

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3331

**AMENDING THE ZONING AND DEVELOPMENT CODE
INSTITUTIONAL AND CIVIC FACILITY MASTER PLANS**

Recitals.

This proposed amendment to the Zoning and Development Code creates a process for the review of master plans of institutional and civic facilities. Although necessary, these facilities because of size or location have the potential to have a significant impact on the surrounding area. The master plan process allows an opportunity for the public review of the facilities plan early in the planning stages to identify any issues that may need to be resolved.

The Planning Commission, at their February 13, 2001 hearing, recommended approval of the amendment.

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

The Zoning and Development Code be amended to add the following section:

2-20 INSTITUTIONAL AND CIVIC FACILITY MASTER PLANS

- A. Purpose.** The purpose of a Master Plan review process is to provide an opportunity for the early review of major institutional and civic facilities that provide a needed service to the community, but might impact the surrounding community. The Master Plan review allows the City, through a public process, to assess any impacts early in the review process and direct the applicant on how best to address the impacts.
- B. Applicability.** A Master Plan shall be required for any institutional and/or civic use, as that term is defined in Chapter 3, Table 3.5, when such project: consists of multiple phases of construction and when constructed will include 100,000 s.f. in one or more buildings; will result in significant modification of the existing transportation circulation patterns; and/or when the Director deems the project and/or the City would benefit from such a review.
- C. Review Criteria.** In reviewing a Master Plan, the decision-making body shall consider the following:
1. conformance with the Growth Plan and other area, corridor or neighborhood plans;
 2. conformance with the Major Street Plan and general transportation planning requirements;
 3. compatibility with the surrounding neighborhood in terms of capacity or safety of the street network, site access, adequate parking, adequate

storm water and drainage improvements, minimization of water, air or noise pollution, limited nighttime lighting and adequate screening and buffering potential;

4. adequacy of public facilities and services; and
5. community benefits from the proposal.

D. Decision-Maker. The Director and Planning Commission shall make recommendations and the City Council shall approve, conditionally approve or deny a Master Plan.

E. Application and Review Procedures. The application and processing procedures shall be as follows:

1. The review of a Master Plan shall precede, or be concurrent with, any other required review process.
2. The content of the Master Plan document shall be sufficient to generally assess the following:
 - a. site access, traffic flow, pedestrian circulation/safety;
 - b. adequate parking;
 - c. location of open space and trails;
 - d. drainage and stormwater management;
 - e. general building location and size; and
 - f. adequate screening and buffering.
3. A General Meeting shall be required.
4. A Neighborhood Meeting is mandatory.
5. Required notice shall include public notice in the newspaper, mailed notice and sign posting notice.

F. Validity. The Master Plan shall be valid for a minimum of five years unless otherwise established by the decision-maker. All phases of projects being developed shall be in conformance with the approved plan. Amendments to the Master Plan may be proposed at any time through the regular Master Plan review process. An amended Master Plan is required if significant changes are proposed. Generally, significant changes are anything not deemed to be minor amendments as defined in section 2.12.F.a.

And, Chapter 9 be amended to add the following definition:

Master Plan—A long range plan for major institutional and civic facilities that considers community benefits and impacts.

Introduced on first reading this 21st day of February, 2001.

PASSED and ADOPTED on second reading this 7th day of March, 2001.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Gene Kinsey
President of the Council