dwelling unit per 1,000 square feet of nonresidential development or portion thereof. No more than ten percent (10%) of the land area may be dedicated to commercial uses.
- d. Multifamily residential development in Pod D is eligible for density bonuses pursuant to Chapter 3.6.B.10.

10. Definitions

- a. Mixed-use structure: Any mix of residential and nonresidential uses in the same building.

INTRODUCED on first reading on the 1st day of December, 2008 and ordered published.

ADOPTED on second reading this 15th day of December, 2008.

ATTEST:

/s/: Gregg Palmer
President of the Council

/s/: Stephanie Tuin
City Clerk

AGENDA TOPIC: Mesa State Outline Development Plan – ODP-2008-154.

ACTION REQUESTED: A recommendation of approval to City Council to zone 154.05 acres to PD (Planned Development) with a default zone of M-U (Mixed Use) and recommendation to City Council of approval of an Outline Development Plan (ODP) for the Mesa State Development.

BACKGROUND INFORMATION					
Location:		2899 D ½ Road			
Applicants:		Owner: Mesa State College Real Estate Foundation Applicant: University of Colorado Real Estate Center Representative: Ciavonne, Roberts and Associates			
Existing Land Use:		Agriculture/Vacant/CSU Facility/Lineman School			
Proposed Land Use:		Mixed Use: Residential/Commercial/Industrial			
Surrounding Land Use:	North	Industrial			
	South	Single Family Residential			
	East	Single Family Residential			
	West	State Offices/Cemetery			
Existing Zoning:		County PUD			
Proposed Zoning:		PD (Planned Development)			
Surrounding Zoning:	North	I-1 (Light Industrial)			
	South	County RSF-R, County RSF-2, County PUD, R-4 (Residential 4 du/ac), PD (Planned Development)			
	East	County RSF-R			
	West	County PUD			
Growth Plan Designation:		Mixed Use			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: A request for approval to zone property located at 2899 D ½ Road to PD (Planned Development) with a default zone of M-U (Mixed Use) by approval of the Outline Development Plan as a Planned Development.

RECOMMENDATION: Recommend approval to City Council to zone 154.05 acres PD (Planned Development) with a default zone of M-U (Mixed Use) and recommend to City Council approval of an Outline Development Plan for the Mesa State Development.

ANALYSIS

1. Background

The property was annexed into the City on June 6, 2007 but was not zoned pending a decision on the requested Growth Plan Amendment. On March 5, 2008 the City Council amended the Growth Plan – Future Land Use Map from Public to a Mixed Use designation. The requested approval by City Council is for zoning the parcel as a part of the annexation.

Current use of the property includes an electrical lineman training facility, Colorado State University Animal Diagnostic Laboratory and agriculturally cultivated lands. Also existing on the property are miscellaneous vacant buildings. The site is bounded by Riverside Parkway (also known as D Road) to the south, the Union Pacific Railroad and the I-70 Business Loop to the north, 29 Road to the east and land owned by the State and the Department of Military and Veteran's Affairs to the west.

The Applicant is proposing that the property be developed as a PD (Planned Development) with a default zone of M-U (Mixed Use). Section 3.4 J. of the Zoning and Development Code ("Code") states that the purpose of the M-U zone is:

"To provide for a mix of light manufacturing and office park employment centers, retail, service and multifamily residential uses with appropriate screening, buffering and open space and enhancement of natural features and other amenities such as trails, shared drainage facilities, and common landscape and streetscape character. This District implements the commercial, commercial/industrial, industrial and mixed use future land use classifications of the Growth Plan, as well as serving as a transition between residential and nonresidential use areas."

Uses and Development Character

The proposal is to allow multifamily residential, commercial and industrial uses within four pods. Pod A would be developed as industrial. Pods B and C would be developed principally as commercial with the ability to include multifamily residential. Pod D would be developed principally as residential allowing limited commercial development. Pods B, C, and D would allow a mix of uses both residential and commercial with commercial uses being the principle uses of Pods B and C and residential use being the principle use of Pod D.

The uses for each Pod are defined in the draft ordinance hereto attached. Pod A only allows commercial and industrial uses and does not allow residential uses. Also Pod A has no limitation in the amount of square footage at buildout. The limitation will be subject to parking and bulk standards. Pods B and C will contain a maximum of 450,000 square feet and 115,000 square feet of commercial respectively. The maximum building size for any commercial structure will be 250,000 square feet. It

should be noted that a Traffic Impact Study (TIS) has not been completed for the proposed development. A TIS will determine if additional commercial development (square footage) can occur on the site relative to the capacity of the road system.

Unified development of the site is proposed with similar architectural styles and themes across the four pods including common landscape features and streetscape character. The Applicant is also proposing that detached trails will be located along 29 Road and the Riverside Parkway.

Density

The overall proposed residential density of the development is 1,124 dwelling units. These multifamily units can be located within Pods B, C, and D. Pod B allows a maximum 371 dwelling units and Pod D allows a maximum 754 dwelling units. A maximum density for Pod C has not been established therefore any units located in Pod C would be subject to the maximum overall density and would have to be subtracted from the total 1,124 units. The maximum density of Pods B, C and D is 10.90 dwelling units per acre which is consistent with the density allowed in the M-U zone.

Access

Four access points are being proposed for the development. Two access points are located along 29 Road, one at the new D 1/2 Road intersection and one located further south. In addition to the two access points on 29 Road, two access points are proposed along Riverside Parkway (also known as D Road). One access is proposed at the intersection of Burdock Way and one at the intersection of Skyler Street.

Open Space / Park

No open space or parkland has been proposed as part of the proposed ODP. However the Applicant has proposed a 25 foot landscaped buffer along the west property line to buffer the potential uses of the development with the cemetery. Open space and park dedication requirements will be reviewed as part of the Preliminary Development Plan ("PDP").

Signage

Freestanding signage along 29 Road and Riverside Parkway will be limited to monument signs no higher than eight feet and one per intersection on arterial streets. Sign packages will be submitted as part of the PDP for all internal signage.

Community Benefit

The objective of a mixed use development is to create a mixture of land uses which may include residential, retail, offices, recreational, entertainment, and light industrial within a compatible design. The interaction between the mixed uses and design of the

development should create the following benefits:

1. Active urban areas during more hours of the day;
2. Increased housing options and diverse household types;
3. Reduction of auto dependence;
4. A local sense of place;
5. Reduction of traffic congestion and auto pollution;
6. Vibrant and dynamic developments.

The proposed development combines multifamily residential dwelling units, commercial uses and light industrial uses within a 154 acre site. Internal traffic and pedestrian circulation and concentrated development create more efficient use of infrastructure. In addition, the City of Grand Junction is experiencing a rental vacancy rate of less than 2%. The development of up to 1,124 multifamily residential dwelling units will help fill this void. Finally, mixed use sites and buildings encourage innovative building, site and infrastructure design.

Therefore the proposed development meets the following community benefits as outlined in Chapter 5:

1. More effective infrastructure;
2. Needed housing types and/or mix;
3. Innovative designs.

Phasing Schedule

Pursuant to the Code, the PDP will be submitted within 2 years after approval of the ODP, unless a phasing schedule is otherwise approved with the preliminary plan.

Default Zoning

The Applicant is proposing a default zone of M-U, which is consistent with the Growth Plan designation of Mixed Use. The bulk standards for the M-U zone, as indicated in Table 3.2 in the Zoning and Development Code, are as follows:

Density: 8 to 24 dwelling units per acre
Nonresidential FAR: 0.50
Maximum building size: 150,000 square feet (30,000 square feet for retail)
Minimum lot area: one acre
Minimum lot width: 100 feet
Front yard setback: 15 feet for principal structures/25 feet for accessory structures
Side yard setback: 15 feet for principal structures/15 feet for accessory structures
Rear yard setback: 25 feet for principal structures/25 feet for accessory structures
Maximum building height: 40 feet (65 feet is allowed if all building setbacks are 1.5 times the overall height of the building).

The Planning Commission may recommend and the City Council may deviate from the default district standards if the Applicant has provided community amenity from the list under Section 5.4.G of the Code. The Applicant has proposed off-street trails within the Development that are not required by the Urban Trails Master Plan. Furthermore, the Applicant is proposing a 50 foot setback along the western property which is greater than that required by the M-U zone (The M-U zone does not require a landscaped buffer along the west property line and the minimum rear setback is 25 feet).

The Applicant is proposing the following deviations from the M-U bulk standards:

Nonresidential FAR: 2.0
Maximum building size: 250,000 square feet
Minimum lot area: Pod B, C, and D – no minimum requirement

Setbacks (principal structures/accessory structures)

Pod A (Industrial)

Front yard setback:15'/25'
Side yard setback: 5'/5'
Rear yard setback:25'/5'

Pod B and C (Commercial and Residential)

Front yard setback:15'/25'
Side yard setback: 0'/0'
Rear yard setback:10'/10'

Pod D (Residential and Commercial)

Front yard setback:15'/20'
Side yard setback: 5'/3'
Rear yard setback:10'/5'

The Applicant is also proposing a setback of 50 feet for structures along the western property line adjacent to the Cemetery.

Building Heights

The Applicant is proposing the following deviations from the M-U bulk standards:

Pod A shall have a maximum height of 40 feet. Pods B and C, commercial use buildings shall have a maximum height of 40 feet and mixed use building

shall have a maximum height of 65 feet. The maximum height for multifamily residential buildings in Pods B, C, and D, shall be 65 feet.

2. Consistency with the Growth Plan:

The Future Land Use Map designates the subject property as Mixed Use. The proposed ODP proposes a default zone of M-U, a density, and a variety of uses that are consistent with the Mixed Use designation.

3. Section 2.12.B.2 of the Zoning and Development Code:

Requests for an Outline Development Plan (ODP) for property zoned Planned Development (PD) must demonstrate conformance with all of the following:

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

The proposed ODP is consistent with the Growth Plan and the Grand Valley Circulation Plan.

- b. The rezoning criteria provided in Section 2.6 A. of the Zoning and Development Code.

- 1) The existing zoning was in error at the time of adoption;

The property was last zoned in the County to a PUD. A plan was not included as part of the resolution. A Planned Unit Development without a plan is in error. Without more information the zone is not developable.

- 2) There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth trends, deterioration, redevelopment, etc.;

The character of this neighborhood has been and continues to be developing with urban land uses; specifically medium to medium-low density residential. These types of uses require supporting uses such as high density residential, commercial and industrial. Furthermore there is a need to transition from the residential designated lands to the south and east to the industrial designated lands to the north and west.

- 3) The proposed rezone is compatible with the neighborhood, conforms to and furthers the goals and policies of the Growth Plan and other adopted plans and policies, the requirements of this Code, and other City regulations;

The proposed rezone to PD with a default zone of M-U is compatible with the surrounding area and furthers the goals and policies of the Growth Plan.

- 4) Adequate public facilities and services are available or will be made available concurrent with the projected impacts of development allowed by the proposed zoning;

Adequate public facilities (roads and utilities) are currently available or will be made available that can address the impacts of the proposed development. Central Grand Valley sewer lines and a Ute water line are located adjacent to the property. Furthermore, improvements to the Riverside Parkway and 29 Road have been made that allow for more intense use of the property. In addition, the Central Grand Valley Sanitation District recently replaced the Riverside Parkway (also known as D Road) interceptor with a new 24-inch PVC pipe that will add additional capacity to the system and be able to serve potential uses of the Mesa State property. It should be noted that a Traffic Impact Study (TIS) has not been completed for the proposed development. A TIS will determine if additional commercial development (square footage) can occur on the site relative to the capacity of the road system.

- 5) The supply of comparably zoned land in the surrounding area is inadequate to accommodate the community's needs; and

There is an inadequate supply of high density residential and commercially zoned land within the Pear Park area. Furthermore, there is a need to transition the residential land uses from the south and east to the industrial lands to the north and west. The proposed development would accommodate both of these concerns.

- 6) The community will benefit from the proposed zone.

The proposed PD with a default zone of M-U would create a transition between the existing residential and industrial uses. The proposal would also allow for the development of needed commercial and high density residential uses. This would benefit both the Pear Park area and the City as a whole.

- c. The planned development requirements of Chapter Five of the Zoning and Development Code.

The proposed plan is in conformance with the requirements of Chapter Five.

- d. The applicable corridor guidelines and other overlay districts in Chapter Seven.

There are no corridor or overlay district guidelines for this property.

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

Adequate public facilities are currently available or can be made available and can address the impacts of any development consistent with a Mixed Use designation.

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

The ODP provides graphic representation of four access points and how the internal circulation system will be designed. Detailed access and circulation that serves all of the pods will be identified and designed as part of the PDP.

g. Appropriate screening and buffering of adjacent property and uses shall be provided.

The Applicant has proposed a 25 foot landscaped buffer along the western most property line adjacent to the existing cemetery. Railroad tracks and I-70 Business Loop are located along the north property line and D and 29 Roads are located south and east. The Applicant has proposed detached trails along the arterial frontages which are intended to provide for safe multi-modal transportation and provide access to uses within the development. These detached trails will also provide connectivity from the development to other points of interest adjacent to the subject property including the Colorado River Front trail.

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

The proposed residential overall density of 1,124 dwelling units and the range of dwelling units per pod is appropriate and consistent with the Growth Plan designation of Mixed Use.

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

The Applicant has proposed a default zone of M-U with the requested deviations that are outlined in the attached Ordinance.

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

The development shall be in accordance with the Code, unless a different phasing/development schedule is approved with the PDP. The PDP will be submitted within 2 years after approval of the ODP.

k. The property is at least twenty (20) acres in size.

The subject property is approximately 154.05 acres in size, therefore meeting this criterion.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Mesa State Outline Development Plan application, file number ODP-2007-154 for a Planned Development, Outline Development Plan, I make the following findings of fact and conclusions:

1. The requested Planned Development, Outline Development Plan is consistent with the Growth Plan.
2. The review criteria in Section 2.12.B.2 of the Zoning and Development Code have all been met.
3. The review criteria in Section 2.6 of the Zoning and Development Code have all been met.

PLANNING DIVISION RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested Planned Development, Outline Development Plan, for Mesa State, file number ODP-2007-154 to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

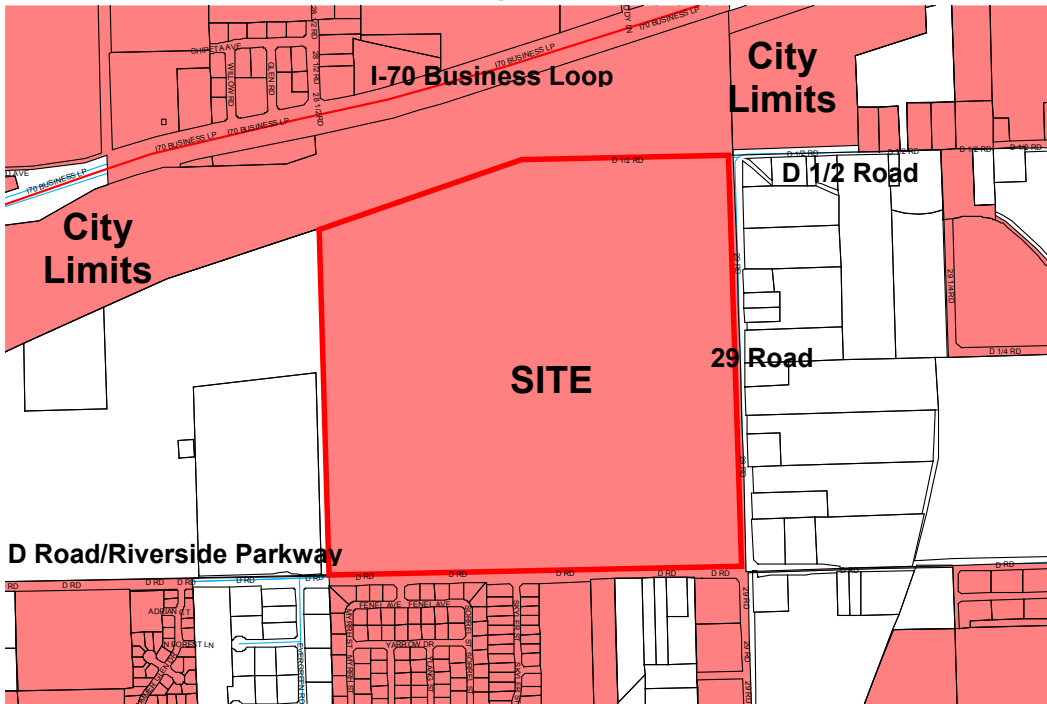
Mr. Chairman, on item number ODP-2007-154, I move that the Planning Commission forward a recommendation of approval for the Mesa State Planned Development, Outline Development Plan, with the facts and findings listed in the project report.

Attachments:

Site Location Map / Aerial Photo
Future Land Use Map / Existing City & County Zoning Map
Site Plan
Landscape Buffer Plan
October 24, 2008 Letter from the Department of Military and Veterans Affairs
Proposed Ordinance

Site Location Map

Figure 1



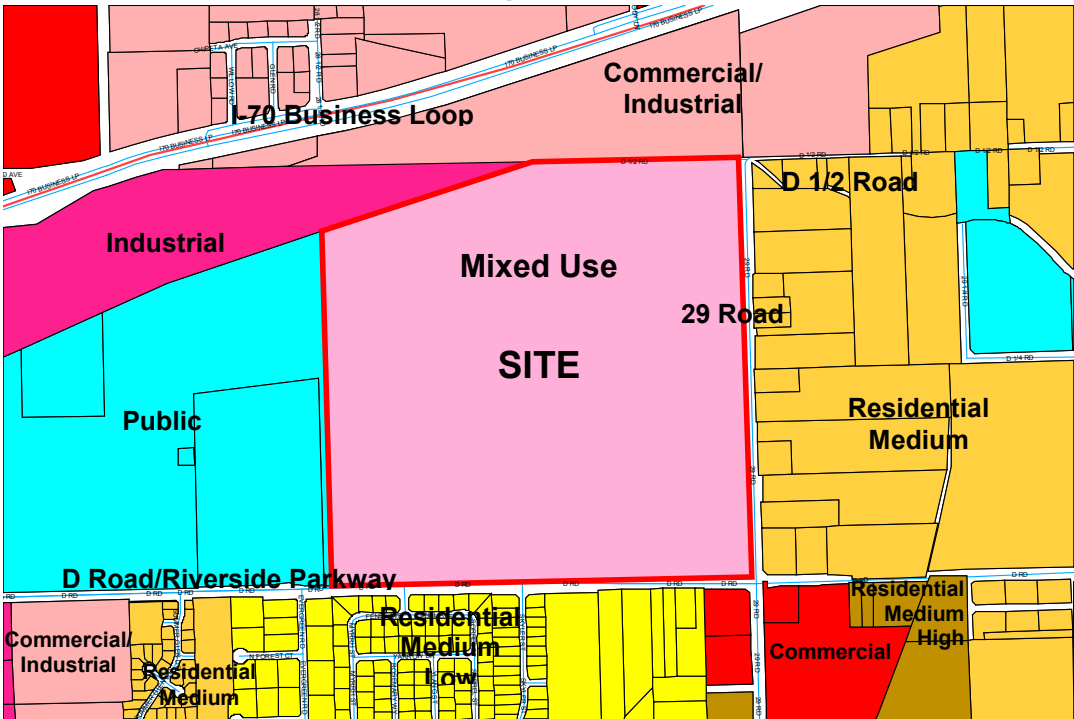
Aerial Photo Map

Figure 2



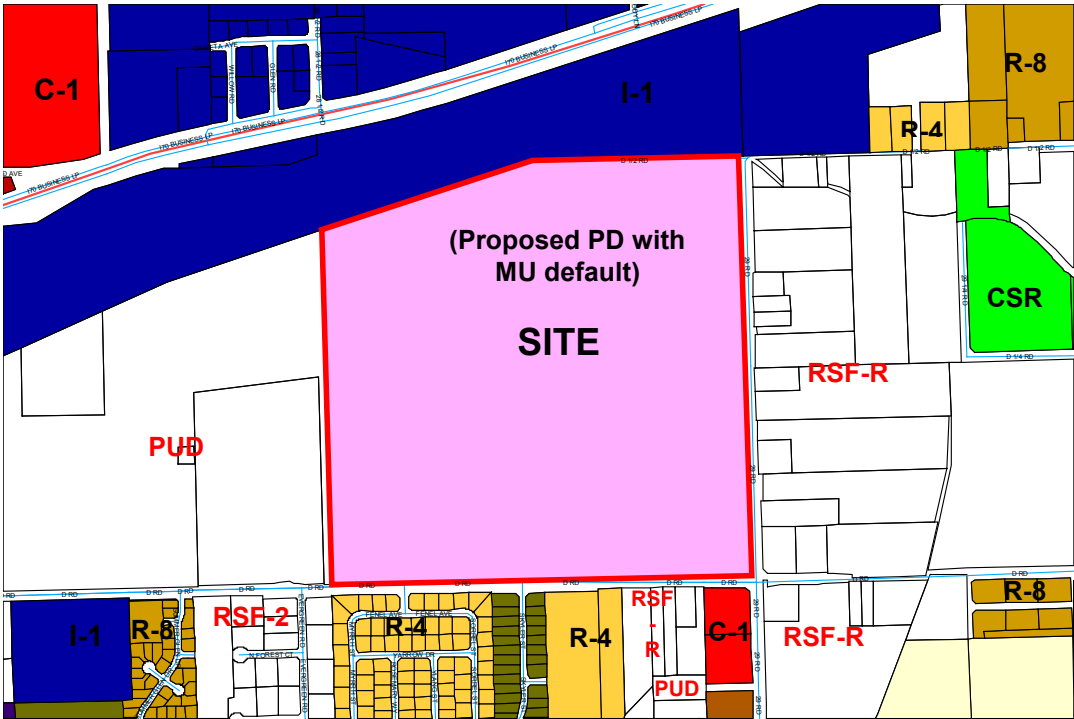
Future Land Use Map

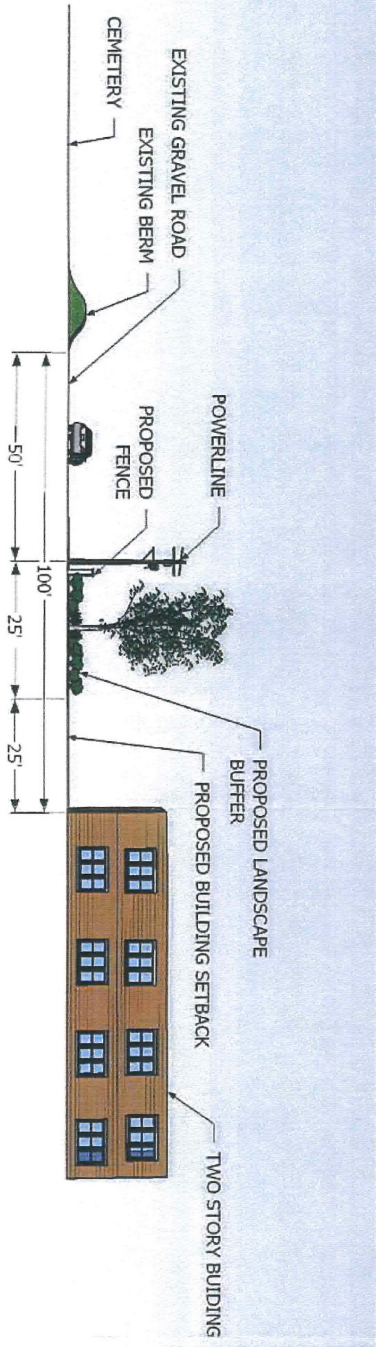
Figure 3



Existing City and County Zoning Map

Figure 4





PREFERRED OPTION

DRAWN BY AS
 CHECKED JC
 JOB NO. 0000
 DATE 8/1/08
 REVISIONS

MSC FOUNDATION
 GRAND JUNCTION, COLORADO



MSC FOUNDATION
 GRAND JUNCTION,
 COLORADO
 PRELIMINARY
 SUBMITTAL

SHEET NO.
L01

**Attach 3
Grand Valley Circulation Plan Amendment**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: January 8, 2013
PRESENTER: Jody Kliska

AGENDA TOPIC: Grand Valley Circulation Plan Amendment – CPA-2012-584

ACTION REQUESTED: Recommendation of approval to City Council on a Comprehensive Plan Amendment to amend the Grand Valley Circulation Plan.

BACKGROUND INFORMATION				
Location:		Area generally located north of I-70 Business Loop between 28 and 28 ¼ Roads		
Applicant:		City of Grand Junction		
Existing Land Use:		Vacant land		
Proposed Land Use:		N/A		
Surrounding Land Use:	North	Commercial and residential (mobile home park)		
	South	Commercial/industrial		
	East	Industrial and vacant land		
	West	Single-family residential		
Existing Zoning:		C-1 (Light Commercial)		
Proposed Zoning:		N/A		
Surrounding Zoning:	North	PD (Planned Development), C-1 (Light Commercial)		
	South	C-2 (General Commercial)		
	East	I-1 (Light Industrial)		
	West	R-8 (Residential – 8 du/ac)		
Future Land Use Designation:		Residential High Mixed Use (16 – 24 du/ac)		
Zoning within density range?		Yes	X	No, Possible Comprehensive Plan Amendment and Rezoning in the future

PROJECT DESCRIPTION: A request to amend the Grand Valley Circulation Plan on and near the property (35.8 acres) located north of I-70 Business Loop between 28 and 28 ¼ Roads to add two future collector streets and an unclassified street in the area to improve future capacity, connectivity and circulation.

RECOMMENDATION: Recommend approval to City Council of the proposed amendment to the Grand Valley Circulation Plan.

ANALYSIS

1. Background:

The City's home rule powers and Section 212 of Article 23 of Title 31 of the Colorado Revised Statutes grants authority to the City to make and adopt a plan for the physical development of streets and roads located within the legal boundaries of the municipality and all lands lying within three miles of the municipal boundary. This proposed amendment to the Plan lies within the incorporated boundaries of the City of Grand Junction and the unincorporated areas of Mesa County.

The proposed amendment was requested by representatives of the property owners of a 35+ acre parcel of land located at the northeast corner of Grand Avenue and 28 Road (parcel #2943-182-00-046) to provide guidance in developing the transportation infrastructure for future planning and development of the property. City and Regional Transportation Planning Office (RTPO) staff reviewed the existing circulation plan, existing street rights-of-way and potential development scenarios and determined that amendments to the existing circulation plan would be beneficial at this time.

The capacity of the future street network was analyzed by the RTPO utilizing the Transcad Model that exists for Mesa County for the year 2035 projected traffic volumes. The modeling work indicates there is no capacity issue with the existing circulation plan; however, the addition of the proposed collector streets and unclassified street on the property presents a validation of the need for the future major collector streets as the property develops per the identified densities of the Comprehensive Plan.

The proposed major collector streets are Gunnison Avenue from 28 Road east to 28 ½ Road and the extension of Grand Avenue east to 28 ¼ Road at Ouray Avenue right-of-way, as well as an unclassified street that runs generally north-south between the two collectors. These proposed streets would provide connectivity and circulation for the development of the parcel and to surrounding properties.

Mesa County staff has also reviewed the proposed changes to the circulation plan and is supportive of the proposed request.

2. Section 21.02.130 (c) (2) of the Zoning and Development Code:

The City and County shall amend the Grand Valley Circulation Plan and Urban Trails Master Plan if:

- (i) There was an error such that then-existing facts, projects, or trends that were reasonably foreseeable were not accounted for; or

There was no error. The proposed Grand Valley Circulation Plan is being amended to anticipate and accommodate future growth patterns for the subject area and also the community at large.

- (ii) Subsequent events have invalidated the original premises and findings;

As this central core area of the City grows in the future, City and RTPO (Regional Transportation Planning Office) staff finds that the community and area will benefit with a more safe and efficient circulation and interconnectivity around and through the property with the anticipated development of the subject 35+ acre parcel of land. The City's Comprehensive Plan has identified the property for high density (16 – 24 dwelling units per acre) residential development. Such development will require good access and connectivity to surrounding streets. Streets such as Grand Avenue and Gunnison Avenue need to continue through this property providing a better circulation plan for the community as well as for future residents and commercial opportunities of this property.

- (iii) The character and/or condition of the area have changed enough that the amendment is acceptable;

The existing Grand Valley Circulation Plan predates the adopted 2010 Comprehensive Plan, therefore, the Circulation Plan is being updated to what the Comprehensive Plan anticipates how future development will be taking place for this growing area of the community as identified on the Comprehensive Plan Future Land Use Map for the anticipated higher residential densities and possible commercial development.

- (iv) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment;

The benefits to the area include a more safe and efficient circulation and street interconnectivity around and through the property.

- (v) The change will facilitate safe and efficient access for all modes of transportation; and

The change will provide good access and circulation for users of the transportation system with multiple ways to travel through the area and connect to the larger transportation network, and will facilitate safe and efficient vehicular access.

- (vi) The change furthers the goals for circulation and interconnectivity.

Good access to and through this large property will guide development to provide the appropriate street network for all users.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the application, CPA-2012-584 for a Comprehensive Plan Amendment to amend the Grand Valley Circulation Plan for the area generally located north of I-70 Business Loop between 28 and 28 ¼ Roads located north of I-70 Business Loop, staff makes the following findings of fact and conclusions:

1. The proposed Grand Valley Circulation Plan amendment is consistent with the goals and policies of the Comprehensive Plan by anticipating future development of the area as identified by the residential and commercial densities on the Comprehensive Plan Future Land Use Map.
2. The review criteria in Section 21.02.130 (c) (2) of the Zoning and Development Code have all been met.

STAFF RECOMMENDATION:

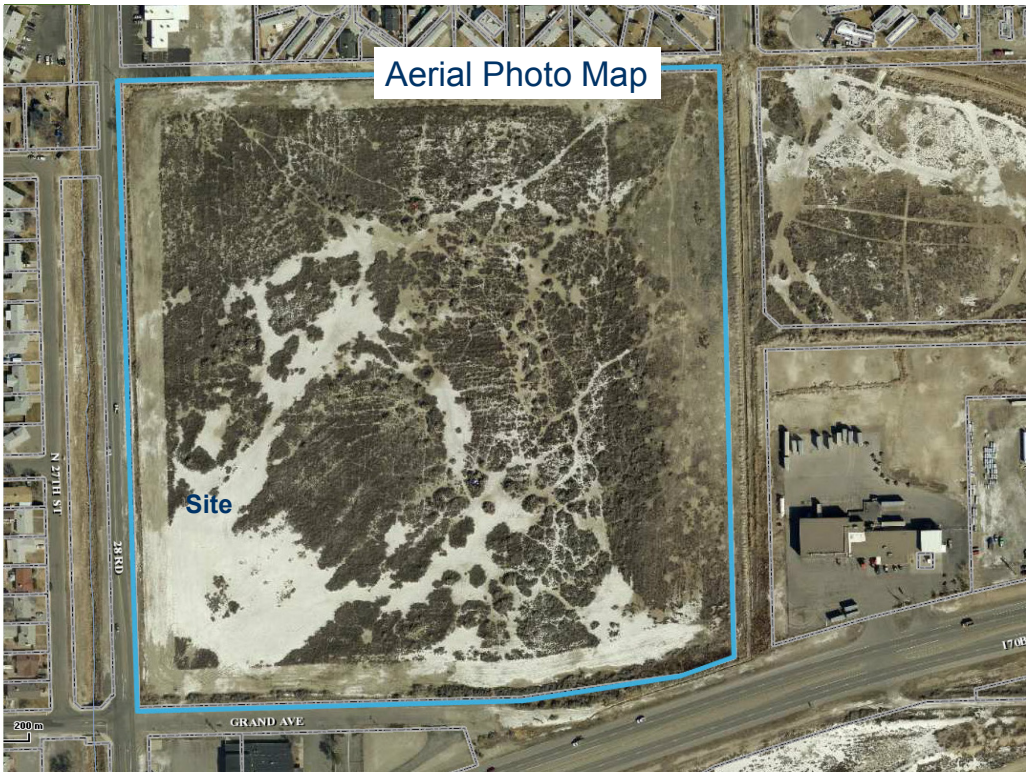
Staff recommends that the Planning Commission forward a recommendation of approval of the requested Comprehensive Plan Amendment to amend the Grand Valley Circulation Plan, CPA-2012-584 to the City Council with the findings and conclusions listed above.

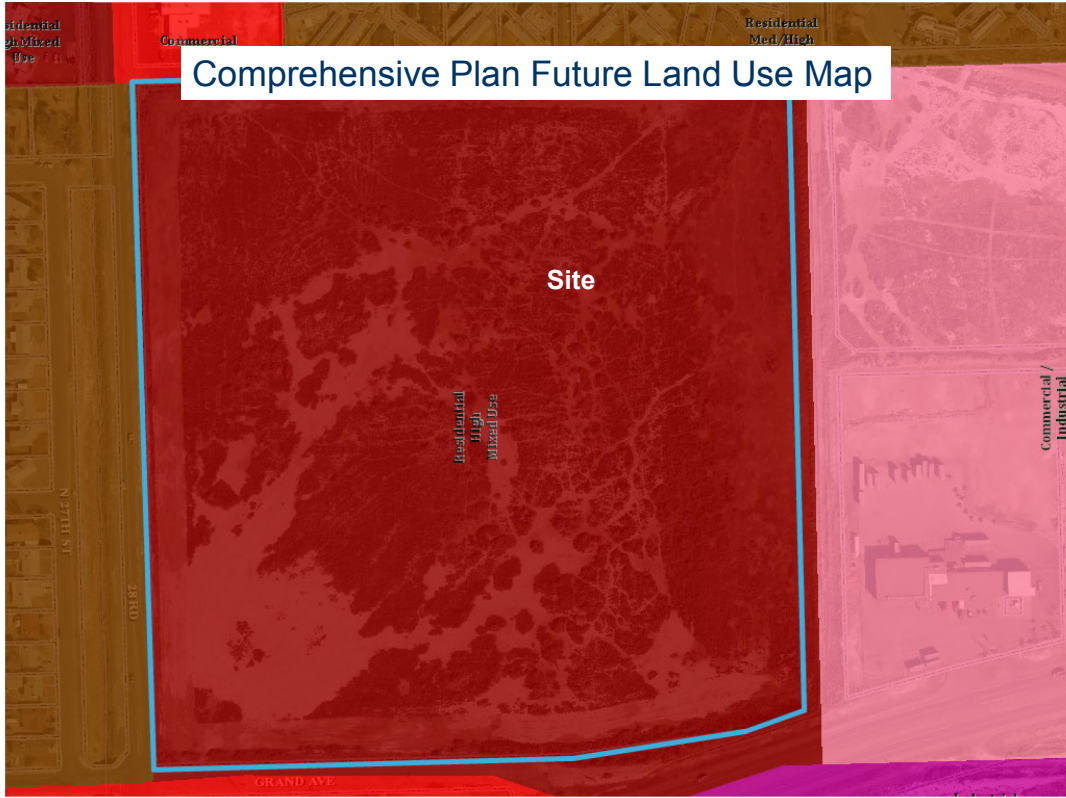
RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item CPA-2012-584, I move that the Planning Commission forward a recommendation of approval of the requested Comprehensive Plan Amendment to amend the Grand Valley Circulation Plan, with the facts and findings listed within the Staff Report.

Attachments:

Site Location Map / Aerial Photo Map
Future Land Use Map / Existing Zoning Map
Grand Valley Circulation Plan
Existing Circulation Plan
Proposed Circulation Plan
Resolution





Grand Valley Circulation Plan

Grand Junction / Mesa County Urban Area

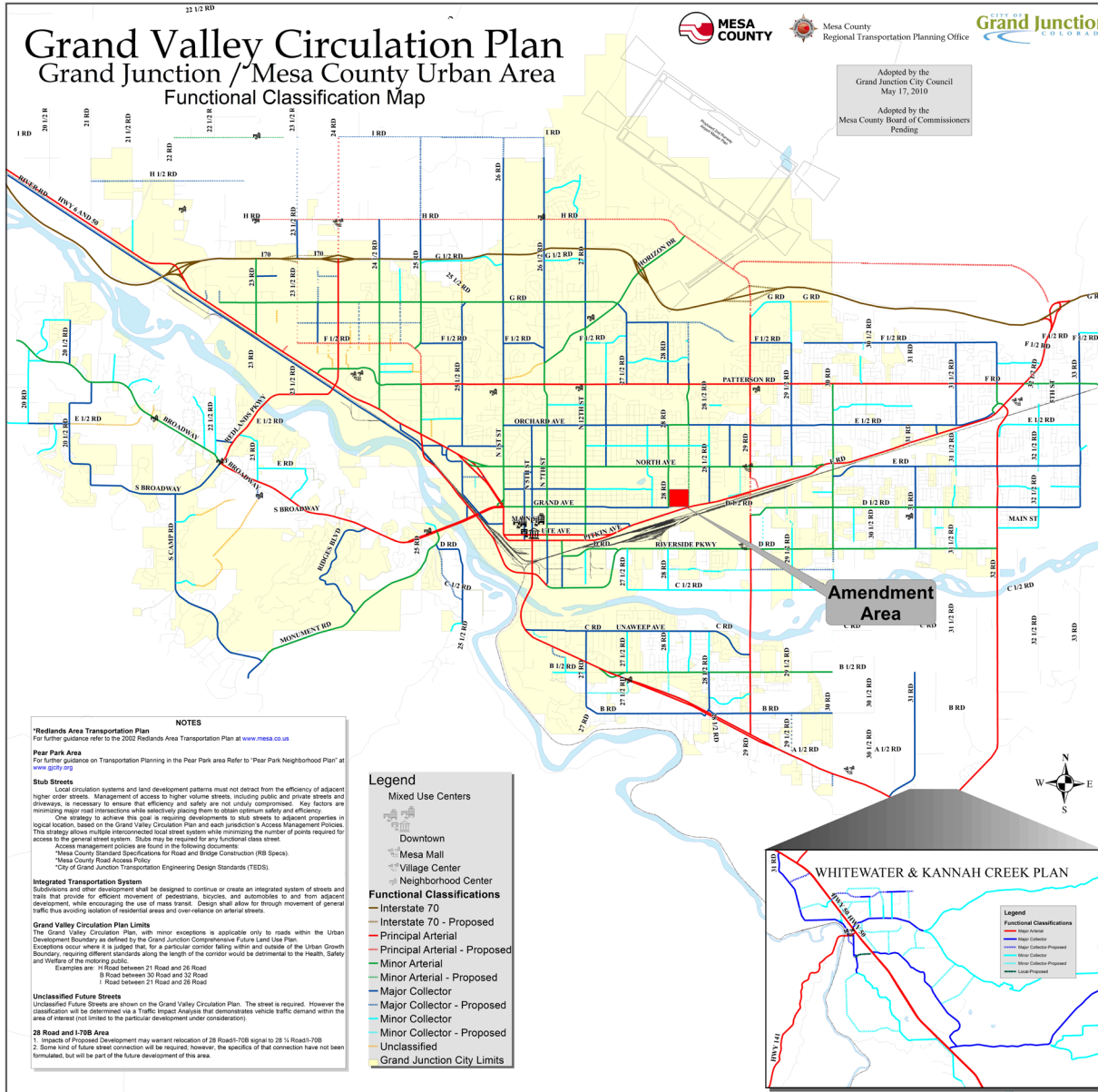
Functional Classification Map



Mesa County
Regional Transportation Planning Office



Adopted by the
Grand Junction City Council
May 17, 2010
Adopted by the
Mesa County Board of Commissioners
Pending



NOTES

***Redlands Area Transportation Plan**
For further guidance refer to the 2002 Redlands Area Transportation Plan at www.mesa.co.us

Pear Park Area
For further guidance on Transportation Planning in the Pear Park area refer to "Pear Park Neighborhood Plan" at www.gjcity.org

Stub Streets
Local circulation systems and land development patterns must not detract from the efficiency of adjacent higher order streets. Management of access to higher volume streets, including public and private streets and driveways, is necessary to ensure that efficiency and safety are not unduly compromised. Key factors are reviewing major road intersections while selectively placing them to obtain optimum safety and efficiency.
One strategy to achieve this goal is requiring developments to stub streets to adjacent properties as local location, based on the Grand Valley Circulation Plan and each jurisdiction's Access Management Policies. This strategy allows multiple interconnections to local streets while minimizing the number of points required for access to the general street system. Shlubs may be required for any functional class street.
Access management policies are found in the following documents:
*Mesa County Standard Specifications for Road and Bridge Construction (RB Specs).
*Mesa County Road Access Policy.
*City of Grand Junction Transportation Engineering Design Standards (TEDS).

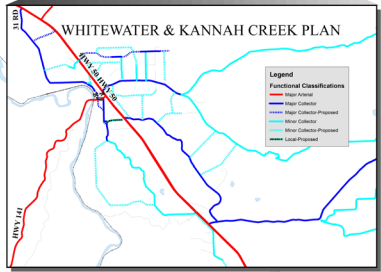
Integrated Transportation System
Subdivisions and other development shall be designed to continue or create an integrated system of streets and trails that provide for efficient movement of pedestrians, bicycles, and automobiles to and from adjacent development, while encouraging the use of mass transit. Design shall allow for through movement of general traffic thus avoiding isolation of residential areas and over-reliance on arterial streets.

Grand Valley Circulation Plan Limits
The Grand Valley Circulation Plan, with minor exceptions is applicable only to roads within the Urban Development Boundary as defined by the Grand Junction Comprehensive Future Land Use Plan. Exceptions occur where it is judged that, for a particular corridor falling within and outside of the Urban Growth Boundary, requiring different standards along the length of the corridor would be detrimental to the Health, Safety and Welfare of the motoring public.
Examples are: H Road between 21 Road and 26 Road
B Road between 30 Road and 32 Road
I Road between 21 Road and 26 Road

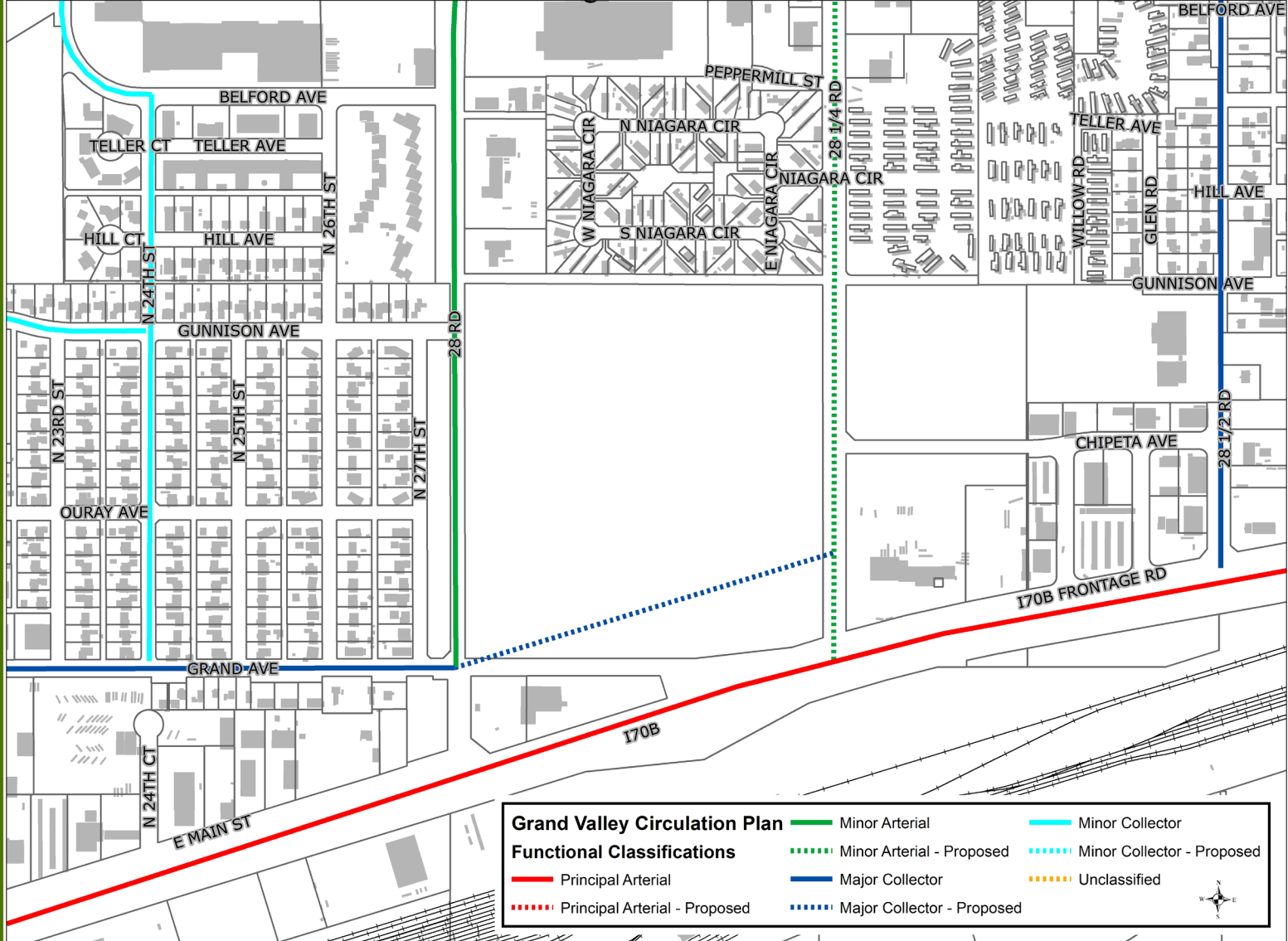
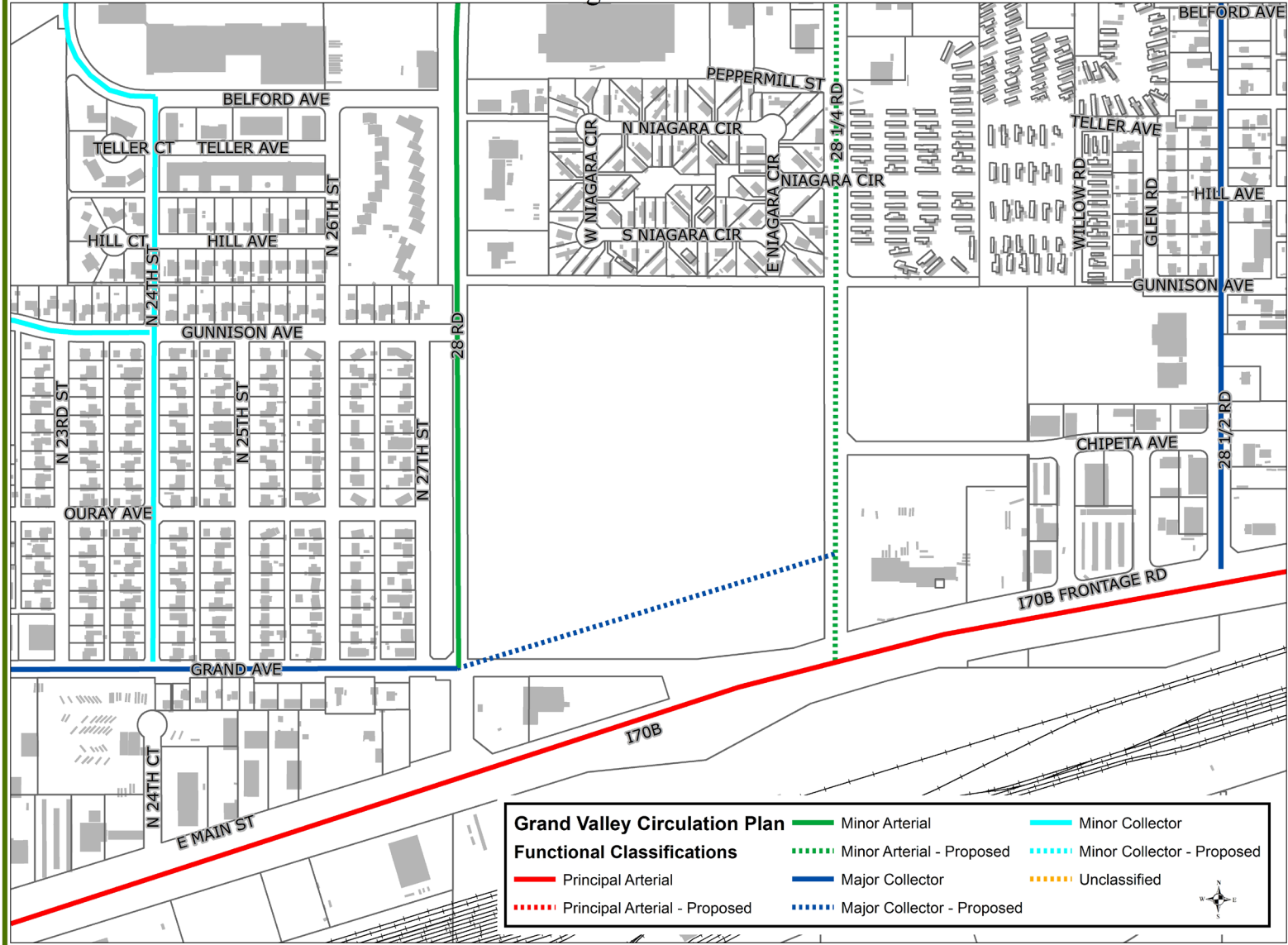
Unclassified Future Streets
Unclassified Future Streets are shown on the Grand Valley Circulation Plan. The street is required. However the classification will be determined via a Traffic Impact Analysis that demonstrates vehicle traffic demand within the area of interest (not limited to the particular development under consideration).

28 Road and I-70B Area
1. Impacts of Proposed Development may warrant relocation of 28 Road/I-70B signal to 28 1/2 Road/I-70B
2. Some kind of future street connection will be required; however, the specifics of that connection have not been formulated, but will be part of the future development of this area.

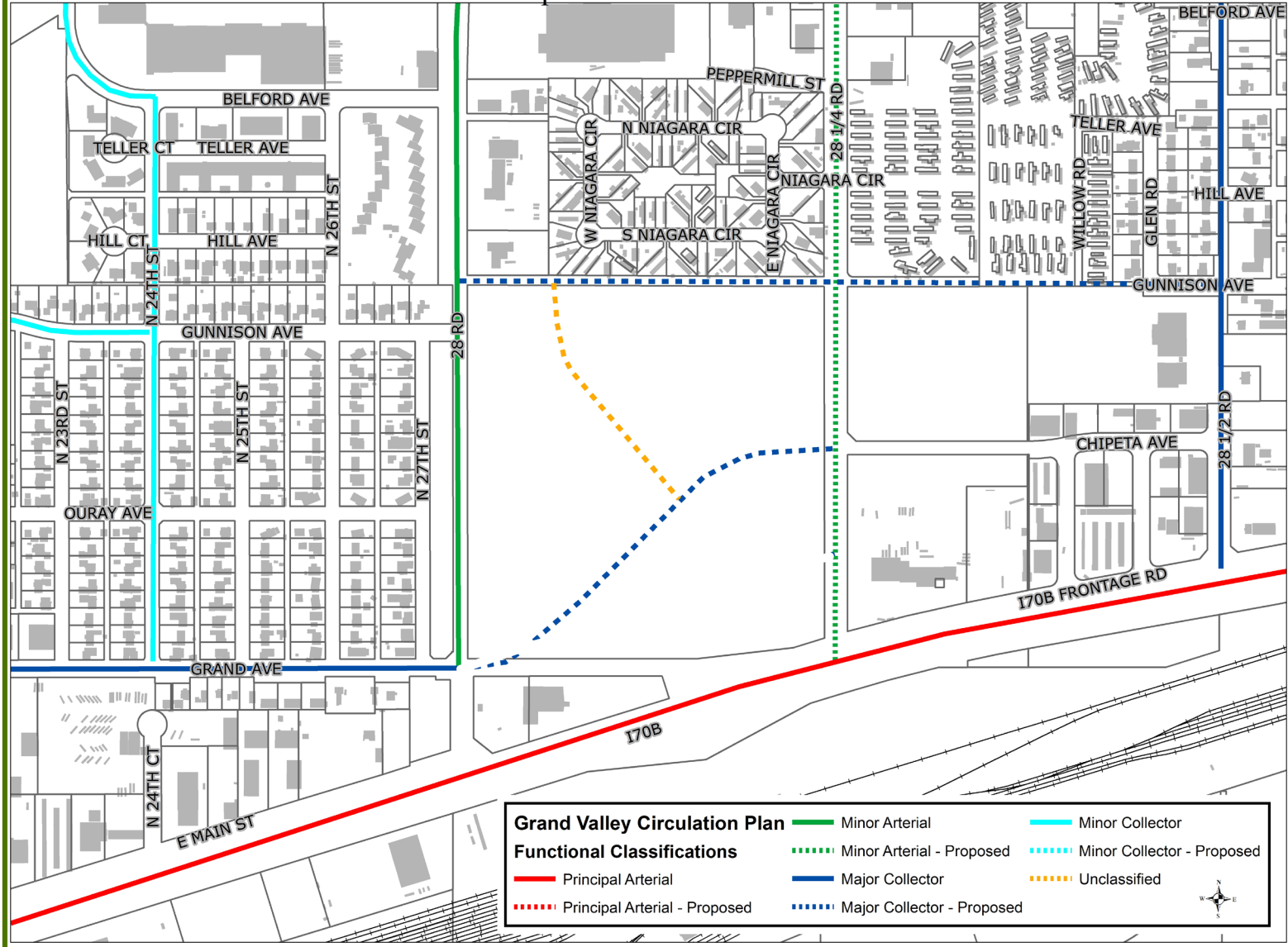
- Legend**
- Mixed Use Centers
 - Downtown
 - Mesa Mall
 - Village Center
 - Neighborhood Center
- Functional Classifications**
- Interstate 70
 - Interstate 70 - Proposed
 - Principal Arterial
 - Principal Arterial - Proposed
 - Minor Arterial
 - Minor Arterial - Proposed
 - Major Collector
 - Major Collector - Proposed
 - Minor Collector
 - Minor Collector - Proposed
 - Unclassified
 - Grand Junction City Limits



Existing Circulation Plan



Proposed Circulation Plan



Grand Valley Circulation Plan			
	Minor Arterial		Minor Collector
	Principal Arterial		Major Collector
	Minor Arterial - Proposed		Minor Collector - Proposed
	Principal Arterial - Proposed		Major Collector - Proposed
	Unclassified		

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____

**A RESOLUTION AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF
GRAND JUNCTION TO AMEND THE GRAND VALLEY CIRCULATION PLAN FOR
THE AREA LOCATED GENERALLY NORTH OF I-70 BUSINESS LOOP
BETWEEN 28 AND 28 1/4 ROADS**

Recitals:

A request for a Comprehensive Plan Amendment to amend the Grand Valley Circulation Plan has been submitted in accordance with the Zoning and Development Code. The applicant has requested that the area generally located north of the I-70 Business Loop between 28 and 28 1/4 Road, be amended as identified on Exhibit A to include Gunnison Avenue and a rerouted Grand Avenue as a Proposed Major Collector along with an Unclassified new street that will connect Gunnison Avenue with Grand Avenue to improve future capacity, connectivity and circulation.

In a public hearing, the City Council reviewed the request for the proposed Comprehensive Plan Amendment to amend the Grand Valley Circulation Plan and determined that it satisfied the criteria as set forth and established in Section 21.02.130 (c) (2) of the Zoning and Development Code and the proposed amendment is consistent with the purpose and intent of the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE GRAND VALLEY CIRCULATION PLAN BE AMENDED AS IDENTIFIED ON EXHIBIT A.

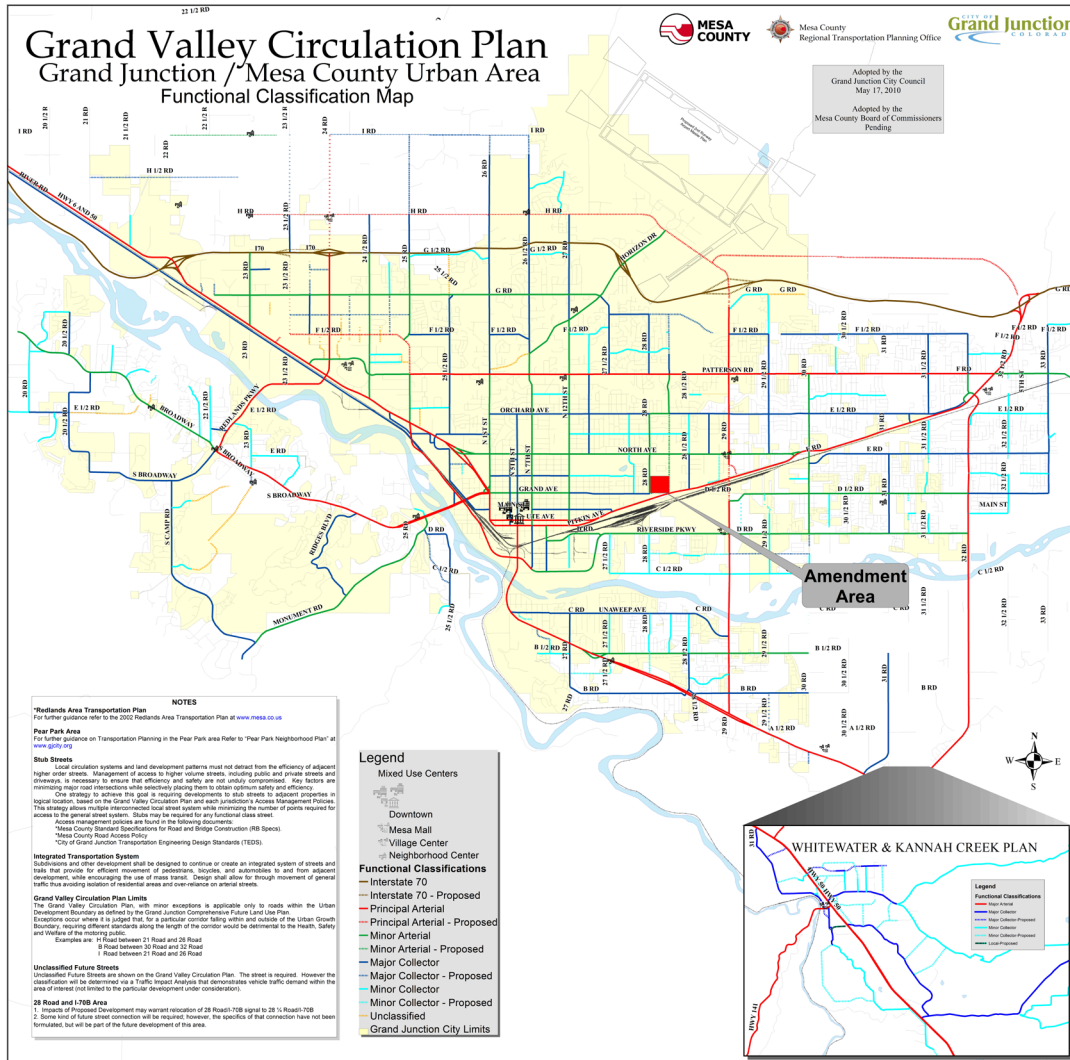
PASSED on this _____ day of _____, 2013.

ATTEST:

City Clerk

President of Council

Exhibit "A"



Proposed Circulation Plan

