



**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET**

TUESDAY, FEBRUARY 26, 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.

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. Heritage Estates Filing 8 Rezone – Rezone

Request a recommendation of approval to City Council to rezone 2.78 acres from R-8 (Residential 8 du/ac) to R-12 (Residential 12 du/ac) zone district for a portion of Lot 100 of Heritage Estates Subdivision, Filing 1.

FILE #: RZN-2012-578

APPLICANT: Kim Kerk - Blue Star Industries

LOCATION: Property located immediately west of 651, 651 1/2, 653, and 655
25 Road

STAFF: Lori Bowers

[Attach 2](#)

3. Workforce Annexation – Zone of Annexation [Attach 3](#)

Request a recommendation of approval to City Council for 1) a Comprehensive Plan Amendment to amend the Future Land Use Map from Residential Medium (4-8 du/ac) to Village Center; and 2) to zone 10.129 acres from County RSF-R (Residential Single Family-Rural) to a City C-1 (Light Commercial) zone district.

FILE #: ANX-2013-10
APPLICANT: Dave Detwiler - Mesa County Facilities and Parks
LOCATION: 512 29 1/2 Road
STAFF: Senta Costello

4. Pioneer Meadows Subdivision - Preliminary Subdivision Plan - Extension Request [Attach 4](#)

Request approval of a two year extension of the approved Preliminary Subdivision Plan to develop 54 residential lots, including 9 single family lots and 45 duplex lots, for a total of 99 dwelling units on 13.37 acres in an R-8 (Residential 8 du/ac) zone district.

FILE #: PP-2008-393
APPLICANT: Bucky Moser - Alpine Bank Glenwood Springs
LOCATION: 3126 E Road
STAFF: Senta Costello

***** 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.

5. Rock Shop Enclave Annexation – Zone of Annexation [Attach 5](#)

Request a recommendation of approval to City Council to zone 49.82 acres from County RSF-R (Residential Single Family-Rural) and County I-2 (General Industrial) to a City I-1 (Light Industrial) zone district.

FILE #: ANX-2012-574
APPLICANT: City of Grand Junction
LOCATION: South of D Road, East of South 15th Street and South of the Riverside Parkway on both sides of 27 1/2 Road north of Las Colonias Park
STAFF: Brian Rusche

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

Attach 1
Minutes of Previous Meetings

None available at this time.

**Attach 2
Heritage Estates**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: February 26, 2013
PRESENTER: Lori V. Bowers

AGENDA TOPIC: Heritage Estates, Filing 8 Rezone – RZN-2012-578

ACTION REQUESTED: Forward a recommendation to City Council to rezone property located in the southeast corner of property located near 24 ¾ Road and north of the future F ½ Road alignments from R-8 (Residential – 8 dwelling units per acre) to R-12 (Residential – 12 dwelling units per acre).

BACKGROUND INFORMATION			
Location:	Southeast corner of property located near 24 ¾ Road and north of the future F ½ Road alignment, to wit the 2.78 acres directly west of and abutting 651, 653 ½ 653, and 655 25 Road		
Applicants:	Robert Jones, representative Vortex Engineering & Architecture; Kim Kerk, applicant for Blue Star Industries; Heritage Estates LLC, owner		
Existing Land Use:	Vacant residential		
Proposed Land Use:	Multi-family residential		
Surrounding Land Use:	North	Large lot residential	
	South	Large lot residential	
	East	Large lot residential	
	West	Large lot residential	
Existing Zoning:	R-8 (Residential – 8 du/ac)		
Proposed Zoning:	R-12 (Residential - 12 du/ac)		
Surrounding Zoning:	North	R-8 (Residential – 8 du/ac)	
	South	R-8 (Residential – 8 du/ac)	
	East	R-8 (Residential – 8 du/ac)	
	West	R-8 (Residential – 8 du/ac)	
Future Land Use Designation:	Residential Medium High (8 to 16 du/ac)		
Zoning within density range?	X	Yes	No

PROJECT DESCRIPTION: A request to rezone 2.78 acres, located at the southeast corner of property located near 24 ¾ Road and north of the future F ½ Road alignment, directly west of and abutting 651, 653 ½, 653, and 655 25 Road referred to herein as Heritage Estates Subdivision, future Filing 8, from R-8 (Residential – 8 du/ac) zone district to R-12 (Residential – 12 du/ac) zone district.

RECOMMENDATION: Recommend approval to City Council.

ANALYSIS:

1. Background:

The subject property was annexed into the City in 1995 as part of the Northwest Enclave Annexation which included over 1,000 acres. In 2008 the applicants submitted for review Heritage Estates Preliminary Plan, a multi-family development that showed clustered apartment complexes and groupings of row- and townhouses, courtyards, garages and a commercial area. Staff suggested at that time that the applicants apply to rezone the multifamily area to R-12 as that zoning designation would allow all of the proposed density and unit types. For an unknown reason, that plan never moved forward.

In May, 2012 a Preliminary Plan for Heritage Estates was approved to develop 23.03 acres in an R-8 (Residential 8 du/ac) zone district. The approved Preliminary Plan consists of eight (8) filings with 127 units. Ninety-nine units are planned as single family detached and 28 units are planned for multifamily. The preliminary plan is not specific as to where the final lot lines will be placed but a depiction of the roadway system and the availability of utilities is included. The Preliminary Plan includes an overall density requirement and allowed product types.

In an R-8 zoning district the maximum density is 8 dwelling units per acre and the minimum density is 5.5 dwelling units per acre. The overall density approved for Heritage Estates is 5.5 dwelling units per acre. Because single family units have been platted in Filing 1 and are proposed to be platted for Filings 2 and 3, the only way to achieve the overall density in the preliminary plan is to include multifamily housing. The amount of multifamily dwelling units needed to achieve the overall density however, will exceed the maximum density allowed in an R-8 zone. If the developer completed Filing 8 at R-8 density levels, there will not be enough land remaining in the preliminary plan area to attain the required overall minimum density; therefore a rezone to R-12 has been requested for the subject area.

The R-12 zone district minimum density is 8 units per acre; the maximum is 12 units per acre. R-12 implements the Residential Medium High land use designation of the Comprehensive Plan for the subject property. The anticipated housing type for the area of the rezone will result in a density of 10.07 units per acre for future Filing 8. The proposed rezone will allow the housing type and density levels necessary to achieve the overall density of the Heritage Estates Preliminary Plan.

The community will benefit from an alternative housing type other than single family detached units in this desirable area that is close to many amenities such as shopping, employment and Canyon View Park.

R-12 zoning implements the Residential Medium High land use designation and is intended to encourage a mix of residential types including duplexes, townhomes and low intensity multi-family development. Other zoning districts that implement the Residential Medium High land use designation include, but are not limited to, R-8, R-16, R-O (Residential Office) and B-1 (Neighborhood Business). It is my opinion that R-12 is the best fit for this area because there are no offices or businesses contemplated for this subdivision, and this is a solidly residential area completely surrounded by residentially zoned land with residential uses. The RO and B-1 allow

multifamily development but are not as good a fit for this area because they also allow nonresidential development. The R-16 minimum density is 12 units per acre which would require more density than is approved for the Heritage Estates Preliminary Plan and therefore would not be an appropriate choice for the subject property.

2. Consistency with the Comprehensive Plan:

This project is consistent with the following Goals and Policies of the Comprehensive Plan:

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

The rezone of this area to R-12 will reduce the travel time and distance for trips generated for shopping and commuting because this area is located near existing commercial and public spaces. By decreasing the vehicle miles traveled this will help increase air quality.

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

Rezoning the property to R-12 will increase the opportunity for housing to meet the differing housing demands of the community and enable a mix of housing types for different levels of incomes, family types and life stages.

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

Zone requests must meet at least one of the following criteria for approval:

(1) *Subsequent events have invalidated the original premise and findings.*

The original premises and findings are still valid. This criterion has not been met.

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

The subject parcel is in an area where growth is occurring. The up-zone will provide an opportunity for a mix in housing types and more concentrated density close to shopping and employment areas of the City. The Comprehensive Plan encourages a higher density range for this area of the community. The future land use designation allows a density range of 8 to 16 dwelling units per acre. The Comprehensive Plan supports the requested increase in density. This criterion has been met.

(3) *Public and community facilities are adequate to serve the type and scope of land use proposed.*

There are adequate facilities in this area to serve the proposed residential development. The ability to extend sewer, water and power through the subdivision currently exists. Utilities may be extended from Brookwillow Village,

located directly west of the proposed subdivision and 25 Road located 300 feet to the east of the property. 25 Road contains a 12 inch Ute Water line; Brookwillow Village has a 10 inch water line. Excel Energy has an existing gas line in the right-of-way. As Heritage Estates subdivision develops from the north, in a southerly progression, utilities will become closer to the subject area of the requested rezone. Sanitary sewer easements have been obtained to serve this area of the subdivision. All utility extensions will be provided by the developer. This criterion has been met.

(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.

The “community” for purposes of this criterion, is a 4 ½ mile radius around the subject property. There is no property zoned R-12 within this area, the majority of property is zoned R-8. Overall, the City has limited areas of R-12 zoning. The Comprehensive Plan Future Land Use Map provides direction for redevelopment and growth of the City. With the designation of Residential Medium High, the applicant may request a rezone from R-8 to R-12. The applicant could also request a rezone to R-16, R-O or B-1, but R-16’s minimum density requirement exceeds the developer’s proposed multifamily density. R-O and B-1 allow limited office and non-retail uses, which are not a part of the approved preliminary plan. The R-12 zoning will serve as a transition to future commercial development on the south side of the future F ½ Road Parkway and is therefore the most appropriate zone district for the subject area. This criterion has been met.

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

The community will derive the benefit of more density in a highly desirable area with the opportunity for varied housing types. R-12 zoning is intended to serve as a transitional district between single-family and trade zone districts. This zone district allows a mix of residential unit types and densities to provide a balance of housing opportunities in the neighborhood. Considering the location of the subject rezone area, near the future F ½ Road Parkway, this density and housing type will be desirable. South of the subject parcel there are plans for the future F ½ Road Parkway. The future parkway will bring the opportunity and ability to serve more multifamily uses or trade/commercial uses; therefore the R-12 zoning will serve as a transition between the single-family and future trade districts supporting the Comprehensive Plan. This criterion has been met.

Alternatives: In addition to the zoning that the petitioner has requested and the planning division recommends, the following zone districts would also implement the Comprehensive Plan Residential Medium High land use designation for the subject property.

- a) R-8 (Residential -8 units per acre)
- b) R-16 (Residential – 16 du/ac)
- c) R-O (Residential Office)
- d) B-1 (Neighborhood Business)

If the Planning Commission chooses to recommend one of the alternative zone designations, specific alternative findings must be made supporting that decision.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Heritage Estates Subdivision, Filing 8 Rezone, RZN-2012-578, a request to rezone property from R-8 (Residential – 8 units) to R-12 (Residential – 12 units), the following findings of fact and conclusions have been determined:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan and the Residential Medium High land use designation.
2. The review criteria in Section 21.02.140(a), specifically criteria 2, 3, 4 and 5 of the Grand Junction Municipal Code have been met.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of a rezone of the subject property from R-8 to R-12, RZN-2012-578, to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

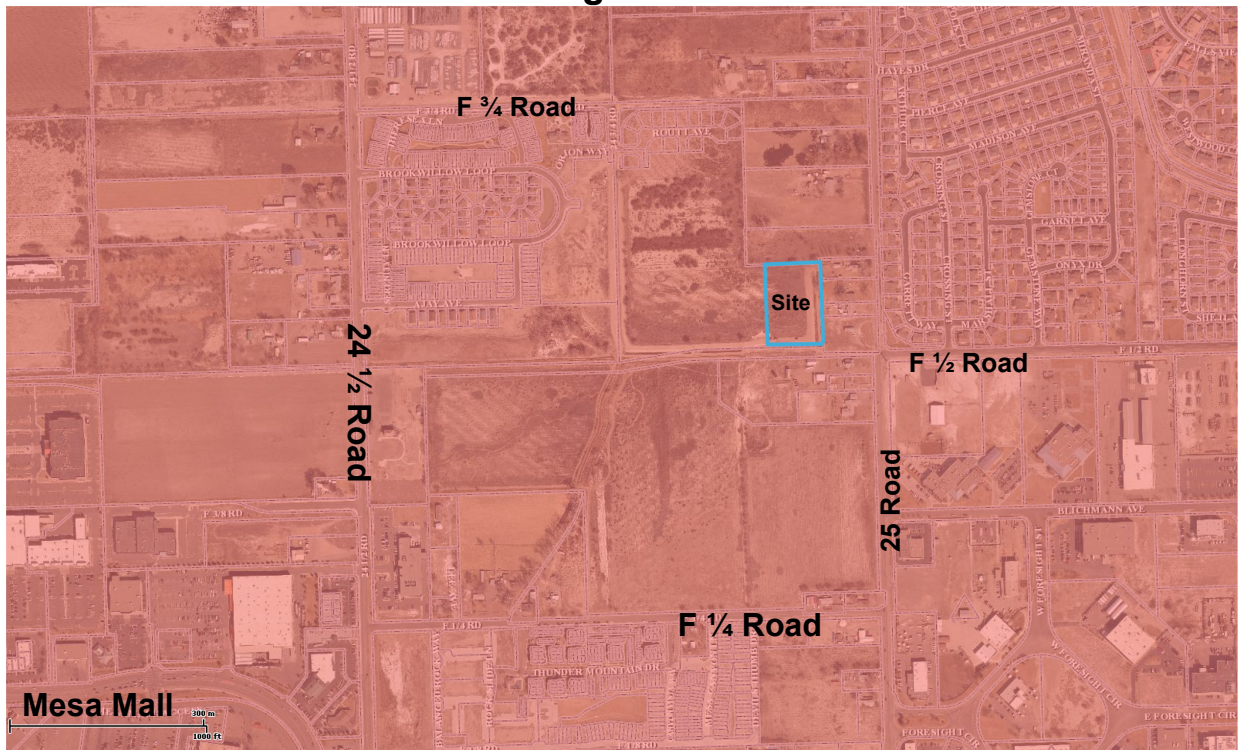
Mr. Chairman, on Rezone, RZN-2012-578, I move that the Planning Commission forward a recommendation of the approval for the Heritage Estates, future Filing 8 Rezone from R-8 to R-12 with the findings of fact, conclusions, and conditions listed in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Existing City Zoning Map
Blended Residential Map
Rezone Exhibit
Ordinance

Site Location Map

Figure 1



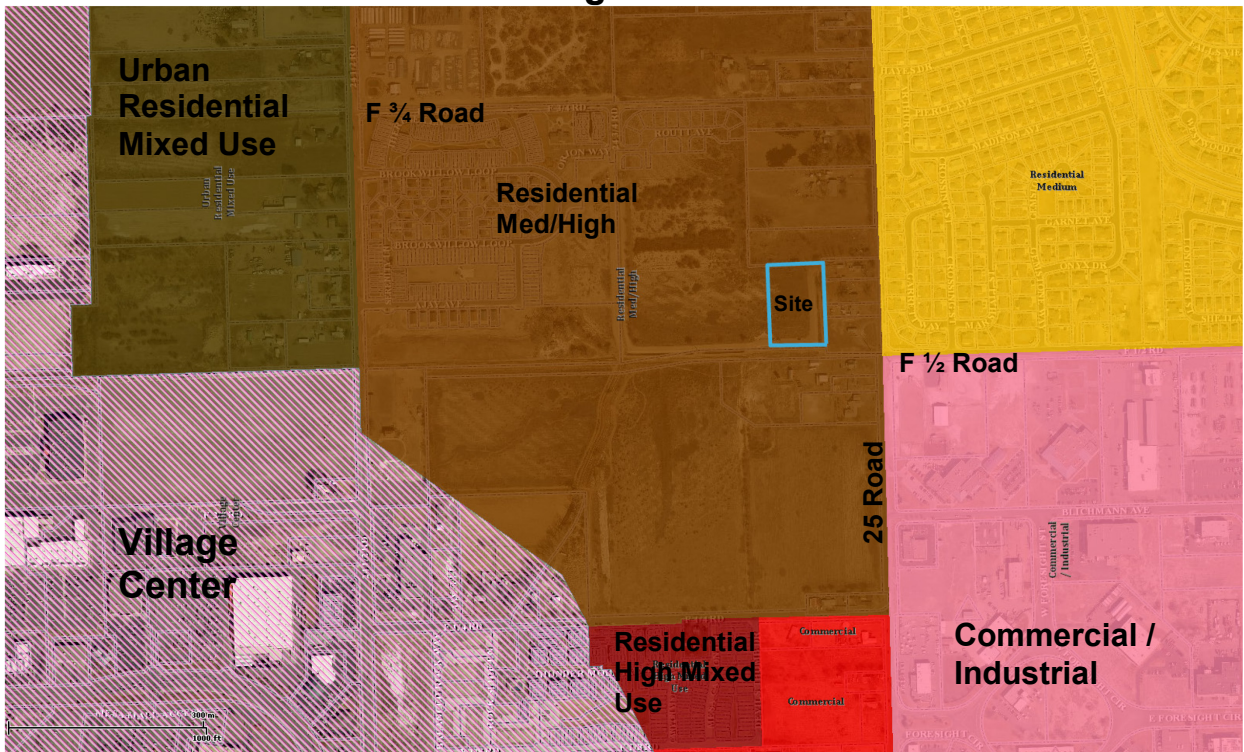
Aerial Photo Map

Figure 2



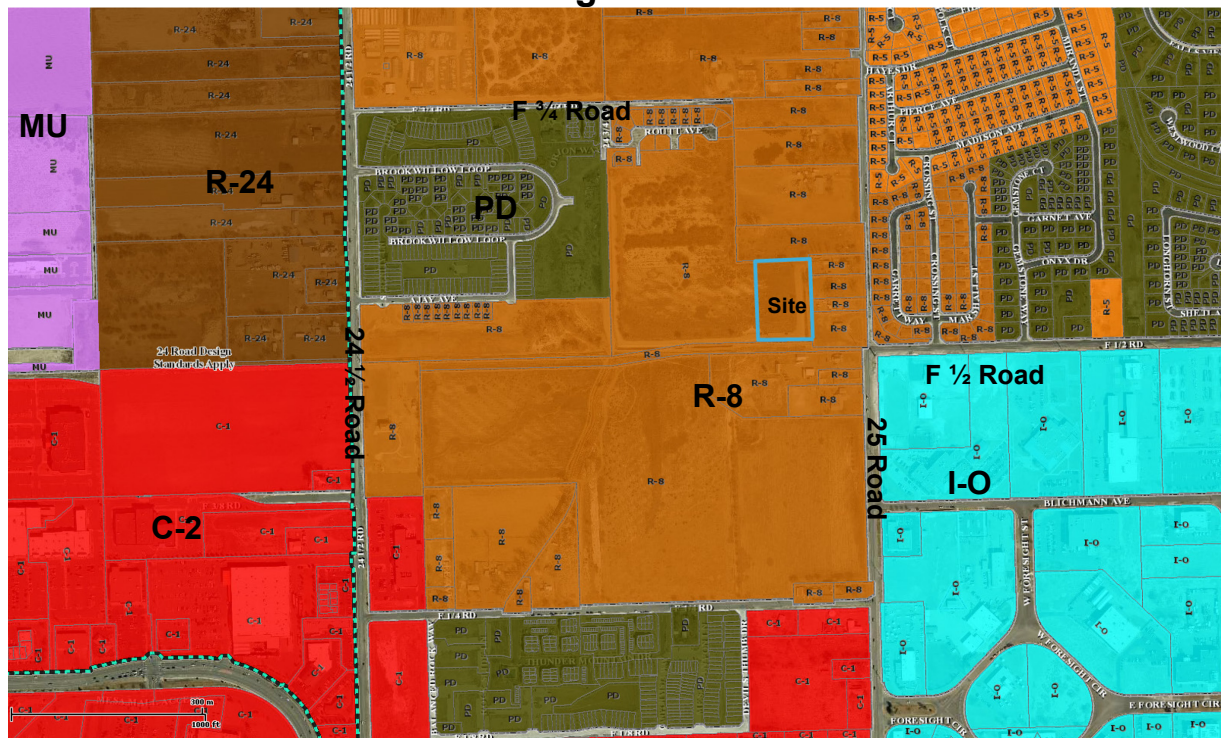
Comprehensive Plan Map

Figure 3



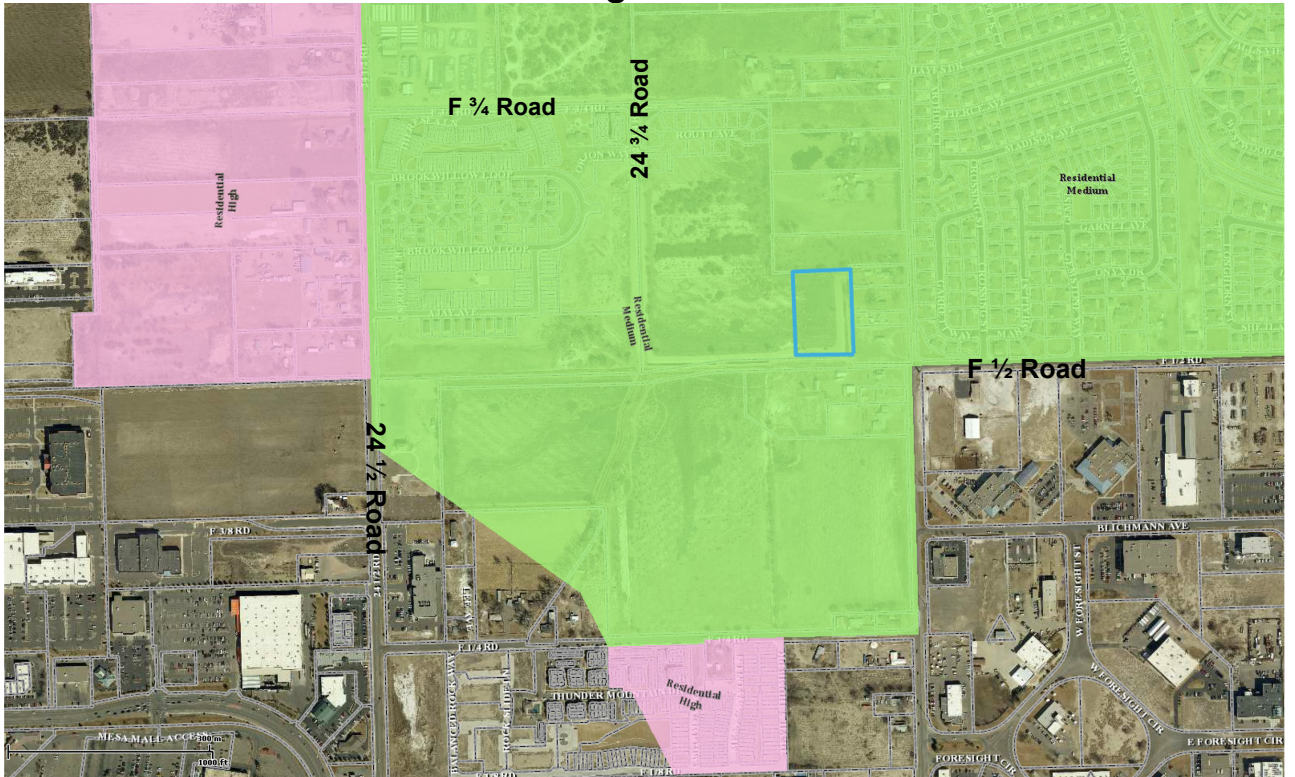
Existing City Zoning Map

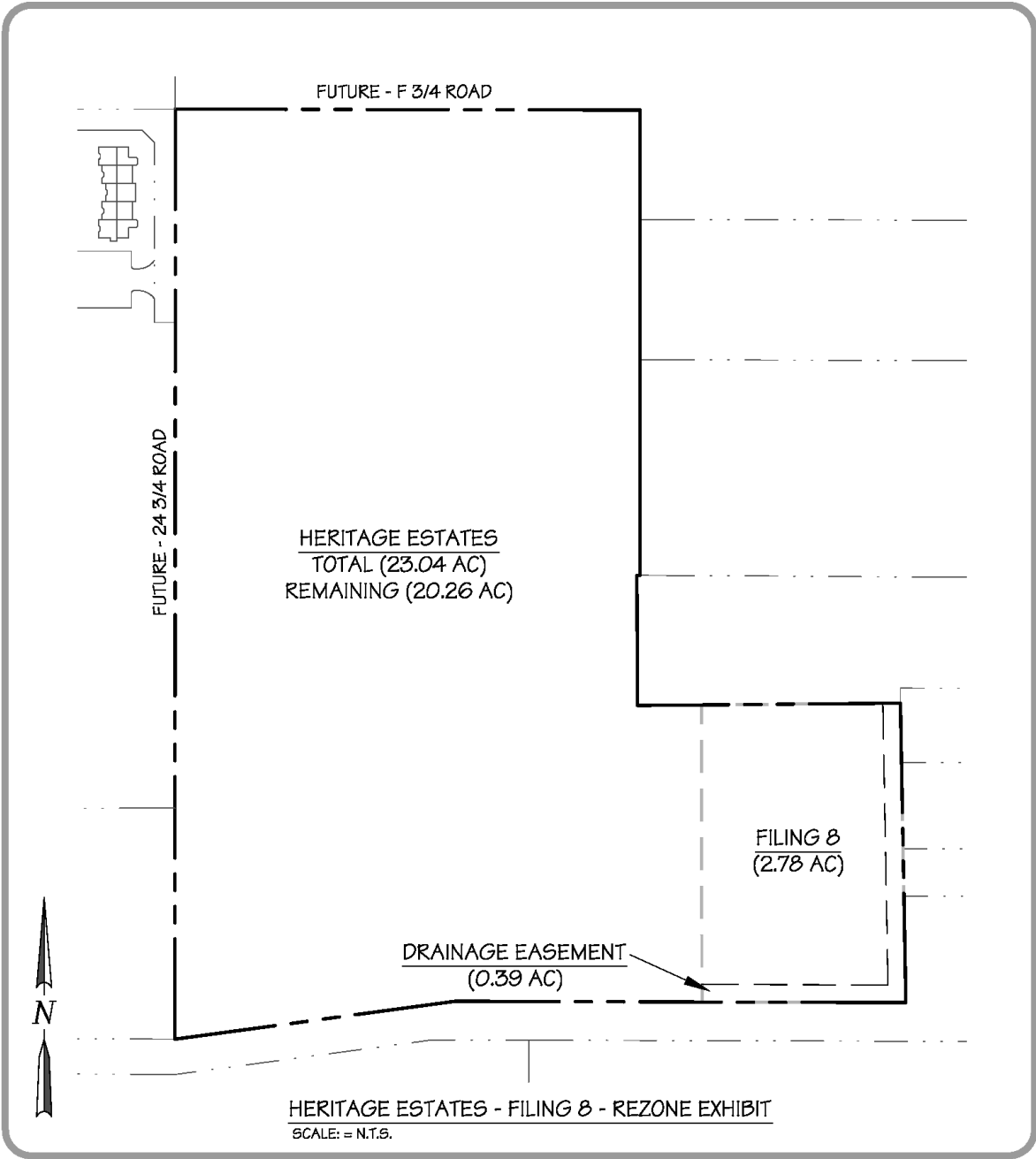
Figure 4



Blended Map

Figure 5





Filing 8 - Rezone Exhibit

Heritage Estates

Grand Junction, Colorado

PROJECT NO:
F12-050

DATE:
02/06/13

DRAWN BY:
DLS

CHECKED BY:
RWJII

Prepared By

VORTEX
ENGINEERING & ARCHITECTURE, INC.

**2394 Patterson Rd., Ste. 201
Grand Junction, CO 81505
(970) 245-9051**

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING A PORTION OF LOT 100 OF THE
HERITAGE ESTATES SUBDIVISION, FILING 1
FROM R-8 (RESIDENTIAL – 8 UNITS PER ACRE) TO
R-12 (RESIDENTIAL – 12 UNITS PER ACRE)**

**LOCATED AT THE SOUTHEAST CORNER OF PROPERTY NEAR 24 ³/₄ ROAD AND
NORTH OF THE FUTURE F ¹/₂ ROAD ALIGNMENT, SPECIFICALLY THE 2.78 ACRES
IMMEDIATELY WEST OF AND ABUTTING 651, 653 ¹/₂, 653, AND 655 25 ROAD**

Recitals:

In May, 2012 a Preliminary Plan was approved to develop 23.03 acres in an R-8 (Residential 8 du/ac) zone district for Heritage Estates Subdivision. The approved Preliminary Plan consists of eight (8) filings with 127 units. Ninety-nine units are planned as single family detached and 28 units are planned for multifamily. The proposed multifamily area requires a rezone to R-12 to allow for more density and unit types to be developed per the approved density for the Heritage Estates Preliminary Plan. The community will benefit from more opportunity for alternative housing types other than single-family detached units in this desirable area close to many amenities such as shopping, employment and Canyon View Park.

The property owner requests a rezone from R-8 to R-12. After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended rezoning the property described below from R-8 (Residential – 8 units per acre) to the R-12 (Residential – 12 units per acre) zone district for the following reasons:

The zone district implements the Residential Medium High (8 to 16 du/ac) land use designation as shown on the Future Land Use map of the Comprehensive Plan, the Comprehensive Plan's goals and policies, and is generally compatible with appropriate land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the R-12 zone district be established.

The Planning Commission and City Council find that the R-12 zoning 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 shall be rezoned R-12 (Residential – 12 units per acre).

A parcel of land situate in Lot 100, Heritage Estates, Filing 1, as same is recorded in Book 5397, Page 316, Public Records of Mesa County, Colorado, being a part of the

SE 1/4 NE 1/4 of Section 4, Township 1 South, Range 1 West of the Ute Principal Meridian, Mesa County, Colorado, being described as follows:

Beginning at the southeast corner of said Lot 100;
thence N89°49'15"W a distance of 289.62 feet along the south line of said Lot 100;
thence N00°04'55"W a distance of 421.53 feet to the north line of said Lot 100;
thence N89°30'12"E a distance of 282.60 feet to a northeast corner of said Lot 100;
thence S01°01'43"E a distance of 424.96 feet to the point of beginning.

Said parcel contains 2.78 acres more or less, as described.

Introduced on first reading this , day of , 2013 and ordered published.

Adopted on second reading this _____ day of _____, 2013.

ATTEST:

City Clerk

Mayor

**Attach 3
Workforce Annexation**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: February 26, 2013
PRESENTER: Senta Costello

AGENDA TOPIC: Mesa County Workforce Zone of Annexation – ANX-2013-10

ACTION REQUESTED: Recommend to City Council a Comprehensive Plan future land use designation amendment from Residential Medium to Village Center and a zone of annexation of C-1 (Light Commercial) for property located at 512 29 ½ Road.

STAFF REPORT / BACKGROUND INFORMATION					
Location:		512 29 1/2 Road			
Applicants:		Mesa County			
Existing Land Use:		Vacant			
Proposed Land Use:		Construct new Workforce Center			
Surrounding Land Use:	North	Residential			
	South	Mesa County Health Dept & Human Services			
	East	Cemetery			
	West	Residential			
Existing Zoning:		County – RSF-R (Residential Single Family – Rural)			
Proposed Zoning:		C-1 (Light Commercial)			
Surrounding Zoning:	North	County RMF-5 (Residential Multi-Family 5 du/ac)			
	South	C-1 (Light Commercial)			
	East	County – RSF-R (Residential Single Family – Rural)			
	West	County RMF-8 (Residential Multi-Family 8 du/ac)			
Future Land Use Designation:		Residential Medium			
Requested Land Use Designation:		Village Center			
Zoning within density range?		<input checked="" type="checkbox"/>	Yes, if amendment approved	<input type="checkbox"/>	No

PROJECT DESCRIPTION: Amendment to the Comprehensive Plan future land use designation from Residential Medium 4-8 du/ac to Village Center and a zone of annexation of C-1 (Light Commercial) zone district for the 9.217 acre Mesa County Workforce Annexation, consisting of 1 parcel located at 512 29 ½ Road.

RECOMMENDATION: Recommend approval of the request to change the future land use designation via the adjacency rule and to zone the property C-1 (Light Commercial).

ANALYSIS:

1. Background:

The property requesting annexation into the City is located at 512 29 1/2 Road. Mesa County plans to build the new Mesa County Workforce Center on the property in the near future. The property owners have requested annexation into the City, a Comprehensive Plan Future Land Use designation amendment via the adjacency rule from Residential Medium to Village Center and a zoning of C-1 (Light Commercial).

Under the 1998 Persigo Agreement with Mesa County all proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation and processing in the City, and The City shall zone newly annexed areas with a zone that is either identical to current County zoning or conforms to the Comprehensive Plan Future Land Use Map.

The requested zone (C-1) does not implement the current future land use designation of Residential Medium. The adjacency rule, however, allows an amendment to a Village Center designation in this case because the property is adjacent to land that is designated Village Center. Therefore the applicant seeks to amend the Comprehensive Plan from Residential Medium to Village Center, which allows a C-1 zone district, using the adjacency rule.

The existing County zoning is RSF-R (Residential Single Family – Rural 5-25 ac/du). 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. The request is consistent with the Comprehensive Plan with use of the adjacency rule to amend the Comprehensive Plan Future Land Use designation.

Municipal Code Section 21.02.130(d) (Zoning and Development Code) allows for the processing of a zone of annexation application without a plan amendment when the proposed zoning is inconsistent with the Comprehensive Plan and the property is adjacent to the land use designation that would support the requested zone district. The property to the south of the Mesa County Workforce Annexation had a designation of Village Center and a zoning of C-1.

2. Conformance with the Goals and Policies of the Comprehensive Plan:

The request furthers the following goals and policies of the Comprehensive Plan:

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

Policy A: City and County land use decisions will be consistent with the Comprehensive Plan Future Land Use Map.

Policy C: The City and Mesa County will make land use and infrastructure decisions consistent with the goal of supporting and encouraging the development of centers.

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

Policy A: To create large and small “centers” throughout the community that provides services and commercial areas.

Policy B: Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

The proposed Comprehensive Plan Future Land Use Map amendment and zone of annexation meets Goals 1 and 3 of the Comprehensive Plan by implementing land use decisions that are consistent with the Comprehensive Plan and by the creation of “centers” throughout the community that provide services and commercial areas. Mesa County has found that many of their customers at the Workforce Center are also customers at the Human Services Division as well. Combining the two in a campus like setting would eliminate the need for multiple destinations, creating a “one-stop shopping” experience for the customer.

3. Approval criteria – Zone of Annexation (Section 21.02.140 GJMC); Comprehensive Plan Future Land Use Map Amendment (Section 21.02.130 GJMC):

In order to zone the property and amend the Comprehensive Plan Future Land Use map, the following questions must be answered and one or more of the criteria found to be met:

(1) *Subsequent events have invalidated the original premises and findings.*

The current zoning of RSF-R is a Mesa County designation used for rural large, acre residential properties. This neighborhood has been developing with urban type development. The construction of the Mesa County Human Services building to the south and higher residential densities averaging 10+ du/ac to the west make the original premises for the RSF-R zone district invalid.

When the Comprehensive Plan Future Land Use designations were determined, many areas were not considered on a lot by lot basis, instead a broad brush analysis was used. The lines defining the boundaries between designations were not intended to be exact but to have some flexibility to allow a natural development of the area, consistent with the broad strokes of the Plan, to occur. The property was acquired by Mesa County with the intent of developing future office facilities that are complementary to the neighboring Human Services and Health Department facility and to other uses in the general area. This is the kind of organic progress that the Comprehensive Plan intends, and the adjacency rule allows that to occur, given that it was not really possible to draw a “blurry” line on

the future land use map. Subsequent events that have invalidated the premises behind the Residential Medium designation include the recent commercial/office development in the immediate area, such as the Human Services facility.

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

The area has developed in a more urban and commercial manner in the recent years, changing the character from a suburban or rural residential area to a more commercial / village center area. This has brought more people, businesses and traffic to the neighborhood.

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

The public and community facilities are adequate to provide services to the site for Village Center and C-1 type uses. There is an 8" Ute Water line and an 8" sanitary sewer line within the 29 ½ Road right-of-way. Storm sewer is available at the southwest corner of the property and trash service is available in the neighborhood. The property is also located on a Grand Valley Transit bus route with a stop located at the northern part of the Human Services site on 29 ½ Road.

(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.

There is a suitable supply of land currently designated Village Center and zoned C-1 in the community that could support the proposed development; however, this property is directly north of the existing Mesa County Human Services and Health Department Building and the proposed development will be complementary and supportive of the existing Mesa County use to the south.

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

Response: The community will benefit from the proposed Comprehensive Plan Future Land Use Map designation amendment and zone of annexation as these changes will allow for development of the property in a manner that will aid citizens by consolidating similar uses in one location, eliminating additional vehicle trips. The site is on a major transportation corridor and a GVT bus route making access to and from the site convenient. Consolidating similar uses benefits the community as a whole by eliminating the need for multiple vehicle trips.

Alternatives: In addition to the zoning that the petitioner has requested, the following zone districts would also be consistent with the Comprehensive Plan designation for the subject property.

If the Comprehensive Plan Future Land Use Map is amended to Village Center:

- | | | | |
|----|------|----|------------|
| a. | R-8 | f. | B-1 |
| b. | R-12 | g. | C-1 |
| c. | R-16 | h. | MXR – 3, 5 |
| d. | R-24 | i. | MXG – 3, 5 |
| e. | R-O | j. | MXS – 3, 5 |

If the Comprehensive Plan Future Land Use Map remains Residential Medium:

- | | | | |
|----|-----|----|------|
| a. | R-4 | d. | R-12 |
| b. | R-5 | e. | R-16 |
| c. | R-8 | f. | R-O |

If the Planning Commission chooses to recommend an alternative zone designation, specific alternative findings must be made supporting the recommendation.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Mesa County Workforce Annexation, ANX-2013-10, a request to amend the comprehensive plan future land use designation from Residential Medium to Village Center and a zone of annexation for the property from RSF-R (Residential Single Family – Rural 5-25 ac/du) to C-1 (Light Commercial), 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 as stated in the staff report.
2. The review criteria in Sections 21.02.140 and 21.02.130 of the Grand Junction Municipal Code have been met; specifically criteria 1, 2, 3 and 5 have been met.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested comprehensive plan amendment and zone of annexation, ANX-2013-10, to the City Council with the findings and conclusions listed above.

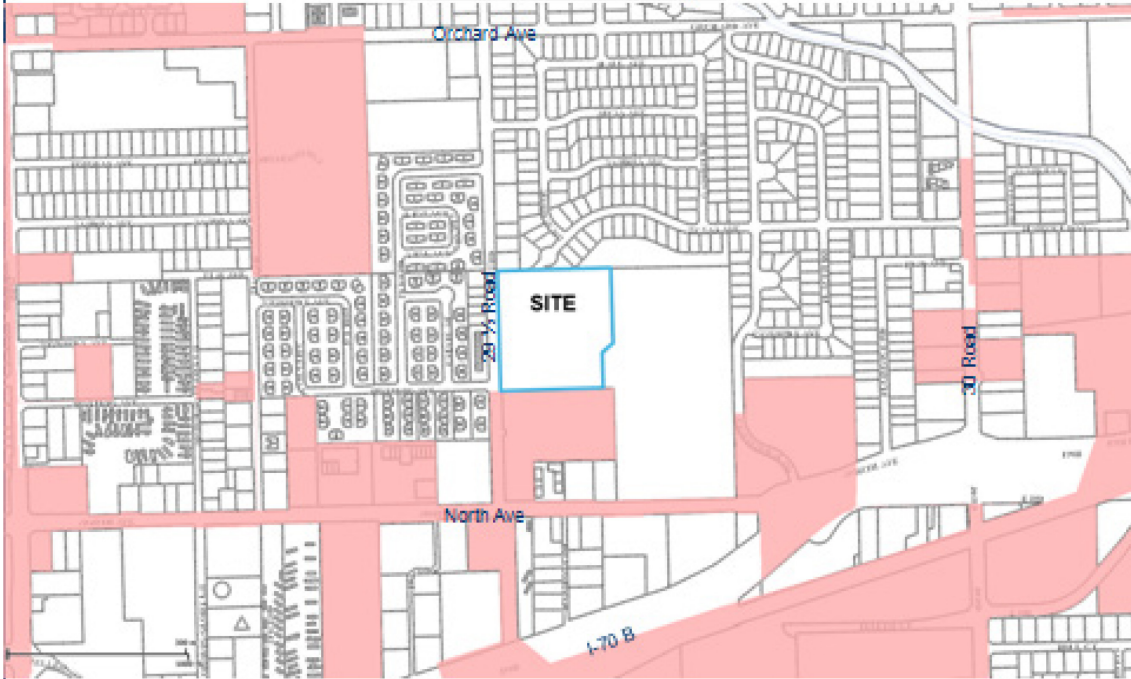
RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on Zone of Annexation, ANX-2013-10, I move that the Planning Commission forward a recommendation of the approval for the Mesa County Workforce Annexation comprehensive plan future land use designation from Residential Medium to Village Center and Zone of Annexation from RSF-R (Residential Single Family – Rural 5-25 ac/du) to C-1 (Light Commercial) with the findings of fact, conclusions, and conditions listed in the staff report.

Attachments:

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

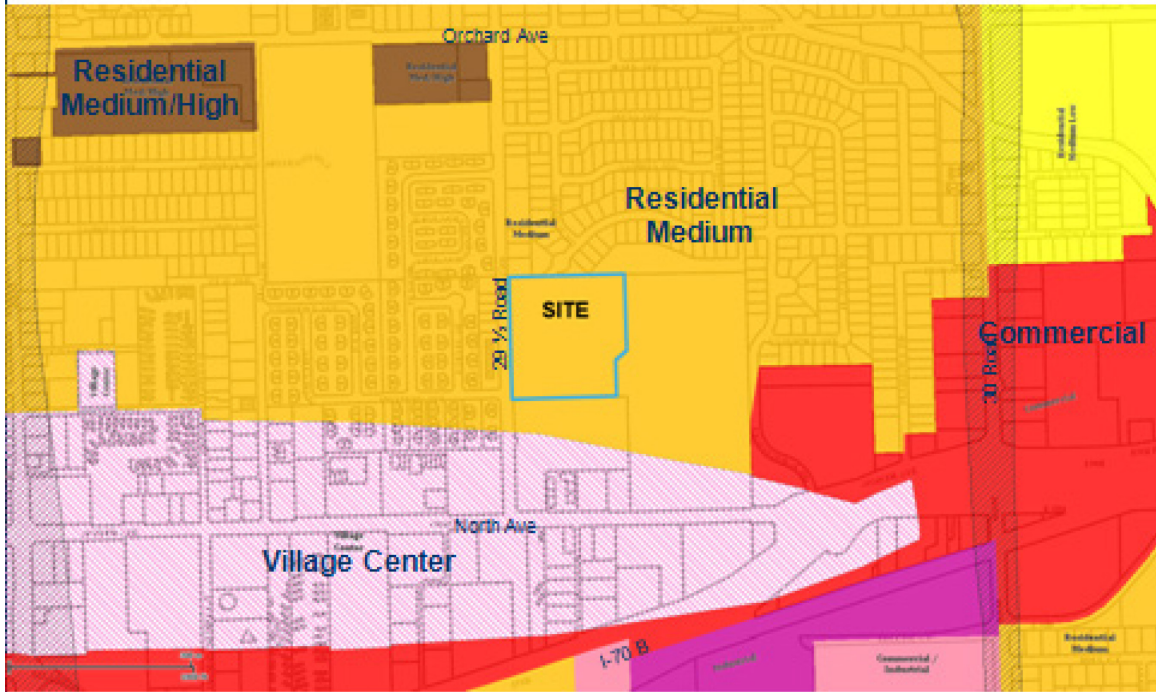
Site Location Map



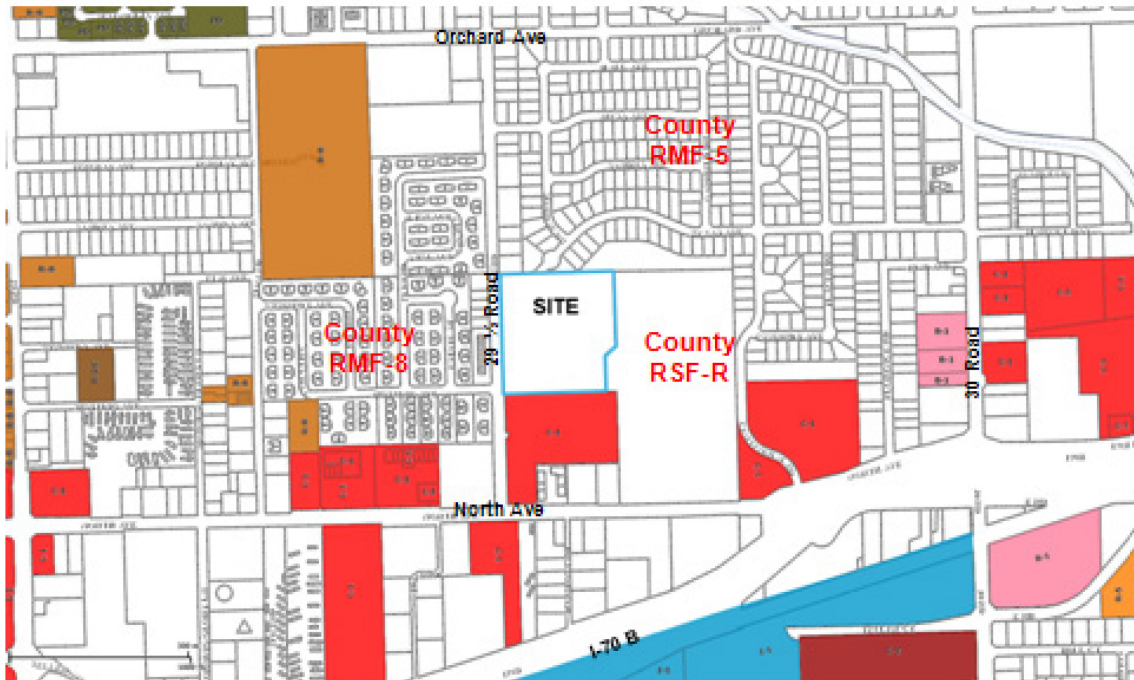
Aerial Photo Map



Comprehensive Plan Future Land Use Map



Existing Zoning Map



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE MESA COUNTY WORKFORCE ANNEXATION
TO C-1 (LIGHT COMMERCIAL)**

LOCATED AT 512 29 1/2 ROAD

Recitals

The property requesting annexation into the City is located at 512 29 1/2 Road. The property is anticipated to be developed as the new Mesa County Workforce Center in the near future. The property owners have requested annexation into the City, a Comprehensive Plan Future Land Use designation amendment via the adjacency rule from Residential Medium to Village Center and a zoning of C-1, (Light Commercial). Under the 1998 Persigo Agreement with Mesa County all proposed development within the Persigo Wastewater Treatment Facility 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 to a zone district that implements the City's Comprehensive Plan Future Land Use Map.

Although C-1 is not one of the zones that implements the current future land use designation, the adjacency rule allows an amendment to a Village Center designation in this case because the property is adjacent to land that is designated Village Center. Therefore the applicant seeks to amend the Comprehensive Plan from Residential Medium to Village Center, which allows a C-1 zone district, using the adjacency rule.

Municipal Code Section 21.02.130(d) (Zoning and Development Code) allows for the processing of a zone of annexation application without a Future Land Use Map amendment when the proposed zoning is inconsistent with the Comprehensive Plan and the property is adjacent to the land use designation that would support the requested zone district. The property to the south of the Mesa County Workforce Annexation had a designation of Village Center and a zoning of C-1.

With the amendment of the Future Land Use designation of the Comprehensive Plan to Village Park via the adjacency rule, the C-1 (Light Commercial) zone district meets the recommended land use category, and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of amending the Comprehensive Plan Future Land Use designation from Residential Medium to Village Center and zoning the Mesa County Workforce Annexation to the C-1 (Light Commercial) zone district.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the C-1 (Light Commercial) 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 C-1 (Light Commercial).

MESA COUNTY WORKFORCE ANNEXATION

Lot 2 Memorial Gardens Minor Subdivision Sec 8 T1S R1E, County of Mesa, State of Colorado

INTRODUCED on first reading the ___ day of ___, 2013 and ordered published.

ADOPTED on second reading the ___ day of _____, 2013.

ATTEST:

President of the Council

City Clerk

**Attach 4
Pioneer Meadows**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: February 26, 2013
STAFF PRESENTATION: Senta Costello

AGENDA TOPIC: Request for extension, Pioneer Meadows Subdivision, PP-2008-393.

ACTION REQUESTED: Grant a two year extension of the approved Preliminary Subdivision Plan to develop 54 residential lots, including 9 single family lots and 45 duplex lots, for a total of 99 dwelling units on 13.37 acres in an R-8 (Residential 8 du/ac) zone district.

BACKGROUND INFORMATION				
Location:		3126, 3134, 3136 E Road		
Applicants:		Owner: Alpine Bank – Bucky Moser Buyer: Mike Foster		
Existing Land Use:		Single Family, Agricultural		
Proposed Land Use:		Residential Subdivision		
Surrounding Land Use:	North	Grand Valley Canal; Applewood West Mobile Home Park		
	South	Single Family Residential		
	East	Single Family Residential; Agricultural		
	West	Single Family Residential; Agricultural		
Existing Zoning:		R-8 (Residential 8 du/ac)		
Proposed Zoning:		R-8 (Residential 8 du/ac)		
Surrounding Zoning:	North	County PUD (Mobile Home Park 7.21 du/ac)		
	South	County RSF-4 (Residential Single Family 4 du/ac) / RMF-5 (Residential Multi-Family 5 du/ac)		
	East	County RMF-8 (Residential Multi-Family 8 du/ac)		
	West	City R-8 (Residential 8 du/ac); County RSF-R (Residential Single Family – Rural 5-25 ac/du)		
Growth Plan Designation:		Residential Medium 4-8 du/ac		
Zoning within density range?		X	Yes	No

PROJECT DESCRIPTION: Request for a two year extension of a residential preliminary subdivision plan approval.

BACKGROUND:

A Preliminary Subdivision Plan for 54 residential lots, including 9 single family lots and 45 duplex lots, for a total of 99 dwelling units on 13.37 acres in a R-8 (Residential 8 du/ac) zone district was heard and approved by the Planning Commission on January 26, 2010. A one year administrative extension was granted in December 2012. The property owner has submitted a request for a two year extension to January 26, 2015. The property has been for sale and is currently under contract. The new owner plans to pursue development of the property in the near future.

The Plan has not changed and still meets the requirements of the Zoning and Development Code and the Goals and Policies of the Comprehensive Plan. The staff report describing the preliminary plan is attached for ease of reference.

RECOMMENDATION: Recommend approval of a two year extension for the Pioneer Meadows Preliminary Subdivision Plan.

RECOMMENDED PLANNING COMMISSION MOTION: Mr. Chairman, on PP-2008-393, a request for a two year extension of the Preliminary Subdivision Plan approval for Pioneer Meadows Subdivision, I move we approve the extension.

ATTACHMENTS:

January 26, 2010 Staff Report and attachments describing, depicting and recommending approval of the Pioneer Meadows Preliminary Subdivision Plan

AGENDA TOPIC: Pioneer Meadows Subdivision – PP-2008-393

ACTION REQUESTED: Preliminary Subdivision Plan Approval

BACKGROUND INFORMATION			
Location:	3126, 3134, 3136 E Road		
Applicants:	Owner/Developer: Pioneer Meadows, LLC – Jason Young Representative: Ciavonne, Roberts & Associates – Keith Ehlers		
Existing Land Use:	Single Family, Agricultural		
Proposed Land Use:	Residential Subdivision		
Surrounding Land Use:	North	Grand Valley Canal; Applewood West Mobile Home Park	
	South	Single Family Residential	
	East	Single Family Residential; Agricultural	
	West	Single Family Residential; Agricultural	
Existing Zoning:	R-8 (Residential 8 du/ac)		
Proposed Zoning:	R-8 (Residential 8 du/ac)		
Surrounding Zoning:	North	County PUD (Mobile Home Park 7.21 du/ac)	
	South	County RSF-4 (Residential Single Family 4 du/ac) / RMF-5 (Residential Multi-Family 5 du/ac)	
	East	County RMF-8 (Residential Multi-Family 8 du/ac)	
	West	City R-8 (Residential 8 du/ac); County RSF-R (Residential Single Family – Rural 5-25 ac/du)	
Growth Plan Designation:	Residential Medium 4-8 du/ac		
Zoning within density range?	X	Yes	No

PROJECT DESCRIPTION: A request for Preliminary Subdivision Plan approval for 54 residential lots, including 9 single family lots and 45 duplex lots, for a total of 99 dwelling units on 13.37 acres in a R-8 (Residential 8 du/ac) zone district.

RECOMMENDATION: Approval of the proposed Preliminary Subdivision Plan.

ANALYSIS

1. Background

The property was a part of the Pellam Annexation in 2004 and the Pioneer Meadows Annexation in 2008 and was subdivided in 2009 as the PM Subdivision. The PM Subdivision created lots for the existing single family homes which exist on the property and a large lot (Lot 3) for the purpose of further development. This request is to further subdivide Lot 3 of the PM Subdivision. The original homes sites will be included within the Pioneer Meadows Subdivision Homeowners Association to maintain continuity with the overall development.

Density

The project consists of 54 lots, with 9 single family lots and 45 duplex lots, on 13.37 acres for a density of 7.4 du/ac, conforming to the density requirements of both the Growth Plan (Residential Medium) and the R-8 zone district.

Access/Road Design

The Pioneer Meadows Subdivision will be accessed from E Road by Indian Rye Street and will have 4 other internal streets; two running east/west and two north/south. Bevill Avenue will stub out to the properties east and west of Pioneer Meadows and Grama Avenue will stub out to the property to the west. Upon construction of the internal streets of the Pioneer Meadows Subdivision, Lots 1, 2 and 4 of the PM Subdivision will access via the streets within the subdivision and the E Road accesses will be abandoned.

Lot Layout

The proposed development meets the zoning standards of this Chapter. The bulk standards for the zone district have been incorporated into the preliminary subdivision plan design. All proposed lots conform to the Zoning and Development Code (Table 3.2) which establishes a 4,000 square foot minimum lot size and 20 ft. minimum street frontage. The minimum lot width for the R-8 zone is 40 feet. With the exception of Lot 2, all of the proposed lots meet the lot width requirement. Section 3.2 C.2 of the Zoning and Development Code, allows the Planning Commission to vary lot widths for irregularly shaped lots. Lot 2 is located at the western end of a shared driveway and will not have the required 40' lot width. The lot is irregular in shape due to the constraints created by the existing house site located to the east and the detention pond on the south. The Developer has requested that the Planning Commission approve Lot 2 as an irregularly shaped lot. Staff recommends approval of the lot for the reasons discussed herein.

Open Space / Park / Landscaping

Tract A will serve as the detention pond for the subdivision and will be landscaped. Tracts D and E are proposed as a 5' landscape perimeter strip in association with the detached sidewalk and parkway landscaping along the E Road frontage. Tracts A, D and E will be owned and maintained by the Pioneer Meadows Homeowners Association. No other open space is proposed or required.

Phasing

The project is proposed for development in ten phases. The proposed Phasing Plan is attached. The phasing of the project will meet the requirements of the Zoning and Development Code for a phased subdivision.

2. Section 2.8.B.2 of the Zoning and Development Code

A preliminary subdivision plan can only be approved when it is in compliance with the purpose portion of Section 2.8 and with all of the following criteria:

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

The proposed development with a density of 7.4 du/ac is in compliance with the Growth Plan designation of Residential Medium 4-8 du/ac and meets the goals and policies of the Pear Park Plan. Tract B, located along the northern edge of the property, adjacent the Grand Valley Canal, will be conveyed to the Homeowners Association subject to an easement for a public trail. The proposed design meets the Grand Valley Circulation Plan.

- b. The Subdivision standards of Chapter Six.

The Subdivision Standards contained in Section 6.7 have been met with the Preliminary Subdivision Plan. The proposed subdivision establishes acceptable lot layout. All infrastructure including but not limited to water and sewer is being provided to each lot. Drainage has been addressed at this preliminary stage and will be accommodated with the detention pond located in Tract A at the southwest corner of the Pioneer Meadows Subdivision. The tract will be owned and maintained by the property owners association.

As currently proposed, Lots 2, 8, 9, 26 and 27 are encumbered by a 20' irrigation easement. With the easement in its current location, these lots are unbuildable. As a condition of the Preliminary Subdivision Plan, the easement, and facilities within it, will have to be relocated along the western property line.

- c. The Zoning standards contained in Chapter Three.

The proposed development meets the zoning standards of Chapter Three of the Code. The bulk standards for the zone district have been incorporated into the preliminary subdivision plan design. All proposed lots conform to the Zoning and Development Code (Table 3.2) which establishes a 4,000 square foot minimum lot size and 20 ft. minimum street frontage. The minimum lot width for the R-8 zone is 40 feet. With the exception of Lot 2, all of the proposed lots meet the lot width requirement. Section 3.2 C.2 of the Zoning and Development Code, allows the Planning Commission to vary lot widths for irregularly shaped lots. Lot 2 is located at the western end of a shared driveway and will not have the required 40' lot width. The lot is irregular in shape due to the constraints created by the existing house site located to the east and the detention pond on the south. The Developer has requested that the Planning Commission approve Lot 2 as an irregularly shaped lot. Staff recommends approval of the lot for the reasons discussed herein.

- d. Other standards and requirements of this Code and all other City policies and regulations.

The proposed subdivision has been reviewed by the Development Engineer and meets all requirements of the Transportation Engineering Design Standards (TEDS) and Stormwater Management Manual (SWMM).

- e. Adequate public facilities and services will be available concurrent with the subdivision.

Public facilities and services are adequate to serve the proposed residential density. There is a 6" Clifton Water line and an 8" sanitary sewer line within the E Road right-of-way.

- f. The project will have little or no adverse or negative impacts upon the natural or social environment.

The project will have no adverse or negative impacts upon the natural or social environment. The surrounding area is largely developed as residential subdivisions or zoned for development in a fashion similar to the proposed project.

- g. Compatibility with existing and proposed development on adjacent properties.

The proposed subdivision is of the same or similar type of residential use and density as exists on the surrounding properties on the south side of E Road. The larger adjacent properties that are not developed are zoned R-8 like the proposed subdivision site or designated with the same Growth Plan Future Land Use designation.

- h. Adjacent agricultural property and land uses will not be harmed.

Compliance with the Stormwater Management Manual requirements as well as with the required stormwater discharge permit will ensure runoff does not harm adjacent uses. The proposed subdivision includes a detention pond in the southwest area of the property within Tract A. The preliminary pond designs have been reviewed by the City Development Engineer and been determined to meet the preliminary plan requirements.

- i. Is neither piecemeal development nor premature development of agricultural land or other unique areas.

The proposed Pioneer Meadows Subdivision will utilize existing sewer, water, and street facilities that are available to the property and have sufficient capacity for the additional lots. It is a logical extension existing development in the area.

- j. There is adequate land to dedicate for provision of public services.

Adequate land for public services such as road right-of-way and utilities has been provided.

- k. This project will not cause an undue burden on the City for maintenance or improvement of land and/or facilities.

As required by Code, the applicant is responsible for construction of all infrastructure and private improvements for the development as well as payment of applicable impact fees. Burden on the City will include typically ongoing maintenance of the added public facilities (streets, utilities) which is not considered to be an undue burden.

FINDINGS OF FACT/CONCLUSIONS/CONDITIONS

After reviewing the Pioneer Meadows Subdivision application, PP-2008-393 for preliminary subdivision plan approval, I make the following findings of fact, conclusions and conditions:

1. The proposed preliminary subdivision plan is consistent with the Growth Plan.
2. The preliminary subdivision plan is consistent with the purpose of Section 2.8 and meets the review criteria in Section 2.8.B.2 of the Zoning and Development Code.
3. Approval of the irregularly shaped lot.

4. The Preliminary Subdivision Plat approval is conditioned upon the following:
 - a. The 20' irrigation easement for lateral 109C (Book 2134 Page 192), and facilities within it, will have to be relocated along the western property line.

STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the proposed preliminary subdivision plan, PP-2008-393 with the findings, conclusions, and conditions listed above.

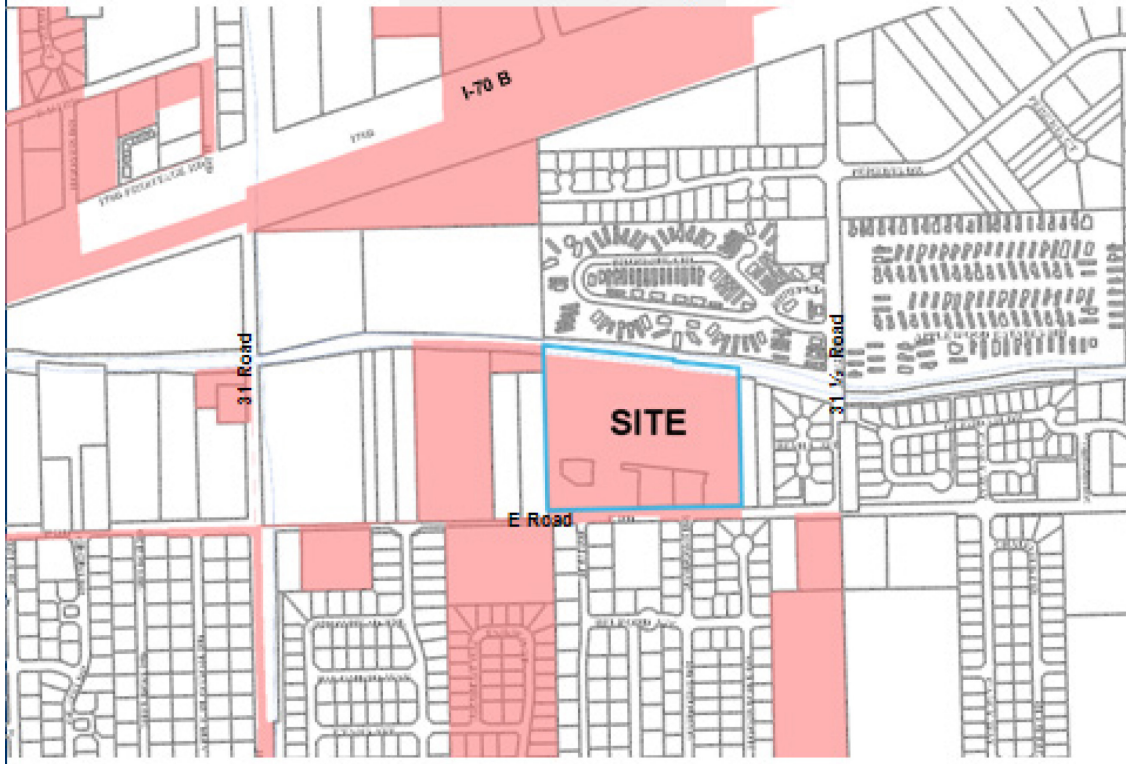
RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, I move that we approve the Preliminary Subdivision Plan for Pioneer Meadows Subdivision, PP-2008-393, with the findings and conclusions listed in the staff report.

Attachments:

Site Location Map / Aerial Photo
Future Land Use Map / Existing City and County Zoning Map
Preliminary Subdivision Plan
Phasing Plan

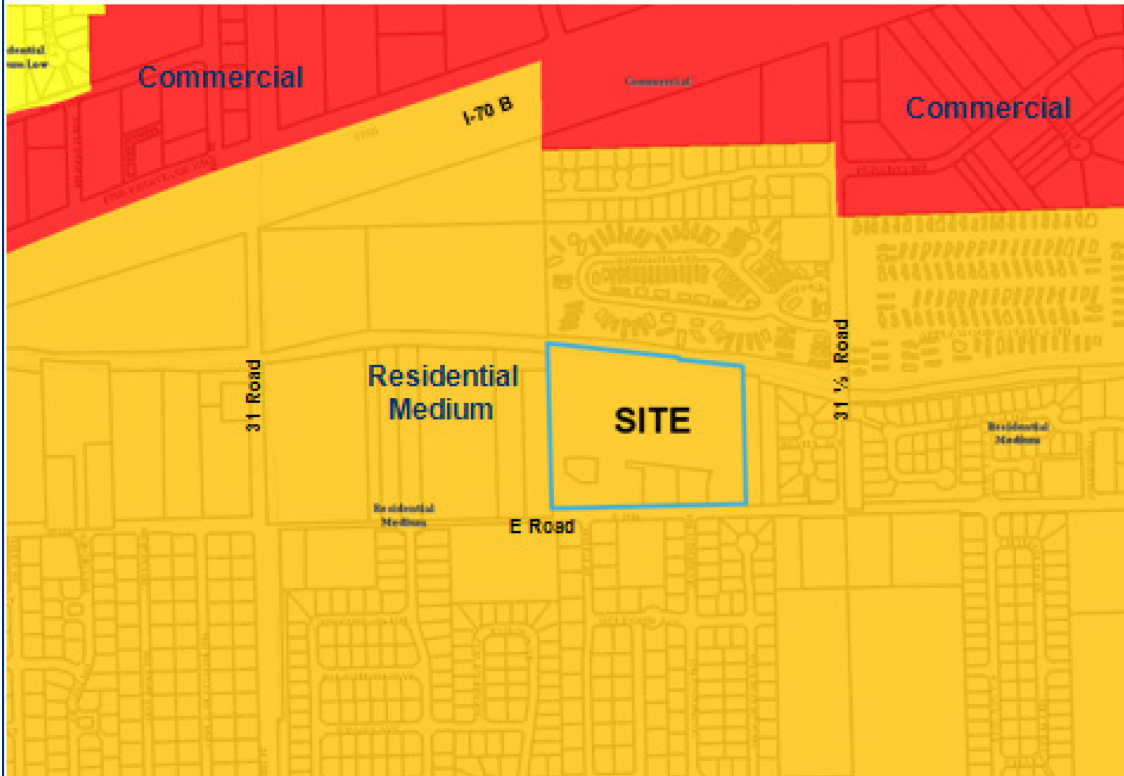
Site Location Map



Aerial Photo Map



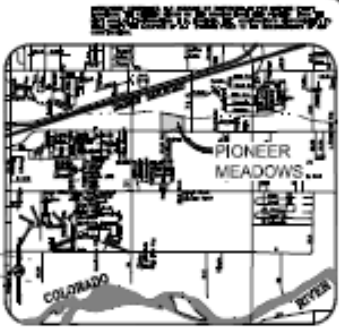
Comprehensive Plan Future Land Use Map



Existing Zoning Map



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PROJECT BENCHMARK:
 THE AREA COUNTY BOUNDARY SHOWN AT THE WEST 1/4th CORNER OF THE SOUTH LINE OF SECTION 16 (N) T12S R10E W1/4 CORNER OF THE PROPERTY. THE THE LINE BETWEEN SAN JUAN COUNTY (SHOWN)

THE BENCHMARK INDICED ARE ONE BENCHMARK OF THE AREA COUNTY BOUNDARY. THE COORDINATES INDICED ARE COORDINATES OF THE AREA COUNTY BOUNDARY.

LEGEND

PROPOSED

- BOUNDARY
- DRIVEWAY
- RIGHT-OF-WAY
- DRIVEWAY
- DRIVEWAY
- DRIVEWAY
- DRIVEWAY

LOT SUMMARY

LAND USE	SQUARE FEET	ACRES
RIGHT-OF-WAY	141,945.57	3.29
54 LOTS	369,597.80	8.47
TRACTS	36,893.47	0.85
TOTAL	548,436.84	12.61

TRACT SUMMARY

TRACT	SQUARE FEET	ACRES
TRACT A	17,314.47	0.40
TRACT B	17,254.38	0.40
TRACT C	1,218.11	0.03
TRACT D	556.80	0.01
TRACT E	2,736.71	0.06
TOTAL	399,080.47	0.91

UTILITY VENDORS

UTILITY	ADDRESS	PHONE
WATER	OPEN BOX STREET	303-426-1100
SEWER	OPEN BOX STREET	303-426-1100
GAS	OPEN BOX STREET	303-426-1100
ELECTRIC	OPEN BOX STREET	303-426-1100
TELEPHONE	OPEN BOX STREET	303-426-1100

CONTRACT INFORMATION

DATE: 12-04-08
 DRAWING NO: 12-04-08
 PROJECT: PIONEER MEADOWS
 CLIENT: PIONEER MEADOWS LLC

PROJECT INFORMATION

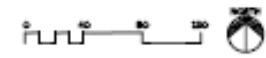
PROJECT: PIONEER MEADOWS
 PHASE: PRELIMINARY PLAN
 PROJECT MANAGER: [Name]

DESIGNER INFORMATION

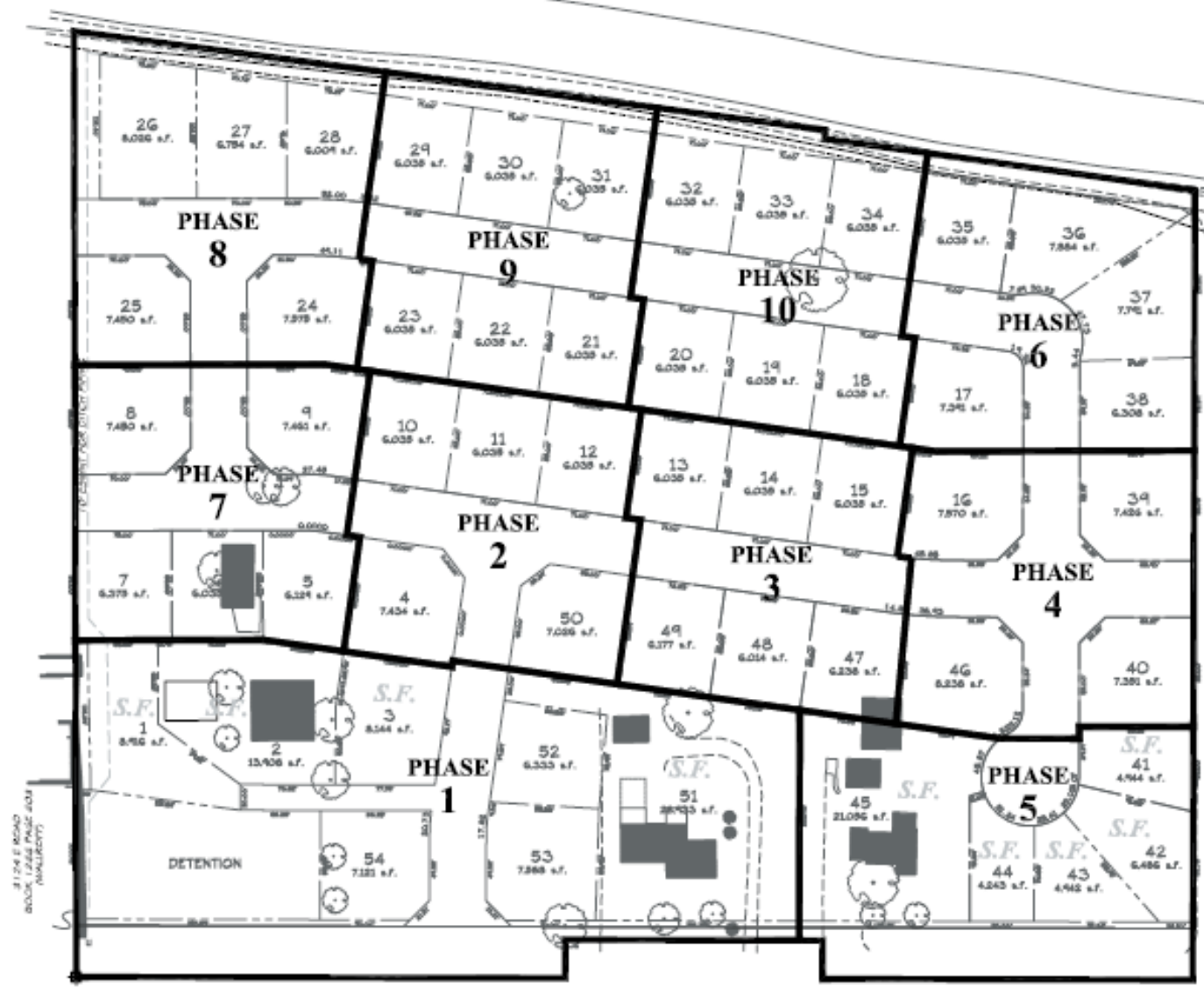
DESIGNER: [Name]
 ADDRESS: [Address]
 PHONE: [Phone]

APPROVALS

DESIGNER: [Signature]
 CHECKED: [Signature]
 APPROVED: [Signature]



PIONEER MEADOWS SUBDIVISION
GRAND JUNCTION, COLORADO



DRAWN BY	SC
CHECKED	TC
JOB NO.	1007
DATE	11/19/02
REVISION	
DRAWING NO.	0211-1448

DWGT NO.	1-2-1
STATUS	
0000	DRAFT
0000	PRELIMINARY
0000	CONSTRUCTION
0000	AS-BUILT

GIAVONNE ROBERTS & ASSOC., INC.
 LANDSCAPE AND PLANNING ARCHITECTS
 AN ARCHITECT
 GRAND JCT. CO 1961
 764 W. 4TH ST.
 GRAND JUNCTION, CO 81505
 970-243-8888

PHASING PLAN

**Attach 5
Rock Shop Annexation**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: February 26, 2013
PRESENTER: Brian Rusche, Senior Planner

AGENDA TOPIC: Rock Shop Enclave - Zone of Annexation – ANX-2012-574

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

<i>STAFF REPORT / BACKGROUND INFORMATION</i>				
Location:		see annexation map		
Applicant:		City of Grand Junction		
Existing Land Use:		Commercial / Industrial / Residential		
Proposed Land Use:		Industrial		
Surrounding Land Uses:	North	Union Pacific Railroad		
	South	Las Colonias Park Industrial		
	East	Industrial		
	West	Las Colonias Park Industrial		
Existing Zoning:		County RSF-R (Residential Single-Family Rural) County I-2 (General Industrial)		
Proposed Zoning:		I-1 (Light Industrial)		
Surrounding Zoning:	North	I-1 (Light Industrial)		
	South	CSR (Community Services and Recreation) I-1 (Light Industrial)		
	East	I-1 (Light Industrial) / I-2 (General Industrial)		
	West	I-2 (General Industrial) CSR (Community Services and Recreation)		
Future Land Use Designation:		Industrial Commercial/Industrial (south of Ruby/Winters Ave)		
Zoning within density range?		X	Yes	No

PROJECT DESCRIPTION: A request to zone the Rock Shop Enclave Annexation, located South of D Road, East of S. 15th Street and South of the Riverside Parkway on both sides of 27 ½ Road North of Las Colonias Park, which consists of 68 parcels, to an I-1 (Light Industrial) zone district.

RECOMMENDATION: Recommend approval to the City Council of the I-1 (Light Industrial) zone district.

ANALYSIS:

3. Background:

Enclave:

The 53.66 acre Rock Shop Enclave Annexation consists of 68 parcels and 3.84 acres of public right-of-way. The annexation has been initiated by the City pursuant to the 1998 Persigo Agreement with Mesa County ("Agreement"). With the annexation of the property included in the Brady Trucking Annexation on May 20, 2007, the area is enclaved. The terms of the Agreement state that an "enclaved" area shall be annexed into the City. ("Enclaved" means that an unincorporated area is completely surrounded by the City.)

The City has also agreed to zone newly annexed areas using either the current County zoning or a zone district that implements the Comprehensive Plan. The proposed zoning of I-1 (Light Industrial) implements the Comprehensive Plan Future Land Use Map, which has designated the enclaved area as Industrial, and Commercial/Industrial south of Ruby/Winters Avenue.

Development pattern and existing conditions:

A summary of existing land uses within the enclave is attached to this report.

The earliest known development in this area began with homes built between 1900 and 1910, some of which are still present. The majority of the residential structures along 27 ½ Road and Bonny Lane were built in the late 1930s and 1940s. The enclaved area includes 33 dwelling units, about 2/3 of which appear to be owner occupied. The proposed zoning will render all existing dwelling units nonconforming. The residences can remain and would be permitted limited expansion as well as rebuilding if destroyed, pursuant to the standards for nonconforming residential uses found in GJMC Section 21.08.020(c), as may be amended.

The right-of-way (ROW) for Bonny Lane (incorrectly labeled as Bonny Street), was platted by the Amelang Subdivision in 1963 but has not been engineered or constructed and is considered "unimproved". Its condition has led four (4) property owners to create their own unimproved, dirt-surface access across one another's' properties via rear yard driveways. There are several encroachments into Bonny Lane as well, including fences and personal property. If it became necessary to improve this roadway, encroachments would need to be removed.



Amelang Subdivision

In 1955 the Pleasant View Subdivision, along 27 1/2 Road and Bonny Street south of the residential area, was platted. However, industrial development did not occur until the late 1970s and early 1980s. The existing land uses in this subdivision include auto repair, cabinet shops, warehousing and personal storage, along with light manufacturing. These properties vary in condition and improvements, but once annexed would be considered nonconforming sites due to the lack of landscaping and, in some cases, paved parking lots. Nonconforming sites may be used for any purposes permitted in the zone, with provisions for incremental site improvements triggered by building expansions and/or significant changes of use, as discussed in GJMC Section 21.080.040, as may be amended.



Pleasant View Subdivision

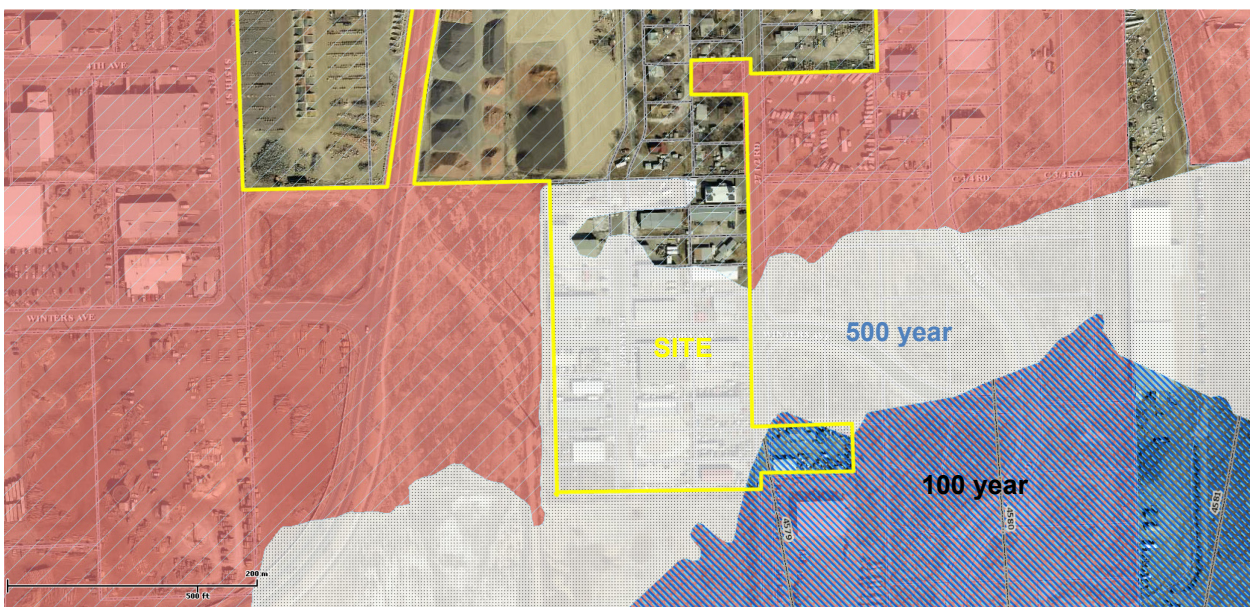
Between S. 15th Street and Bonny Lane lies approximately 24 acres of property now bisected by the Riverside Parkway and identified as The Rock Shop. The primary building at 710 S. 15th Street was built in 1986. The adjacent properties to the east, except for the building at 2733 D Road, were rezoned in 1982 to be developed as the Garlitz Industrial Park, but the development plan lapsed in 1987. The bulk of these properties are utilized for outdoor storage. While permitted in the proposed zone district, the existing outdoor storage yards do not have the required street frontage landscaping and/or fencing setback that the zoning code now requires. As these properties are redeveloped, the standards in place at the time of new development will be applied.



The Rock Shop

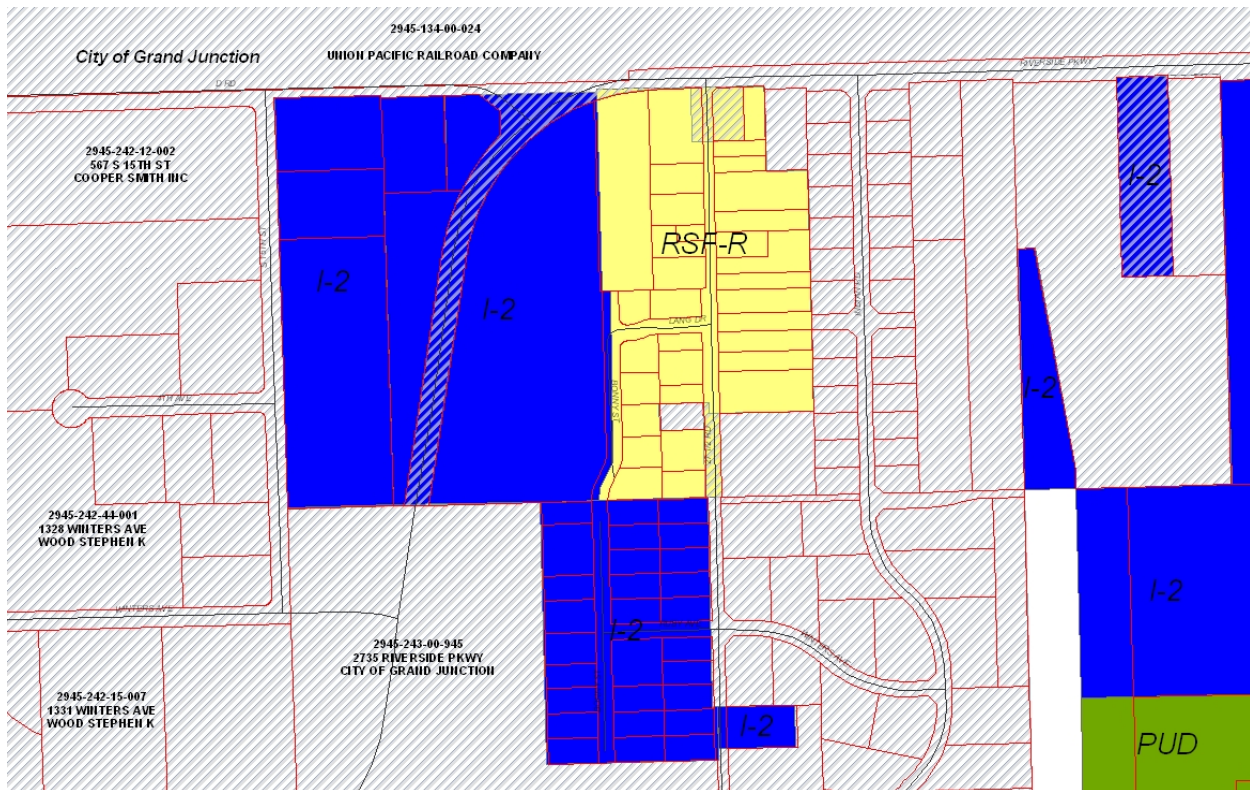
Portions of the enclave along 27 ½ Road and Bonny Lane are zoned County RSF-R (Residential Single-Family Rural). Some of these properties are already utilized for commercial purposes, despite their zoning. As these properties redevelop or otherwise transition to other non-residential uses, the City will utilize the development review process to determine upgrades that may be necessary to each site.

Three (3) parcels within the enclaved area appear to be impacted by the 100 year floodplain, as shown on the incorporated map. These parcels can still be developed in accordance with floodplain regulations, outlined in GJMC Section 21.07.010.



Floodplain Map

The remainder of the enclave is zoned County I-2 (General Industrial). Refer to the County Zoning Detail below.



2. Consistency with the Comprehensive Plan

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

The proposed I-1 (Light Industrial) zone district conforms to the Comprehensive Plan Future Land Use Map, which has designated the enclaved area as Industrial and, south of Ruby/Winters Avenue, Commercial/Industrial.

The draft Greater Downtown Plan (CPA-2011-1067) proposes no changes to these land use designations and, in fact, points out the opportunity for increasing heavy commercial and industrial uses within the enclaved area, as it relates to the remainder of the planning area.

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

Policy B: The City and County will provide appropriate commercial and industrial development opportunities.

The proposed I-1 zone district will provide the opportunity for future (re)development within a transitional industrial neighborhood with access to the Riverside Parkway.

3. Section 21.02.160 and 21.02.140 of the Grand Junction Municipal Code:

Section 21.02.160(f) of the Grand Junction Municipal Code (GJMC) states: Land annexed to the City shall be zoned in accordance with GJMC Section 21.02.140 to a district that is consistent with the adopted Comprehensive Plan and the criteria set forth.

The requested zone of annexation to the I-1 (Light Industrial) zone district is consistent with the Comprehensive Plan Future Land Use Map, which has designated the enclaved area as Industrial and, south of Ruby/Winters Avenue, Commercial/Industrial.

Section 21.02.140(a) states: *In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:*

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

In 1998, Mesa County and the City of Grand Junction adopted the Persigo Agreement. Under this agreement, the City is required to annex all enclaved areas within five (5) years. The enclave was created by the Brady Trucking Annexation on May 20, 2007.

The proposed zoning of I-1 (Light Industrial) implements the Comprehensive Plan Future Land Use Map, adopted in 2010, which has designated the enclaved area as Industrial and, south of Ruby/Winters Avenue, Commercial/Industrial.

The Comprehensive Plan and the annexation of the property into the City of Grand Junction invalidate the original premises of the existing unincorporated Mesa County zoning. Therefore, this criterion has been met.

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

Some homes built between 1900 and 1910 are still present within the enclaved area, with the majority of residences along 27 ½ Road and Bonny Lane built in the late 1930s and 1940s. The enclaved area includes 33 dwelling units.

In 1955 the Pleasant View Subdivision, along 27 ½ Road and Bonny Street south of the residential area, was platted. However, industrial development did not occur until the late 1970s and early 1980s. Some additional development has occurred in the mid-1990s.

The remainder of the enclave is zoned County I-2 (General Industrial). Refer to the County Zoning Map and Detail included in this report.

Recent changes to the character of the area include the completion of the Riverside Parkway in 2008, which bisects the enclave.

The adoption of the Comprehensive Plan Future Land Use Map in 2010 designated the enclaved area as Industrial and Commercial/Industrial south of Ruby/Winters Ave.

New industrial development has occurred to the south of the enclave with the Brady Trucking building at 356 27 ½ Road built in 2007. Also, new industrial construction has occurred within the Indian Road Industrial Park to the east of the enclave.

Recently a business has been established on a property within the enclave that, although previously used for a contractor, was still zoned County RSF-R. This owner would need to be zoned industrial in order to expand the business.

The proposed I-1 zone district allows a variety of industrial and heavy commercial uses, including personal storage, outdoor storage, manufacturing, auto repair, and contractor and trade shops. This zoning fits with many of the existing businesses within the enclaved area. As discussed above, existing residential uses would still be permitted as nonconformities and provisions are in place for incremental upgrades to property depending on the scale/scope of the use.

It is apparent that the area is transitioning into a centrally located industrial area, consistent with the goals of the Comprehensive Plan.

This criterion has been met.

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

The enclave area is bisected by the Riverside Parkway, designated as a minor arterial from S. 7th Street to 29 Road. Completed in 2008, the Parkway connects the east and west sides of the City. The enclaved properties already benefit from this access.

The right-of-way (ROW) for Bonny Lane (incorrectly labeled as Bonny Street), was platted by the Amelang Subdivision in 1963 but has not been engineered or constructed and is considered "unimproved". Its condition has led four (4) property owners to create their own unimproved, dirt-surface access across one another's properties via rear yard driveways. There are several encroachments into Bonny Lane as well, including fences and personal property. If it became necessary to improve this roadway, encroachments would need to be removed. Roadway improvements not required as part of future property development would require participation of the benefitting properties in a street improvement district.

Adequate utility infrastructure, including water and sanitary sewer, exists to accommodate, with upgrades as necessary, future industrial (re)development within the enclaved area. These upgrades would be completed and paid for in accordance with City and/or the appropriate utility provider(s) policies at the time of development.

This criterion has not been met but can be met with incremental upgrades paid for by new development.

- 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*

Approximately 41 acres within the enclaved area are already utilized for commercial or industrial purposes, representing 77% of the total annexation area. Therefore, the proposed I-1 (Light Industrial) zoning is consistent with the majority of the existing land uses.

This criterion has not been met.

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

The annexation of enclaved unincorporated areas adjacent to the City is critical to providing efficient urban services and infrastructure, minimizing costs to the City and therefore the community.

The proposed I-1 (Light Industrial) zone district will provide the opportunity for future (re)development within a transitional industrial neighborhood with access to the Riverside Parkway. Additional industrial development opportunities are consistent with Goal 12 of the Comprehensive Plan, which states: "Being a regional provider of goods and services the City and County will sustain, develop and enhance a health, diverse economy".

This criterion has been met.

After reviewing the criteria for a zoning amendment, I find that criteria # 1, 2, and 5 have been met. Therefore, I recommend approval of the I-1 (Light Industrial) Zone District.

Alternatives: The following zone districts would also implement the Comprehensive Plan Future Land Use Map designation of Industrial:

1. M-U (Mixed Use)
2. I-O (Industrial / Office Park)
3. I-2 (General Industrial)

The following zone districts would also implement the Comprehensive Plan Future Land Use Map designation of Commercial/Industrial (south of Ruby and Winters Ave):

1. C-2 (General Commercial)
2. M-U (Mixed Use)
3. BP (Business Park Mixed Use)
4. I-O (Industrial / Office Park)

If the Planning Commission chooses an alternative zone designation, specific alternative findings must be made.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Rock Shop Enclave Zone of Annexation, ANX-2012-574, I recommend that the Planning Commission make the following Findings of Fact and Conclusions:

1. The proposed I-1 (Light Industrial) zone district is consistent with the goals and policies of the Comprehensive Plan.
2. Review criteria # 1, 2, and 5 in Section 21.02.140 of the Grand Junction Municipal Code have been met.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the I-1 (Light Industrial) zone district for the Rock Shop Enclave Zone of Annexation, ANX-2012-574, to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

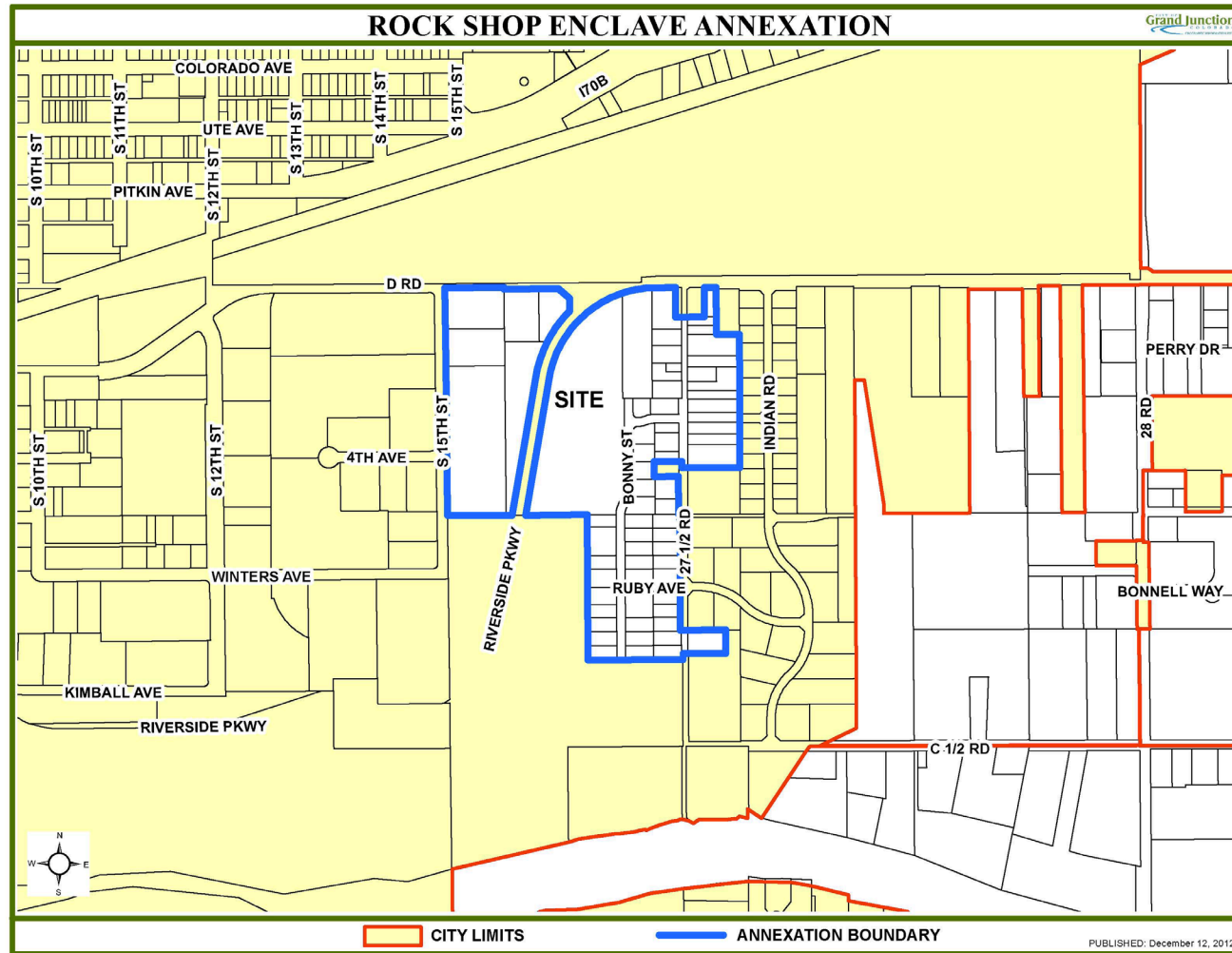
Mr. Chairman, on the Rock Shop Enclave Zone of Annexation, ANX-2012-574, I move that the Planning Commission forward to the City Council a recommendation of approval of the I-1 (Light Industrial) zone district with the findings and conclusions listed in the staff report.

Attachments:

Annexation Map
Aerial Photo
Future Land Use Map
Existing City and County Zoning Map
Existing Land Use table
Zoning Ordinance

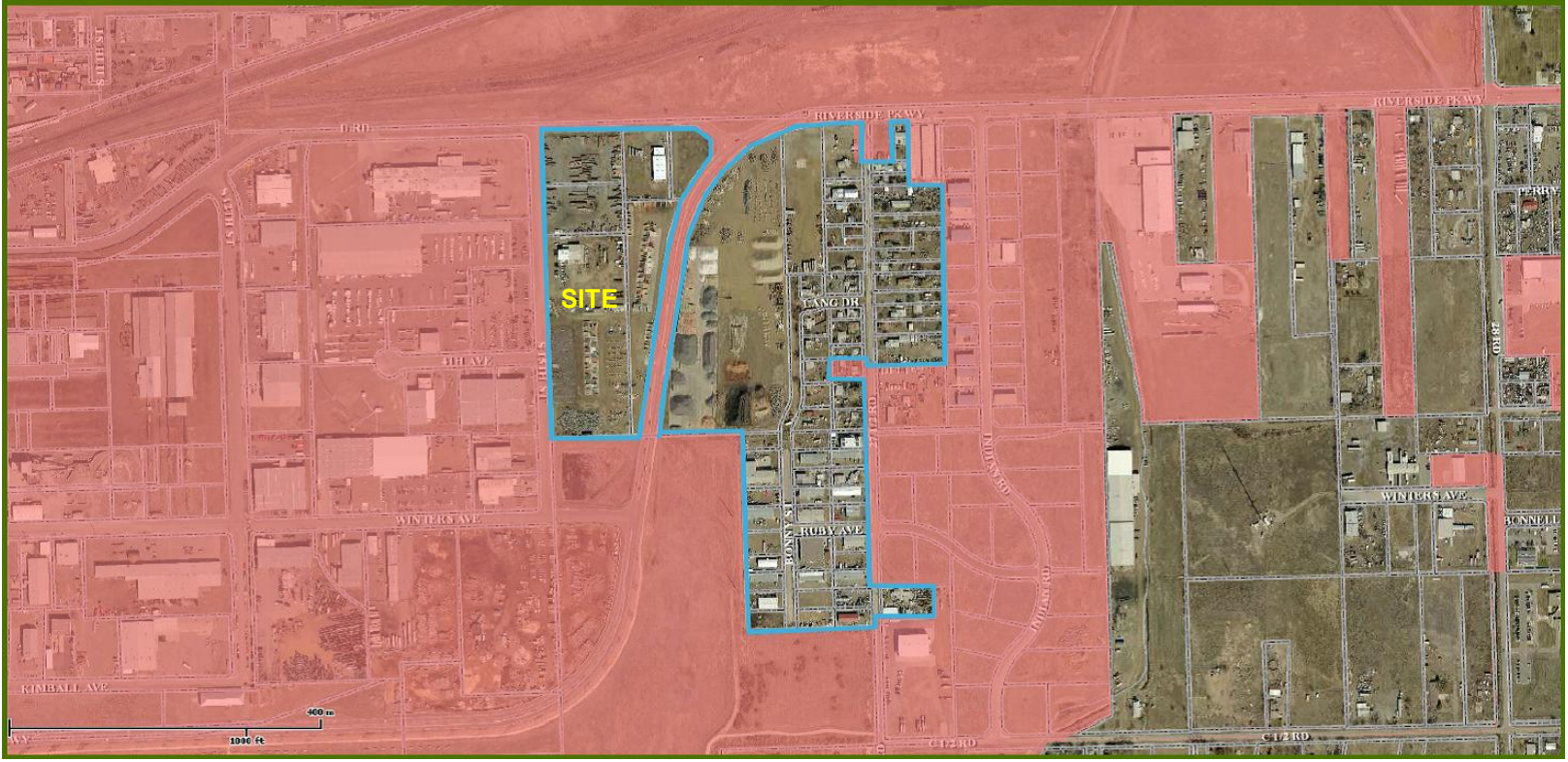
Annexation Map

Figure 1



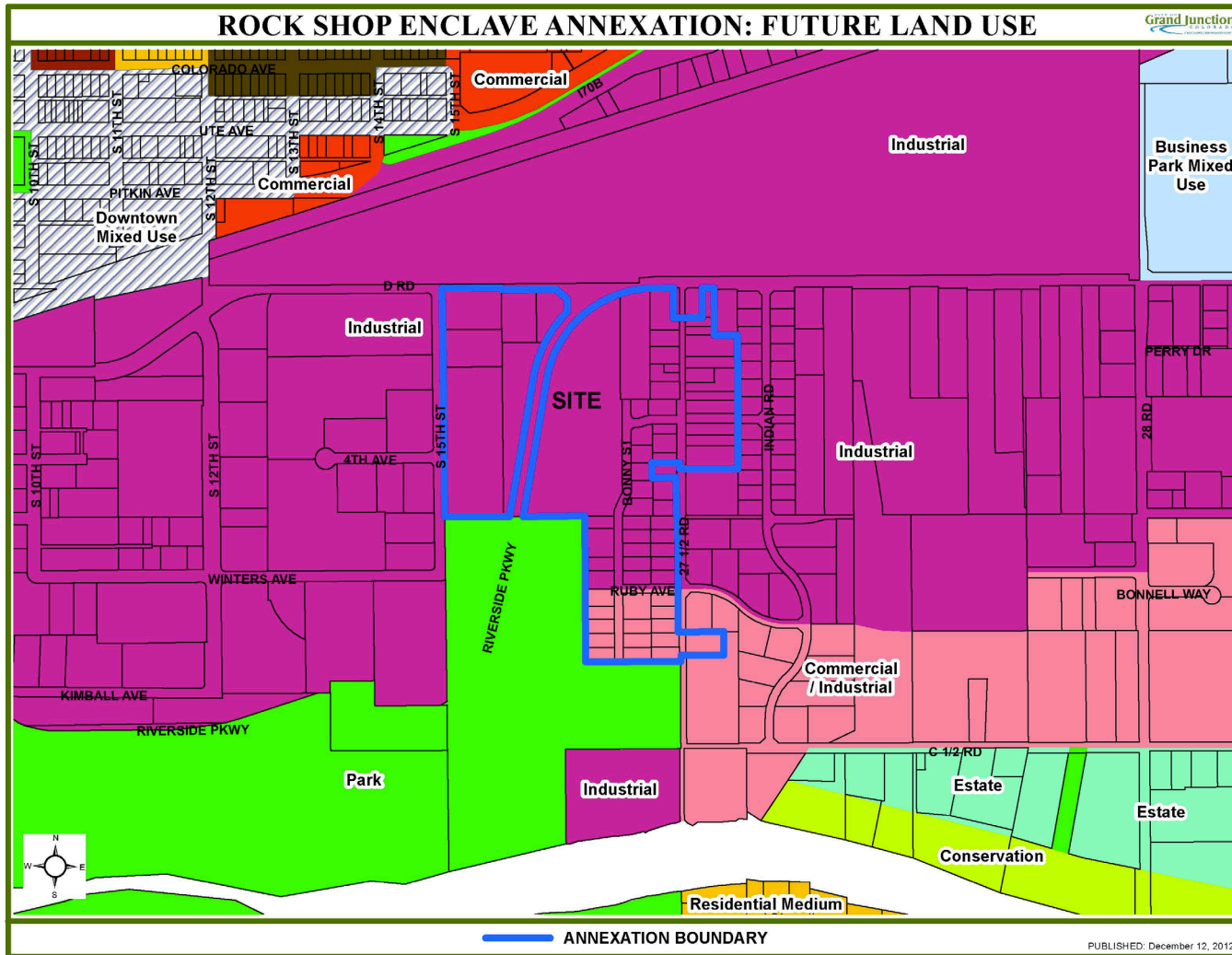
Aerial Photo Map

Figure 2



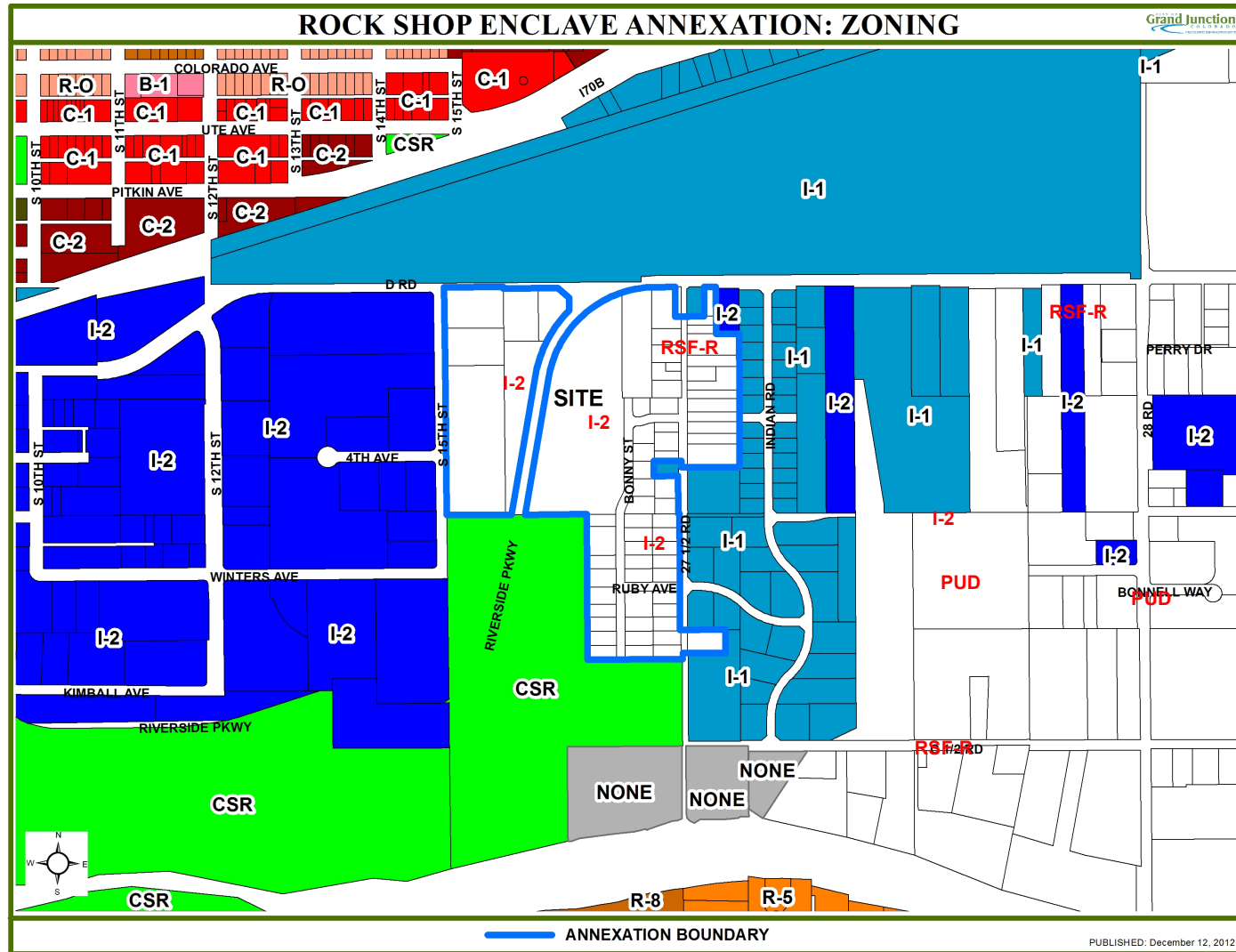
Comprehensive Plan – Future Land Use Map

Figure 3



Existing City and County Zoning Map

Figure 4



Parcel Number	Location	Land Use?	Parcel Number	Location	Land Use?
2945-242-00-042	393 27 1/2 RD	accessory garage	2945-241-00-025	398 27 1/2 RD	SFD
2945-242-01-060	357 27 1/2 RD	boat repair	2945-241-00-026	398 1/2 27 1/2 RD	SFD
2945-242-01-039	361 27 1/2 RD	cabinet shop	2945-241-00-027	394 1/2 27 1/2 RD	SFD
2945-242-00-233	710 S 15TH ST	construction and material sales	2945-241-00-028	394 27 1/2 RD	SFD
2945-242-01-046	369 1/2 27 1/2 RD	contractor shop	2945-241-00-029	392 27 1/2 RD	SFD
2945-242-01-061	373 27 1/2 RD	contractor shop	2945-241-00-032	390 27 1/2 RD	SFD
2945-242-01-064	356 BONNY ST	contractor shop	2945-241-00-037	384 1/2 27 1/2 RD	SFD
2945-242-01-068	353 27 1/2 RD	contractor shop	2945-241-00-176	2753 RIVERSIDE PKWY	SFD
2945-242-01-058	359 BONNY ST	contractor shop	2945-241-00-244	390 1/2 27 1/2 RD	SFD
2945-242-02-019	357 BONNY ST	contractor shop	2945-241-00-264	388 1/2 27 1/2 RD	SFD
2945-242-00-230	2733 D RD	industrial service	2945-242-00-040	391 27 1/2 RD	SFD
2945-242-01-041	364 BONNY ST	industrial service	2945-242-00-041	393 1/2 27 1/2 RD	SFD
2945-242-01-057	368 BONNY ST	industrial service	2945-242-00-046	399 27 1/2 RD	SFD
2945-242-01-058	366 BONNY ST	industrial service	2945-242-00-259	397 27 1/2 RD	SFD
2945-242-00-047	2745 RIVERSIDE PKWY	outdoor storage	2945-242-00-260	395 27 1/2 RD	SFD
2945-242-00-229	2727 D RD	outdoor storage	2945-242-01-002	388 BONNY LN	SFD
2945-242-00-234	Null	outdoor storage	2945-242-01-003	385 1/2 27 1/2 RD	SFD
2945-242-00-262	Null	outdoor storage	2945-242-01-004	384 BONNY ST	SFD
2945-242-00-263	2741 RIVERSIDE PKWY	outdoor storage	2945-242-01-006	382 BONNY ST	SFD
2945-242-01-059	Null	outdoor storage	2945-242-01-008	380 BONNY ST	SFD
2945-242-01-063	BONNY ST	outdoor storage	2945-242-01-010	378 BONNY ST	SFD
2945-242-01-065	354 BONNY ST	outdoor storage	2945-242-01-011	379 27 1/2 RD	SFD
2945-242-01-067	Null	outdoor storage	2945-242-01-012	376 BONNY LN	SFD
2945-242-02-020	361 BONNY ST	outdoor storage	2945-242-01-013	377 27 1/2 RD	SFD
2945-242-02-025	Null	outdoor storage	2945-242-01-035	385 27 1/2 RD	SFD
2945-242-01-051	360 BONNY ST	plastics shop	2945-242-01-045	369 27 1/2 RD	SFD
2945-242-01-044	371 27 1/2 RD	retail	2945-242-01-066	383 27 1/2 RD	SFD
2945-241-00-058	360 27 1/2 RD	SFD / auto repair	2945-241-00-036	386 27 1/2 RD	two SFD
2945-241-00-038	384 27 1/2 RD	SFD / construction	2945-242-01-001	389 27 1/2 RD	two SFD
2945-242-01-037	365 27 1/2 RD	warehouse	2945-241-00-035	Null	vacant
2945-242-01-056	370 BONNY ST	warehouse	2945-242-00-267	Null	vacant
2945-242-02-015	355 BONNY ST	warehouse	2945-242-01-062	374 BONNY ST	vacant
2945-242-02-024	365 BONNY ST	warehouse	2945-242-02-014	373 BONNY ST	vacant
2945-242-02-026	369 BONNY ST	warehouse	2945-242-02-016	353 BONNY ST	vacant

Existing Land Use inventory

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE ROCK SHOP ENCLAVE ANNEXATION
TO I-1 (LIGHT INDUSTRIAL)**

**SOUTH OF D ROAD, EAST OF S. 15TH STREET AND
SOUTH OF THE RIVERSIDE PARKWAY ON BOTH SIDES OF 27 ½ ROAD
NORTH OF LAS COLONIAS PARK**

Recitals

The Rock Shop Enclave Annexation has been initiated by the City of Grand Junction ("City") pursuant to the 1998 Persigo Agreement with Mesa County ("Agreement"). With the annexation of the property included in the Brady Trucking Annexation on May 20, 2007, the area is enclaved. The terms of the Agreement state that an "enclaved" area shall be annexed into the City. ("Enclaved" means that an unincorporated area is completely surrounded by the City.)

The City has also agreed to zone newly annexed areas using a zone district that implements the Comprehensive Plan. The proposed zoning of I-1 (Light Industrial) implements the Comprehensive Plan Future Land Use Map, which has designated the enclaved area as Industrial, and Commercial/Industrial south of Ruby/Winters Avenue.

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning the Rock Shop Enclave Annexation to the I-1 (Light Industrial) zone district, finding conformance 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 compatible with land uses located in the surrounding area. The zone district meets 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 I-1 (Light Industrial) zone district is in conformance with criteria found in 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 I-1 (Light Industrial):

ROCK SHOP ENCLAVE ANNEXATION

A certain enclaved parcel of land lying in the West One-half (W 1/2) of the Northeast Quarter (NE 1/4) and the East One-half (E 1/2) of the Northwest Quarter (NW 1/4) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL the lands contiguous with and bounded on all sides by the following City of Grand Junction Annexations recorded in the Public Records of Mesa County, Colorado:

1. Riverside Parkway Annexation No. 1, City of Grand Junction Ordinance No. 4319, as same is recorded in Book 4782, Page 921
2. Reimer Annexation, City of Grand Junction Ordinance No. 4341, as same is recorded in Book 4831, Page 495
3. D Road Annexation, City of Grand Junction Ordinance No. 3683, as same is recorded in Book 3766, Page 536
4. Indian Road Industrial Subdivision Annexation No. 2, City of Grand Junction Ordinance No. 3677, as same is recorded in Book 3763, Page 740
5. Foster Industrial Annexation, City of Grand Junction Ordinance No. 4175, as same is recorded in Book 4598, Page 556
6. Indian Wash Rentals Annexation, City of Grand Junction Ordinance No. 4147, as same is recorded in Book 4562, Page 641
7. South Fifteenth Street Annexation, City of Grand Junction Ordinance No. 2312, as same is recorded in Book 1615, Page 949
8. Brady Trucking Annexation, City of Grand Junction Ordinance No. 4067, as same is recorded in Book 4407, Page 413

CONTAINING 2,337,457 Square Feet or 53.66 Acres, more or less, as described.

LESS 3.84 acres (167,402 square feet) of Public Right-of-Way

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

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

ATTEST:

President of the Council

City Clerk