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PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
TUESDAY, SEPTEMBER 22, 2020 @ 6:00 PM

Call to Order - 6:00 PM

Consent Agenda

1. Minutes of Previous Meeting(s) from September 8, 2020.

Regular Agenda

1. Consider a request by STGC Holdings, LLC to amend the Comprehensive Plan Future Land Use designation for a property of 4.52 acres located at 2515 Riverside Parkway from Business Park Mixed Use to Commercial and to rezone said property from CSR (Community Services and Recreation) to C-2 (General Commercial). - [Staff Presentation](#)
2. Consider a Request by Arlo Dicristina to Approve an Amendment to the Planned Development (PD) Zoning Ordinance and Development Plan for the North Seventh Street Historic Residential District to Add Allowed Uses on the Property Located at 535 North 7th Street - [Staff Presentation](#)
3. Consider a request to zone approximately 187.69-acres from Mesa County AFT (Agricultural, Forestry, Transitional) to a City Planned Development - PAD (Planned Airport Development) and amend the Outline Development Plan (ODP) for the Airport North Boundary Annexation, located generally at the northern edge of the Grand Junction Regional Airport and property recently deeded to the Airport from the BLM, Parcels 2701-113-00-002 And 2705-154-00-003. - [Staff Presentation](#)

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
September 8, 2020 MINUTES
6:00 p.m.

The meeting of the Planning Commission was called to order at 6:00 p.m. by Chairman Andrew Teske.

Those present were Planning Commissioners; Chair Andrew Teske, Vice Chair Christian Reece, Bill Wade, George Gatseos, Keith Ehlers, Ken Scissors and Sam Susuras.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), and Senta Costello (Associate Planner).

There were 2 members of the public in attendance.

CONSENT AGENDA

Commissioner Wade moved to adopt Consent Agenda Item #1. Commissioner Susuras seconded the motion. The motion carried 7-0.

1. Minutes of Previous Meeting(s)

The Planning Commission reviewed the meeting minutes from the August 11, 2020 meeting.

REGULAR AGENDA

1. Hilltop Bacon Center – Rezone **File # RZN-2020-223**
[Item can be viewed at 10:20](#)

Consider a request by Hilltop Health Services LLC to rezone 8.24 acres from R-O (Residential Office) to BP (Business Park) located at 1405 Wellington Avenue.

Staff Presentation

Senta Costello, Associate Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Gatseos asked a question regarding the neighborhood meeting and the neighbors in attendance.

Applicant's Presentation

The Applicant's representative, Mark Austin, was present gave a short presentation regarding the request.

Questions for Applicant

Commissioner Ehlers asked a question regarding the request.

Commissioner Wade asked a question regarding the request.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, September 1, 2020 via www.GJSpeaks.org.

No public comment was submitted or heard.

The public hearing was closed at 6:17 p.m. on September 8, 2020.

Applicant's Response

None.

Questions for Applicant or Staff

None.

Discussion

None.

Motion and Vote

Commissioner Susuras made the following motion, "Mr. Chairman, on the rezone for the property located at 1405 Wellington Avenue, City file number RZN-2020-223, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Scissors seconded the motion. The motion carried 7-0.

2. Dual Immersion Academy – Alley and Easement Vacation

File # VAC-2020-245, VAC-2020-246

Consider a request by Mesa County Valley School District 51 to vacate a public alley right-of-way adjacent five properties located at 520, 522, 538, 542 and 552 West Main Street and a public sewer easement, located at 552 West Main Street.

Application was withdrawn.

3. **Glacier Ice Arena – Comprehensive Plan Amendment and Rezone**

File # RZN-2020-418, CPA-2020-419

Consider a request by STGC Holdings LLC for a Comprehensive Plan Future Land Use Map Amendment from Business Park Mixed Use to Commercial and rezone from CSR (Community Services and Recreation) to C-2 (General Commercial) on 4.52 acres located at 2515 Riverside Parkway.

Commissioner Gatseos moved to move this item to the September 22, 2020 meeting. Commissioner Reece seconded the motion. The motion carried 7-0.

4. **Other Business**

None.

5. **Adjournment**

Commissioner Wade moved to adjourn the meeting. Commissioner Reece seconded the motion. The meeting adjourned at 6:20 p.m.



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: September 22, 2020

Presented By: Lance Gloss, Associate Planner

Department: Community Development

Submitted By: Lance Gloss, Associate Planner

Information

SUBJECT:

Consider a request by STGC Holdings, LLC to amend the Comprehensive Plan Future Land Use designation for a property of 4.52 acres located at 2515 Riverside Parkway from Business Park Mixed Use to Commercial and to rezone said property from CSR (Community Services and Recreation) to C-2 (General Commercial). - [Staff Presentation](#)

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, STGC Holdings, LLC, is requesting both a Comprehensive Plan Amendment and a Rezone for a 4.55-acre property located at 2515 Riverside Parkway. The first request is to amend the Comprehensive Plan Future Land Use designation for this property from Business Park Mixed Use to Commercial. The second request is to Rezone the same property from a CSR (Community Services & Recreation) zone district to a C-2 (General Commercial) zone district in anticipation of future retail development. The requested C-2 zone district is not consistent with the existing Comprehensive Plan Future Land Use Map designation of Business Park Mixed Use but does work to implement the proposed designation of Commercial.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The 4.55-acre subject property is situated between the Colorado River and Riverside Parkway, due west of the Rimrock shopping complex. The property, which is Lot 1 of

the Ice Skating Subdivision, currently contains one indoor entertainment structure of approximately 36,684 square feet that was built in 2006 and has since been used as an indoor ice-skating rink. The property was annexed into the city limits in 2001 as part of C&K Annexation.

The property was developed as an ice-skating rink in 2006 (City file no. SPR-2004-268). At the time of development, landscaping was not properly installed in connection with that site plan review and construction. The landscaping installation was disrupted for two primary reasons: the economic hardships associated with the Great Recession; and, improvements carried out by the City for Riverside Parkway. As the Parkway's construction required substantial disturbance of the areas of the site nearest the right-of-way, as well as the right-of-way itself which was originally approved to be landscaped in conjunction with the ice-skating rink by the property owner, the City allowed the improvements to be delayed but not foregone. A Certificate of Occupancy was issued at that time.

When landscaping improvements were not constructed by the property owner after the completion of the Riverside Parkway project as had been agreed, the City issued a Notice of Deficiency (Mesa County Reception No. 2592138, Bk. 5227, Pg. 71). The Notice set the condition that "use of the property is restricted until such deficiencies are cured, and that planning clearances, occupancy permits and/or other land use permits will not be granted by the City of Grand Junction without completion of the improvements described previously." The existence of this outstanding deficiency led to a delay in the processing of this request, as a primary criterion for any land-use recommendation or decision by the Planning Commission and City Council, per GJMC 21.02.080(d)(3) on General Approval Criteria, requires that the property meet "conditions of any prior approvals."

The Applicant was therefore given the option of constructing all required landscaping per the 2004 Site Plan approval as described in the exhibits, or otherwise to post cash security in the form of Development Improvements Agreement (DIA), which is a tool routinely used by the City to ensure construction of required improvements. The Applicant has initiated the process that will lead to recording of a DIA and has made a general commitment to posting the associated security encompassing the plantings and irrigation required by the Zoning and Development Code and corresponding to the approved site plan. However, as of the time that this staff report is published, no DIA has been recorded, nor has security been posted. Planning Commission shall be advised at the public hearing for this item as to the status of the DIA and its impact on the proposal's adherence to approval criteria.

Additional context is relevant to the request Comprehensive Plan Future Land Use Map amendment. The Future Land Use Map identifies the property as Business Park Mixed Use and applies the same designation to three properties to the south of the subject

property, two of which are in industrial use. Adjacent to the north and west are properties under a Conservation Future Land Use, consisting largely of natural areas associated with the Colorado River. The proposed Commercial land use designation is currently in place for properties adjacent to the subject property to the east across Riverside Parkway, including nearly all of the property bounded by Riverside Parkway and Highway 6&50 from 1st Street to Redlands Parkway. The proposed C-2 Zone District is not a zone district that implements the Business Park Mixed Use Future Land Use designation. However, the proposal for the rezone is being concurrently reviewed alongside a proposal to amend the Comprehensive Plan Future Land Use Map designation for this property to Commercial. In addition to C-2, the following zone districts would also work to implement the proposed Commercial designation.

- a. R-O (Residential Office)
- b. B-1 (Neighborhood Business)
- c. C-1 (Light Commercial)
- d. MU (Mixed Use)

Concerning the rezoning request, the purpose of the existing CSR (Community Services & Recreation) zone district is to provide public and private recreational facilities, schools, fire stations, libraries, fairgrounds, and other public/institutional uses and facilities. The district would include open space areas, to prevent environmental damage to sensitive areas, and to limit development in areas where police or fire protection, protection against flooding by stormwater, or other services or utilities are not readily available. The CSR district would include outdoor recreational facilities, educational facilities, open space corridors, recreational, nonvehicular transportation and environmental areas and would be interconnected with other parks, trails and other recreational facilities. (See GJMC 21.03.070(f)(1)). On the other hand, the purpose of the C-2 (General Commercial) zone district is to provide for commercial activities such as repair shops, wholesale businesses, warehousing and retail sales with limited outdoor display of goods and even more limited outdoor operations (See GJMC 21.03.070(e)(1)). As specified in the Grand Junction Municipal Code, the C-2 zone district is appropriate in areas well served by transportation infrastructure and that are intended for commercial activity with limited outdoor display and operations.

Finally, it should be noted that the current land-use for the property, which is indoor entertainment and specifically a privately-operated ice-skating rink, is an allowed use under both current and proposed zoning. Thus, the rezone request has no specific relevance to the ability of the ice-skating rink to continue or expand existing operations.

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding a proposed rezone request and Comprehensive

Plan was required in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Neighborhood Meeting was held at the subject property following proper notice on Thursday, July 16, 2020. No members of the public attended.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on July 24, 2020. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on August 28, 2020. The notice of this public hearing was published September 1, 2020 in the Grand Junction Daily Sentinel.

ANALYSIS

Comprehensive Plan Amendment

Pursuant to section 21.02.130(c)(1), the City may amend the Comprehensive Plan, neighborhood plans, corridor plans, and area plans if the proposed change is consistent with the vision (intent), goals and policies of the Comprehensive Plan and:

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

The 2010 Comprehensive Plan includes a Future Land Use Map which identifies this property as Business Park Mixed Use. The Applicant is requesting a Future Land Use designation of Commercial to allow for a range of retail and other commercial uses.

The original premise for the Business Park Mixed Use Future Land Use designation for the properties was essentially that portions of the area southwest of Riverside Parkway would develop as a transition between the conservation, commercial, and industrial uses that converge there. This vision has simply not materialized with a substantial development of the type encouraged by the Business Park Mixed Use Future Land Use. Instead, the commercial areas to the northeast of the subject property have retained a suburban shopping complex form and use; the properties to the southeast have remained in an unenhanced industrial status; and the conservation properties to the north and west have remained natural areas with a multimodal trail connection. However, this lack of development along the envisioned trajectory of Business Park Mixed Use does not constitute a subsequent event that might invalidate the original premise; rather, the conditions that led to the original premise are still in place.

Staff thus finds that this criterion is not met.

(ii) The character and/or conditions of the area has changed such that the amendment is consistent with the Plan; and/or

The character and conditions of the area have been most significantly impacted by the recent construction of Riverside Parkway, completed in 2009. That event occurred prior to the adoption of the Comprehensive Plan Future Land Use Map and its current designation of Business Park Mixed Use for that property such that Riverside Parkway was already considered by the Plan in its current form. In the immediate vicinity of the subject property, the only major changes to character and condition since the adoption of the comprehensive Plan in 2010 were the construction of Lowes on the other side of Riverside Parkway, to which there is no direct pedestrian or automobile connection, and the ongoing construction of the Base Rock apartment complex, to which there is also no direct pedestrian or automobile connection. No other change has occurred to make the proposed designation more consistent with the Plan than the current designation already is.

Staff therefore finds that this criterion is not met.

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

The subject property is advantaged by its location near to major transportation and utility infrastructure. The site is well-served by Riverside Parkway, including by access improvements specifically serving the site; in this sense, it is a clear candidate for further commercial development. All major utilities are already serving the site with no known challenges. The site is also advantaged in that it is near to the natural area amenities of the Colorado River and the Colorado Riverfront Trail, but is separated from the 500-year floodplain of the river by a large grade change that has been reinforced to support the trail. It is apparent that, in all major respects, the site is well-served to by public and community facilities necessary for the range of uses allowed under a Commercial Future Land Use designation.

Based on the provision and concurrency of public utilities and community facilities to serve the proposed Future Land Use, staff finds that this criterion has been met.

(iv) 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

Many of the community's major retail areas—including portions of I-70B, Highway 50 in Orchard Mesa, and the Horizon Drive Business District—are within the Commercial land use designation creating a significant inventory of property with this designation. However, there is an evident lack of property with a Commercial Future Land Use directly accessible from Riverside Parkway, particularly west of downtown. There are no properties under the Commercial designation along the Parkway from 5th Street to Redlands Parkway. However, the overall abundance of property with a Commercial

Future Land Use within a one-mile radius of the site clearly leads to the conclusion that there is not an inadequate supply of similarly designated land within the community.

Therefore, staff finds that this criterion is not met.

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

The greatest benefit to be derived from the requested changes is the potential to support future commercial growth along Riverside Parkway west of downtown, and to propel the redevelopment of properties along the Parkway as has not occurred over the decade under the existing Future Land Use Map. A re-designation from Business Park Mixed Use would allow the requested C-2 zone district but allow for the property to rezone to MU (Mixed Use) and/or C-1 (Light Commercial), allowing for the coexistence of residential and commercial uses on a single property, which would currently be possible only through an R-O (Residential – Office) zone district.

The community will also derive benefits from the general expansion of commercial opportunities along Riverside Parkway. Though there are numerous Commercial properties to the east of the subject property in the Rimrock shopping area and along the State Highway 6&50 Corridor, none of these can be directly accessed from Riverside Parkway due largely to the presence of the railroad tracks along the northeast side of the Parkway. Riverside Parkway between Grand Avenue and Redlands Parkway is significantly isolated from adjacent areas because of the lack of automobile and multimodal connections (along this segment of Riverside Parkway, there is only one such connection at 25 Road). The proposed change to the Future Land Use Map would contribute to remedying this lack of commercial property along the Parkway.

Thus, staff finds that both the community and area would derive benefits from the proposed amendment and thus has found this criterion is met.

The proposed amendments implement the following guiding principle, goals and policies:

Guiding Principle 2: Sustainable Growth Patterns – Encourage infill and redevelopment.

Goal 1: To implement the Comprehensive Plan in a consistent manner.

Policy C: The City will make land use 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 provide 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.

Policy F: Encourage the revitalization of existing commercial and industrial areas.

Rezone

Rezoning of the property to C-2 (General Commercial) is not aligned with the current Comprehensive Plan Future Land Use designation of Business Park Mixed Use, but the proposed rezone is aligned with the proposed Future Land Use designation of Commercial, per the Comprehensive Plan Amendment request described above.

The criteria for review of a rezone application is set forth in Section 21.02.140(a). The criteria provide that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria.

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

The existing CSR (Community Services & Recreation) zoning was applied to the property in 2001 as the zone of annexation (Ordinance 3353) for the C&K Annexation. Several properties to the north and west are also zoned CSR, all of them associated with the Colorado River and related natural areas. The subject property is the only CSR zoned property in that vicinity to have developed a structure or that is used for purposes other than conservation. However, the CSR zone is intended to accommodate a range of public services not limited to open space and conservation, including public and private recreational facilities, various civic and public safety uses, and limited resource extraction. No event has taken place since 2001 that could reasonably be construed as invalidating the applicability or desirability of the CSR zone district for the subject property. The construction of Riverside Parkway has improved access to the subject property and certainly enhances the conditions for zoning other than CSR for the site. However, while improved access via Riverside Parkway makes zoning other than CSR increasingly viable, it does not eliminate the need to retain CSR zoning along stretches in the vicinity of the Colorado River for the purposes of conservation and public amenities. Alternatively, the possible closure of Glacier Ice Arena in the near future may seem to suggest that the site necessitates rezoning, as one might interpret the closure as indication that the site cannot effectively support a public amenity as allowed in a CSR zone district. However, the possible closure of Glacier Ice Arena cannot be seen as invalidating the original premises for the CSR

zoning, as that original zoning decision predates the existence of the ice-skating business.

Staff thus finds that this criterion is not met.

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

The construction of the Riverside Parkway—while not invalidating the relevance or need for conservation, recreation, public facilities, or similar uses—has significantly altered the character of the area since it was constructed in 2009. The improved access and connectivity provided by the Parkway makes the subject property and other nearby properties good candidates for commercial zoning. This accords with the Comprehensive Plan, which calls for the efficient use of transportation infrastructure and the concentration of commercial and industrial uses. The proposed C-2 zoning would represent a logical progression of the property toward a more intense commercial use that accords with its improved accessibility and its proximity to the existing commercial areas east of the Parkway.

Staff therefore finds that this criterion is met.

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

Adequate public and community facilities and services are available to the property and are sufficient to serve land uses associated with the C-2 zone district. The subject property is advantaged by its position in the City's historical and present-day core, where services and utilities exist and where new development poses fewer demands for upgrades to primary utilities. City Sanitary Sewer, City Storm Sewer, and Ute Water lines are located adjacent Riverside Parkway. The property is also served by Grand Valley Irrigation District, Xcel Energy electricity and natural gas, and cable network links. Public safety, fire, EMS and police services can adequately serve this area of the City. The subject property is also well served by both multimodal and automobile transportation facilities, namely the Colorado Riverfront Trail which crosses the property and Riverside Parkway, from which the property takes direct access. In general, staff has finds that public and community facilities are adequate to serve the type and scope of the commercial land use(s) proposed.

As such, staff finds 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; and/or

C-2 (General Commercial) zoning is one of the most common non-residential zone districts in the city and in the City Center, with an abundance of C-2 zoned properties east of Riverside Parkway in the Rimrock shopping area. Several of those C-2 properties east of the subject property are vacant or underutilized. However, there is no C-2 zoning that can be directly accessed from Riverside Parkway between Grand Avenue and Redlands Parkway, such that this principal arterial is largely without retail or other commercial services.

Generally, staff thus finds this criterion is not met.

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

The community and area will benefit from this proposed rezone request by creating the potential for medium- and high-intensity commercial development at a location in the City Center already well-served by transportation infrastructure and utilities. Residents of the lower Redlands, Downtown, and other nearby neighborhoods such as El Poso and Riverside with direct access to the Riverside Parkway will benefit from the direct accessibility of a commercial area from the Parkway. The property's rezoning and further development can also be reasonably expected to propel further commercial development along Riverside Parkway and may contribute to the more efficient use of nearby vacant and underdeveloped properties. The community and area will also benefit from the potential for further development of this site including the completion of long-delayed landscaping improvements described above.

Therefore, staff finds that this criterion is met.

The rezone criteria provide the City must also find the request is consistent with the vision, goals and policies of the Comprehensive Plan. Staff has found the request to be consistent with the following goals and policies of the Comprehensive Plan:

Goal 1 / Policy A: Land use decisions will be consistent with Future Land Use Map.

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 provide 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.

Goal 12: Being a regional provider of goods and services the City will sustain, develop

and enhance a healthy, diverse economy.

Recommendations and Findings of Fact

After reviewing the request for approval to amend the Comprehensive Plan Future Land Use Map (File no. CPA-2020-419), from a Business Park Mixed Use Future Land Use designation to a Commercial Future Land Use designation, and the request to rezone (File no. RZN-2020-418) from CSR (Community Services & Recreation) to C-2 (General Commercial) a property of 4.55 acres located at 2515 Riverside Parkway, the following findings of fact have been made:

On the request for an amendment to the Comprehensive Plan, the following findings of fact have been made:

- 1) The request has met one or more of the criteria in Section 21.02.130(c)(1) of the Zoning and Development Code.
- 2) The request is consistent with the vision, goals and policies of the Comprehensive Plan.

On the request for rezoning, the following findings of fact have been made:

- 1) The request has met one or more of the criteria in Section 21.02.140 of the Zoning and Development Code.
- 2) The request is consistent with the vision (intent), goals and policies of the Comprehensive Plan.

Therefore, staff recommends approval of the request.

SUGGESTED MOTION:

Chairman, on the Glacier Ice Arena Comprehensive Plan Amendment from a Business Park Mixed Use Future Land Use designation to a Commercial Future Land Use designation for a 4.55-acre parcel located at 2515 Riverside Parkway, City file no. CPA-2020-419, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.

Chairman, on the Glacier Ice Arena Rezone request from a CSR (Community Services & Recreation) zone district to a C-2 (General Commercial) zone district for a 4.55-acre parcel located at 2515 Riverside Parkway, City file number RZN-2020-418, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.

Attachments

1. Development Application Packet
2. Existing Zoning
3. Existing Conditions
4. Existing Future Land Use Map
5. Notice of Deficiency - 2011
6. Original Glacier Landscape Plan - 2004/2005
7. Draft CPA Ordinance
8. Draft Zoning Ordinance



Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Rezone & COMP PLAN AMENDMENT

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation: BUSINESS PARK MIXED USE Existing Zoning: CSR

Proposed Land Use Designation: COMMERCIAL Proposed Zoning: C-2

Property Information

Site Location: 2515 RIVERSIDE PKWY G.J. CO 81505 Site Acreage: 4.52

Site Tax No(s): 2945-103-52-001 Site Zoning: CSR

Project Description: REZONING FROM CSR TO C-2 & CHANGING THE
COMP PLAN FROM BUSINESS PARK MIXED USE TO COMMERCIAL

Property Owner Information

Name: STGC HOLDINGS LLC

Applicant Information

Name: STGC HOLDINGS LLC

Representative Information

Name: CLAVONNE, ROBERTS + Assoc

Street Address: 2515 RIVERSIDE PKWY Street Address: 2515 RIVERSIDE PKWY Street Address: 222 NTH 7TH ST.

City/State/Zip: G.J. CO 81505 City/State/Zip: G.J. CO 81505 City/State/Zip: G.J. CO 81501

Business Phone #: 260-5124 Business Phone #: 234-3400 Business Phone #: 970-241-0745

E-Mail: rgkoos657@gmail.com E-Mail: akoosconstruction@gmail.com E-Mail: ted@clavonne.com

Fax #: — Fax #: — Fax #: —

Contact Person: ROBBIE KOOS Contact Person: Alan Koos Contact Person: TED CLAVONNE

Contact Phone #: 260-5124 Contact Phone #: 234-3400 Contact Phone #: 241-0745

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application: [Signature] Date: 7-16-20

Signature of Legal Property Owner: [Signature] Date: 7-16-20

Glacier Ice Arena
Rezone
July 21, 2020
General Project Report

Project Overview

STGC presently owns 4.52 acres located at 2515 Riverside Parkway. This parcel is currently zoned CSR with a land use designation of Business Park Mixed Use. We are pursuing a rezone to C-2 as well as a Comprehensive Plan Amendment to the land use designation of Commercial.

There is an existing +/- 37500 SF ice rink building on site. The property is abutting the Riverside Parkway and commercial development to the east, Riverside Parkway and commercial development to the north, Colorado River to the, and vacant land abutting the south.

The Future Land Use Plan promotes Business Park Mixed Use on this property. Business Park Mixed Use does not support a zone of C-2, so because of adjacency, we are also pursuing a Comprehensive Plan Amendment to Commercial.

A. Project Description

Location and Site Features

- The parcels are located at 2515 Riverside Parkway.
- There is a combined sewer main in Riverside Parkway.
- Surrounding land use /zoning is vacant land to the west (Colorado River) zoned CSR; vacant land to the south zoned I-2 in the county; commercial development (C-2) to the east; and commercial development (C-2) to the north.
- There are currently two curb cuts to the property from Riverside Parkway. One on the north corner and one on the southeast corner.
- The site is very flat, currently sloping southwest with a grade variation of 4 feet.

Existing Zoning

- This parcel is currently zoned CSR.
- As noted there is C-2 across Riverside Parkway to the east; to the south is I-2 (in the county); to the north is C-2; and to the west is CSR.
- The proposed plan rezones the property to C-2 along with a Comprehensive Plan Amendment to Commercial.

B. Public Benefit:

- Redevelopment aiming for better use of the property that can provide an economic return to the community;

C. Neighborhood Meeting

A Neighborhood Meeting was held on Thursday, July 16th on site, but no adjacent neighbors attended.

D. Project Compliance, Compatibility, and Impact

1. Adopted Plans and/or Policies

The Future Land Use Plan; the Land Development Code.

2. Surrounding Land Use

Surrounding land use /zoning is vacant land to the west (Colorado River) zoned CSR; vacant land to the south zoned I-2 in the county; commercial development (C-2) to the east; and commercial development (C-2) to the north.

3. Site Access and Traffic

There are currently two curb cuts to the property from Riverside Parkway. One on the north corner and one on the southeast corner.

4 & 5. Availability of Utilities and Unusual Demands

There is a combined sewer main in Riverside Parkway.

Storm Sewer is provided by the City of Grand Junction via Riverside Parkway.

6. Effects On Public Facilities

This will have expected, but not unusual impacts on the fire department, police department, and the public school system.

7. Site Soils N/A

8. Site Geology and Geologic Hazards N/A

9. Hours of Operation N/A

10. Number of Employees N/A

11. Signage Plans N/A

12. Irrigation N/A

E. Development Schedule and Phasing

- Submit rezone - July 2020

Legal Description

LOT 1 ICE SKATING SUBDIVISION SEC 10 1S 1W - 4.55AC

Neighborhood Meeting Notice Letter

Mailing Date: July 3, 2020

RE: A Neighborhood Meeting for Glacier Ice Arena Rezone.

Dear Property Owner:

This letter is to notify you that on **Thursday (July 16th), starting at 5:30 pm**, a neighborhood meeting will be held to update you on a proposed **Rezone from CSR (Community Services and Recreation) to C-2 (General Commercial)** at 2515 Riverside Parkway, Grand Junction, Colorado. This meeting will be held on site at **Glacier Ice Arena**, 2515 Riverside Parkway Grand Junction, Colorado 81506.

The neighborhood meeting is an opportunity for adjacent property owners to learn more about the project, ask questions, and submit written statements to the developer and the City of Grand Junction staff.

The applicant will be submitting a Rezone application for this project to the City of Grand Junction. The proposal is a rezone from CSR to C-2 to allow more flexibility and be similar with surrounding land use under the same zone (C-2). As a neighbor of this property you will be notified of pending development applications and public hearings (if any) by mail.

The list of property owners being notified for this neighborhood meeting was supplied by the City of Grand Junction and derived from current records of the Mesa County Assessors. As those records are not always current, please feel free to notify your neighbors of this meeting date so all may have the opportunity to participate.

If you decide to attend this meeting in person, you are required to **wear a mask** during the entirety of the meeting to be consistent with Mesa County Public Health Phase 2 order for COVID-19.

If you are not available to attend this meeting, you can provide written comment to the City of Grand Junction Community Development, Lance Gloss (lanceg@gjcity.org) or to Ted Ciavonne (ted@ciavonne.com)

We look forward to seeing you at this meeting.

Sincerely,



Ted Ciavonne, PLA
Ciavonne, Roberts and Associates, Inc

SIGN-IN SHEET

GLACIER ICE ARENA NEIGHBORHOOD MEETING

Thursday July 16th, 2020 @ 5:30pm

FOR: Rezone

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE # OR EMAIL</u>
Ted + Mallory	Ciavonne + Roberts	
Lance G.	City Hall	
Brian Bray	Bray Commercial	

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) STGC HOLDINGS LLC ("Entity") is the owner of the following property:

(b) 2515 RIVERSIDE PKWY G.S. CO 81505 (2945-103-52-001)

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) ~~Manager~~ Trustee for the Trust for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

☒ My legal authority to bind the Entity both financially and concerning this property is unlimited.

☐ My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

☒ The Entity is the sole owner of the property.

☐ The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) Rezone / Comp Plan Amendment

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) None

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative:

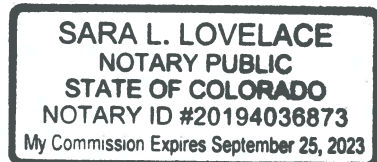
Kathryn M. Edwards Trustee

Printed name of person signing:

Kathryn M. Edwards Trustee

State of Colorado)

County of Mesa) ss.



Subscribed and sworn to before me on this 16 day of July, 20 20

by Shace - Sara Lovelace

Witness my hand and seal.

My Notary Commission expires on Sep 25 2023

Shace
Notary Public Signature

2 PAGE DOCUMENT

TREASURER'S DEED

Know all Men by these presents, That, whereas, the following described property, viz:

LOT 1 ICE SKATING SUBDIVISION SEC 10 1S 1W - 4.55AC

situated in the County of Mesa, and State of Colorado, was subject to taxation for the year (or years) A.D. 2009, And, Whereas, the taxes assessed upon said property for the year (or years) aforesaid remained due and unpaid at the date of sale hereinafter named: And Whereas, the Treasurer of the said County did, on the 3rd day of November, A.D. 2010, by virtue of the authority vested in her by law, at the sale begun and publicly held on the 3rd day of November, A.D. 2010, expose to public sale at the office of the Treasurer in the County aforesaid, in substantial conformity with the requirements of the statute in such case made and provided, the tax lien on real property above described for the payment of the taxes, delinquent interest, and costs then due and remaining unpaid on said property; *And, Whereas, at the time and place aforesaid, W. D. Christensen whose street address is 340 Sienna Court, City or Town of Grand Junction, County of Mesa and State of Colorado, bid on the tax lien on all of the above described property the sum of Sixty Two Thousand Nine Hundred Thirty Nine DOLLARS and Eighty One CENTS, being the whole amount of taxes, delinquent interest, and costs then due and remaining unpaid upon said property for that year and the said W. D. Christensen

having offered in his said bid to pay the sum of One Thousand Seven Hundred DOLLARS and Zero CENTS in excess of said Taxes, delinquent interest, and the said bid being the largest amount which any person offered to pay in excess of the said taxes, delinquent interest, and costs so due upon said property for that year (or those years), and payment of the said sum having been made by him to the said Treasurer, the said tax lien on such property was stricken off to him at that price: *And, Whereas, the said W. D. Christensen whose street address is 340 Sienna Court, City or Town of Grand Junction, County of Mesa and State of Colorado, did, on the 16th day of December, A.D. 2014, duly assign the certificate of the sale of the tax lien on the property aforesaid, and all his rights, title, and interest in said property, to STGC Holdings LLC

whose street address is 925 South Niagara Street, Suite 500, City or Town of Denver, County of Denver and State of Colorado; *And, Whereas, at the sale so held as aforesaid by the Treasurer, no bids were offered or made by any person or persons for the tax lien on said property, and no person or persons having offered to pay the said taxes, delinquent interest and costs upon the said property for that year, and the Treasurer having become satisfied that no sale of the tax lien on said property could be had, therefore the said tax lien on said property was, by the then Treasurer of the said County, stricken off to the said County, and a certificate of sale was duly issued therefore to the said County in accordance with the statute in such case made and provided;

* And, Whereas, the said County, acting by and through its Treasurer, and in conformity with the order of the Board of County Commissioners of the said County, duly entered of record on the day of A.D. (the said day being one of the days of a regular session of the Board of County Commissioners of the said County), did duly assign the certificate of sale of the tax lien on said property, so issued as aforesaid to said County, and all its rights, title, and interest in said property held by virtue of said sale to whose street address is, City of Town of, County of and State of DOLLARS and CENTS;

*And, Whereas, the said whose street address is, City or Town of, County of and State of did on the day of, A.D., duly assign the certificate of the sale of the tax lien on the property as aforesaid, and all his rights, title, and interest in said property, to

whose street address is, City or Town of, County of and State of *And, Whereas, the said STGC Holdings LLC whose street address is 925 South Niagara Street, Suite 500, City or Town of Denver, County of Denver and State of Colorado, has paid subsequent taxes on said property to the amount of One Hundred Seventy Seven Thousand Six Hundred Eighty Eight DOLLARS and Thirty Seven CENTS;

And, Whereas, more than three years have elapsed since the date of the said sale, and the said property has not been redeemed therefrom as provided by law;

And, Whereas, the said property was valued for assessment for that year, at the amount of \$1,005,340.00;

And, Whereas, all the provisions of the statutes prescribing prerequisites to obtaining tax deeds have been fully complied with, and are now of record, and filed in the office of the Treasurer of said County;

NOW THEREFORE, I, JANICE RICH, Treasurer of the County aforesaid, for and in consideration of the sum to the Treasurer paid as aforesaid, and by virtue of the statute in such case made and provided, have granted, bargained, and sold, and by these presents do grant, bargain, and sell the above and foregoing described property unto the said STGC Holdings LLC

whose street address is 925 South Niagara Street, Suite 500, City or Town of Denver and State of Colorado,

their heirs and assigns, forever, subject to all the rights of redemption by minors, or incompetent persons, as provided by law.

In Witness Whereof, I, JANICE RICH, Treasurer as aforesaid, by virtue of the authority aforesaid have hereunto set my hand and seal this 29th day of May, A.D. 2015.

Janice Rich (Seal)
Treasurer of Mesa County, Colorado

Certificate No. 2010-02185 Tax Sale Record

*Strike out in accordance with fact.

STATE OF COLORADO,)
) ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 29th day of May, 2015, by Janice Rich as Treasurer of said county.

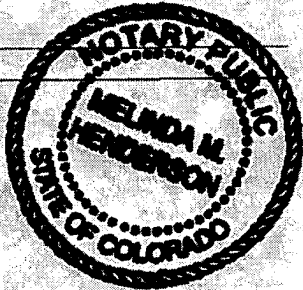
Witness my hand and official seal.

My commission expires June 5, 2016

Melinda M. Henderson
Notary Public

Mailing Address for STGC Holdings LLC, 925 South Niagara Street, Suite 500, Denver, Colorado 80224
Future Tax Notices STGC Holdings LLC, 925 South Niagara Street, Suite 500, Denver, Colorado 80224

Parcel Number 2945-103-52-001



No. _____	TREASURER'S DEED		From _____	County Treasurer _____ to _____	STATE OF COLORADO,) County of _____)	I hereby certify that this Deed was filed for record in my office at _____ o'clock _____ M., and is duly recorded in Book _____ Page _____		Recorder _____	Deputy _____	Fees \$ _____	Certificate No. _____ Book No. _____ Tax Sale Record.
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Zoning - EXISTING

CSR



2019 Aerial Photo

**FUTURE LAND USE -
EXISTING**

Conservation

Commercial

Business Park
Mixed Use

RIVERSIDE PKWY
RIVERSIDE PKWY

RIVERSIDE PKWY

NOTICE OF DEFICIENCY

City of Grand Junction
Public Works and Planning Department

The following described real property:

Lot 1, Ice Skating Subdivision as recorded in Book No. 4231, Page No. 304 and 305, Reception No. 2334019.

is subject to development improvements required by the City of Grand Junction, Department of Public Works and Planning, as set forth in that certain Development Improvements Agreement and/or Maintenance Guarantee concerning said real property in Mesa County, Colorado by and between Legazee Properties LLC (Developer) and the City of Grand Junction (City) pertaining to Glacier Ice Arena (Project), located at 2515 Riverside Parkway.

The required improvements are conditions of the land use approval, required by law to be constructed in accordance with the approval by the City pursuant to and in accordance with the Zoning and Development Code all as more fully detailed and described in City of Grand Junction development file # SPR-2004-268.

The required improvements have not been completed as required. The deficiencies are described in the Development Improvements Agreement dated July 10, 2006 and identified in City of Grand Junction development file # SPR-2004-268.

By virtue of this notice being recorded in the land records of the Mesa County Clerk and Recorder, subsequent owners and/or those that claim by, through or under the Developer are on notice that use of the property is restricted until such deficiencies are cured, and that planning clearances, occupancy permits and/or other land use permits will not be granted by the City of Grand Junction without completion of the improvements described previously.

The above-referenced Development Improvement Agreement and/or Maintenance Guarantee may be inspected and/or copied at the City of Grand Junction, Public Works & Planning Department, 250 N. 5th Street, Grand Junction Colorado.



Development Engineer
Public Works & Planning Department

11-21-11

Date

CHARLENE GIEBLER COMMUNITY ICE RINK
GRAND JUNCTION, COLORADO

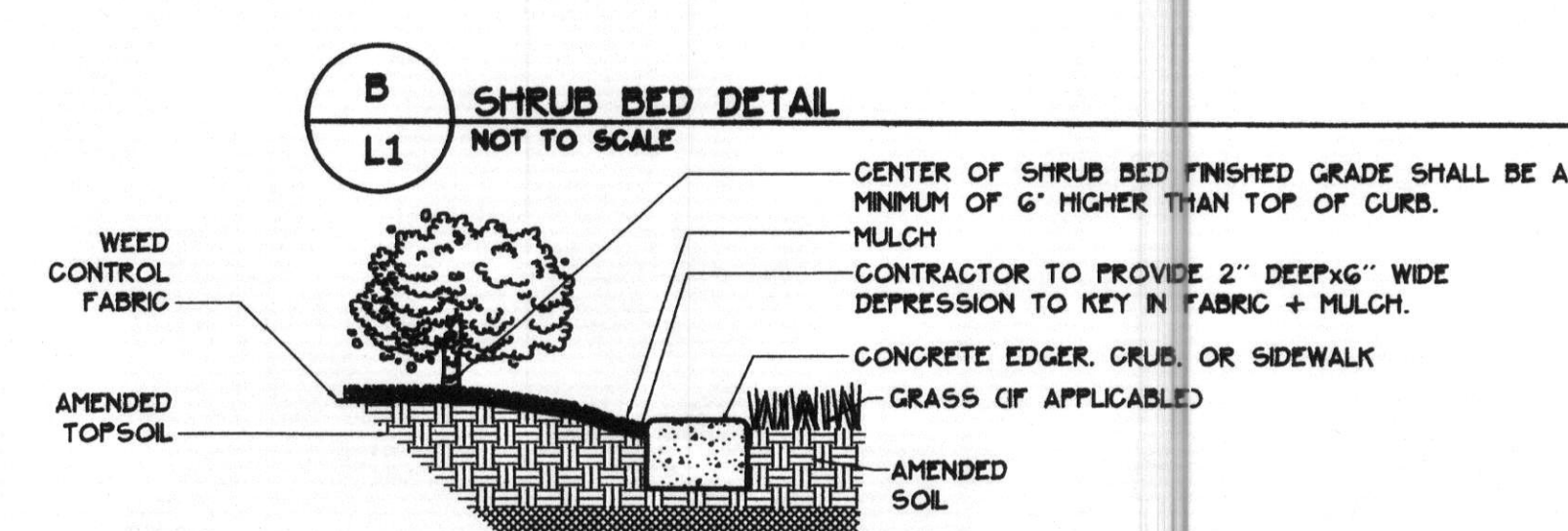
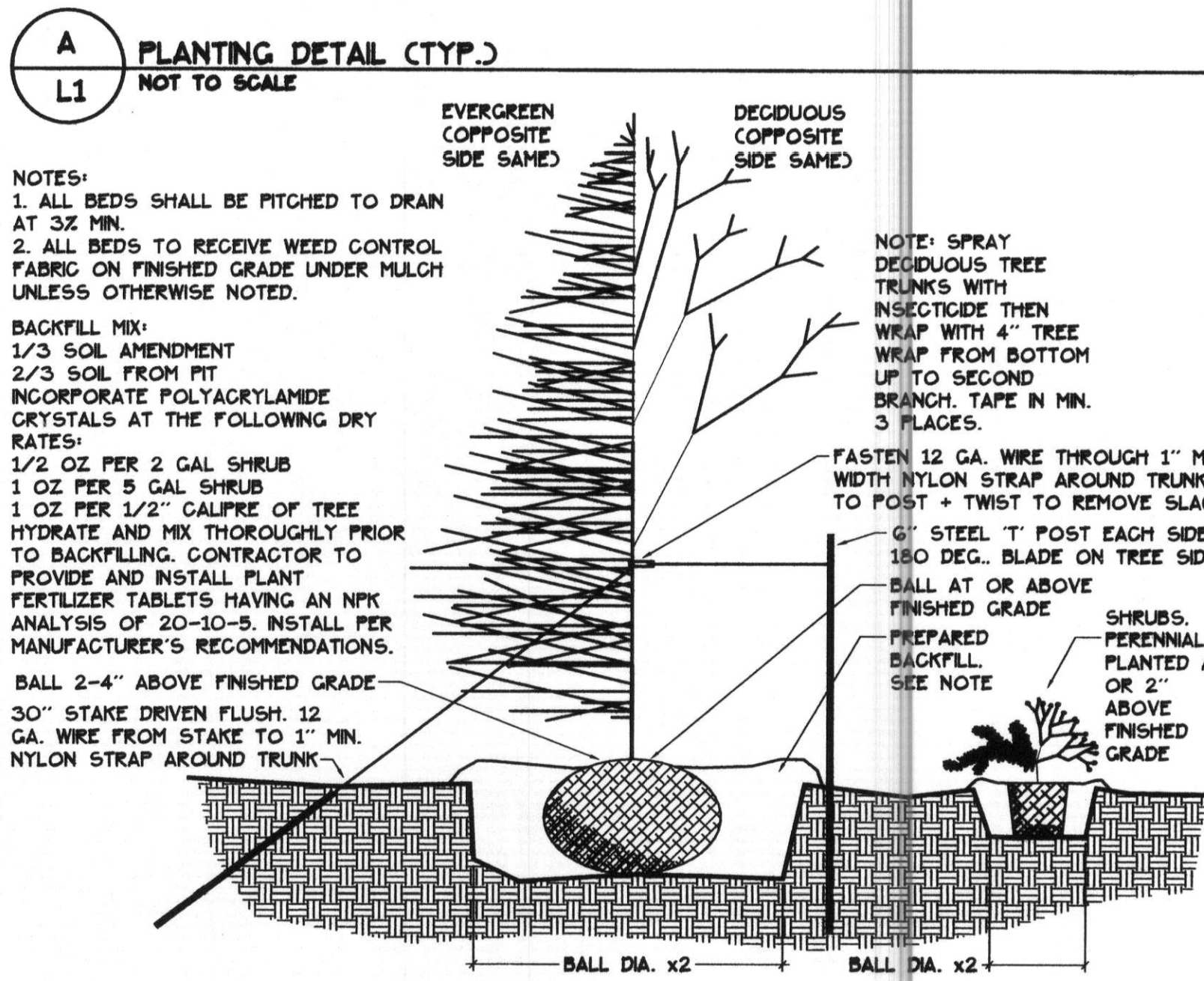
DRAWN BY MH
CHECKED CR, TC
JOB NO. 0334
DATE 11-4-04
REVISIONS 2-2-05
2ND RESPONSE
TO COMMENTS
DRAWING NO.
0334-2-2-05-01

SHEET NO. L1 OF 3
STATUS
○ DRAFT
○ PRELIMINARY
○ BID
● CONSTRUCTION
○ AS BUILT

CLAVONNE,
ROBERTS &
ASSOC., INC.
LANDSCAPE AND
PLANNING ARCHITECTS
844 GRAND AVE.
GRAND JCT, CO 81501
PH: 970-241-0745
FAX: 970-241-0765
EMAIL: info@clavonne.com

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT
APPROVED BY *Scott O. Peterson* ASSOCIATE PLANNER
TITLE DATE 3-10-05

LANDSCAPE PLAN-OVERALL



NOTES:
EDGER OCCURS WHERE INDICATED ON PLAN. ALL CURVES TO BE SMOOTH IN TRANSITION. ALL CORNERS TO BE SQUARE. TOP OF EDGER TO BE SAME AS ADJACENT FINISHED GRADE.

PLANT LIST

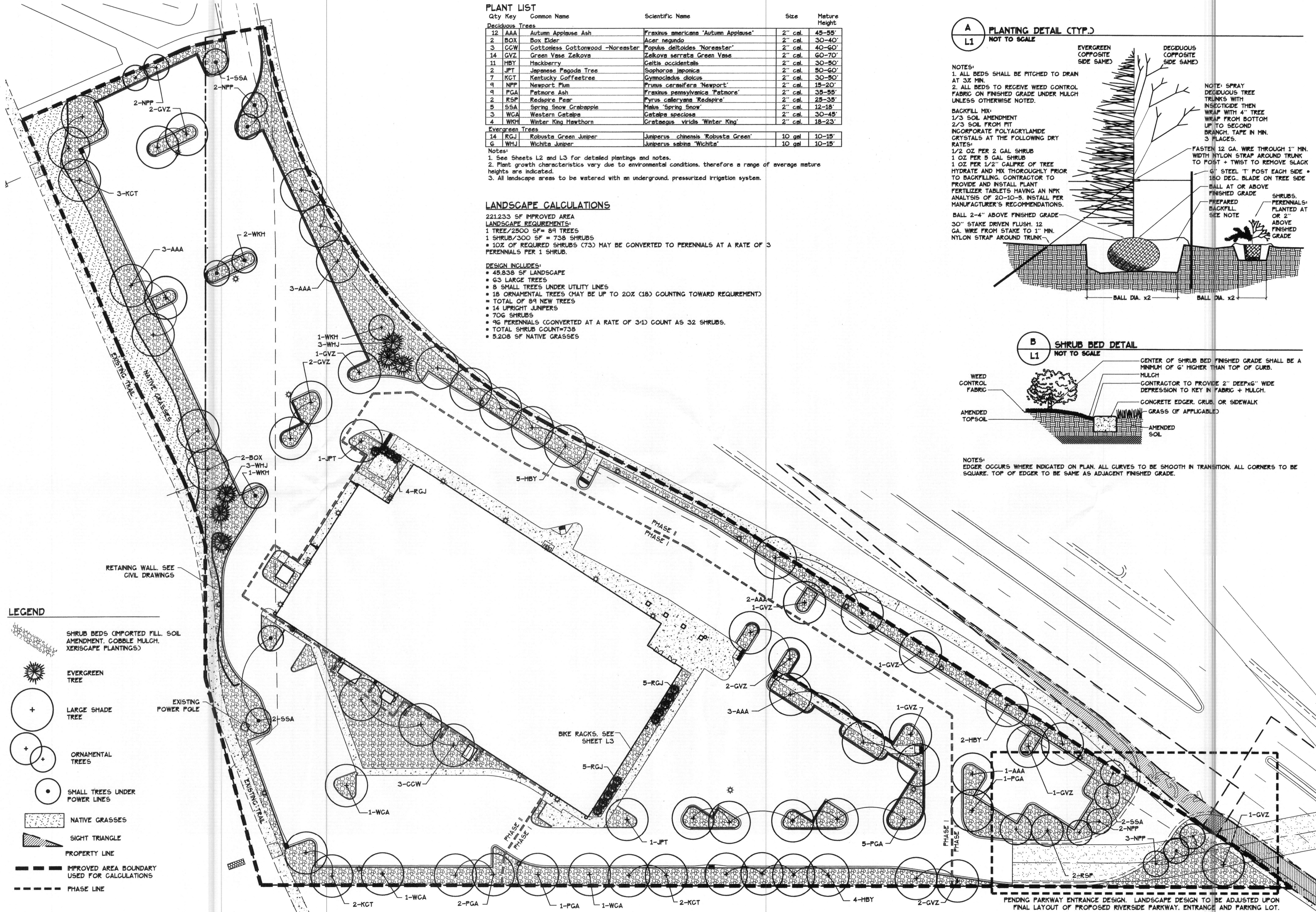
Qty	Key	Common Name	Scientific Name	Size	Mature Height
Deciduous Trees					
12	AAA	Autumn Applause Ash	<i>Fraxinus americana</i> 'Autumn Applause'	2" cal.	45-55'
2	BOX	Box Elder	<i>Acer negundo</i>	2" cal.	30-40'
3	CCW	Cottonless Cottonwood -Noreaster	<i>Populus deltoides</i> 'Noreaster'	2" cal.	40-60'
14	GVZ	Green Vase Zelkova	<i>Zelkova serrata</i> Green Vase	2" cal.	60-70'
11	HBV	Hackberry	<i>Celtis occidentalis</i>	2" cal.	30-50'
2	JPT	Japanese Pagoda Tree	<i>Sophora japonica</i>	2" cal.	50-60'
7	KCT	Kentucky Coffeetree	<i>Gymnocladus dioica</i>	2" cal.	30-50'
9	NPP	Newport Plum	<i>Prunus cerasifera</i> 'Newport'	2" cal.	15-20'
9	PGA	Patmore Ash	<i>Fraxinus pennsylvanica</i> 'Patmore'	2" cal.	35-55'
2	RSP	Redspire Pear	<i>Pyrus calleryana</i> 'Redspire'	2" cal.	25-35'
5	SSA	Spring Snow Crabapple	<i>Malus</i> 'Spring Snow'	2" cal.	12-18'
3	WCA	Western Catalpa	<i>Catalpa speciosa</i>	2" cal.	30-45'
4	WKH	Winter King Hawthorn	<i>Crataegus viridis</i> 'Winter King'	2" cal.	18-23'
Evergreen Trees					
14	RGJ	Robusta Green Juniper	<i>Juniperus chinensis</i> 'Robusta Green'	10 gal	10-15'
6	WHJ	Wichita Juniper	<i>Juniperus sabina</i> 'Wichita'	10 gal	10-15'

Notes:
1. See Sheets L2 and L3 for detailed plantings and notes.
2. Plant growth characteristics vary due to environmental conditions, therefore a range of average mature heights are indicated.
3. All landscape areas to be watered with an underground, pressurized irrigation system.

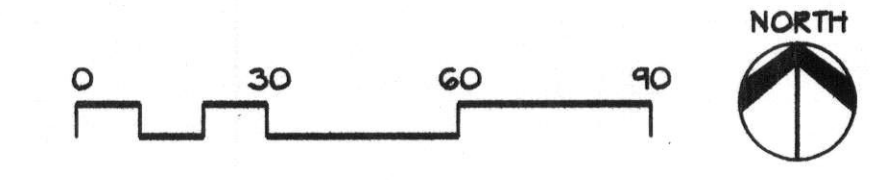
LANDSCAPE CALCULATIONS

221,233 SF IMPROVED AREA
LANDSCAPE REQUIREMENTS:
1 TREE/2500 SF = 89 TREES
1 SHRUB/300 SF = 738 SHRUBS
• 10% OF REQUIRED SHRUBS (73) MAY BE CONVERTED TO PERENNIALS AT A RATE OF 3 PERENNIALS PER 1 SHRUB.

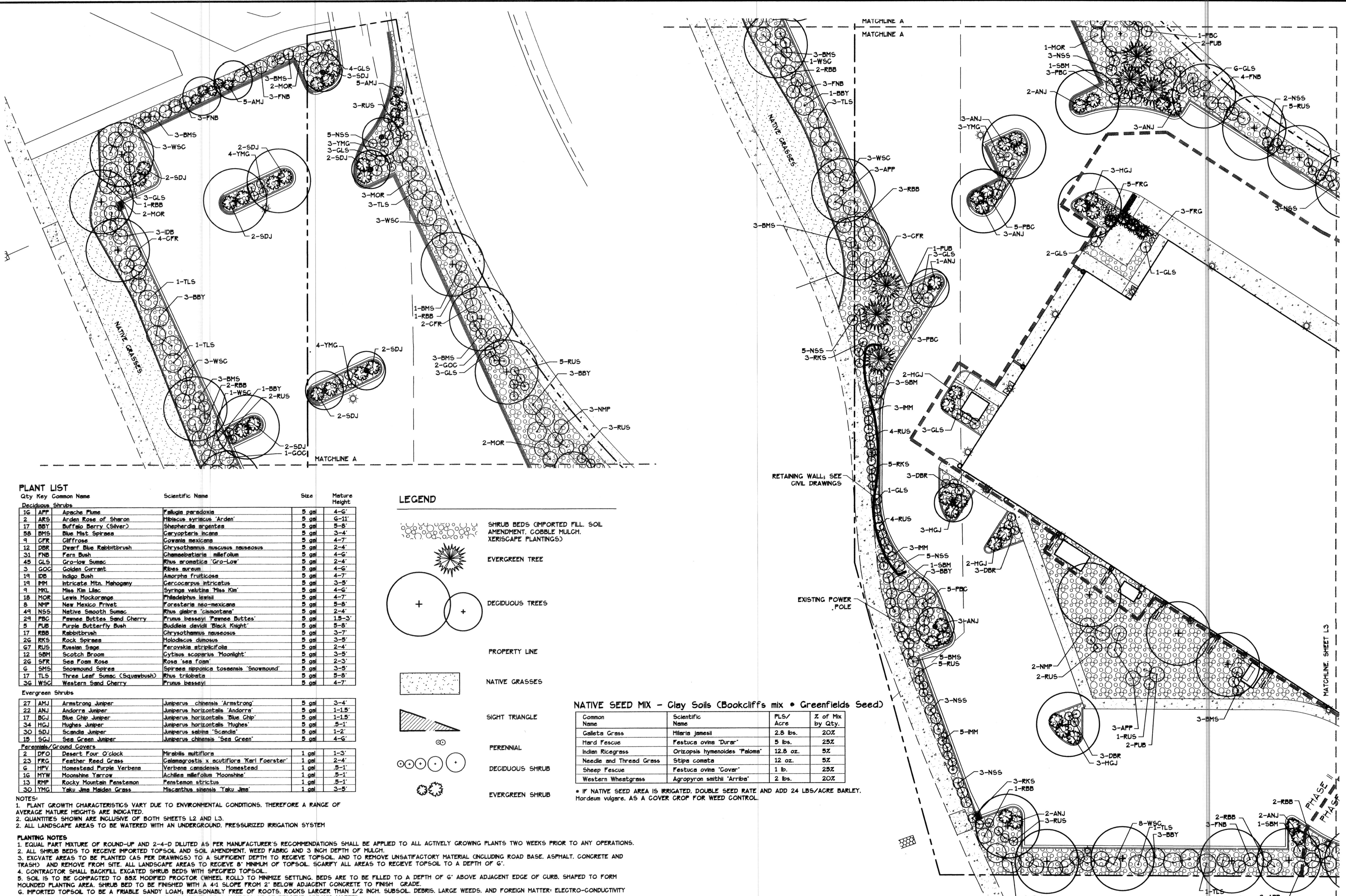
DESIGN INCLUDES:
• 45,838 SF LANDSCAPE
• 63 LARGE TREES
• 8 SMALL TREES UNDER UTILITY LINES
• 18 ORNAMENTAL TREES (MAY BE UP TO 20% (18) COUNTING TOWARD REQUIREMENT)
• TOTAL OF 89 NEW TREES
• 14 UPRIGHT JUNIPERS
• 706 SHRUBS
• 96 PERENNIALS (CONVERTED AT A RATE OF 3:1) COUNT AS 32 SHRUBS.
• TOTAL SHRUB COUNT=738
• 5,208 SF NATIVE GRASSES



- LEGEND**
- SHRUB BEDS (IMPORTED FILL, SOIL AMENDMENT, COBBLE MULCH, XERISCAPE PLANTINGS)
 - EVERGREEN TREE
 - LARGE SHADE TREE
 - ORNAMENTAL TREES
 - SMALL TREES UNDER POWER LINES
 - NATIVE GRASSES
 - SIGHT TRIANGLE
 - PROPERTY LINE
 - IMPROVED AREA BOUNDARY USED FOR CALCULATIONS
 - PHASE LINE



CHARLENE GIEBLER COMMUNITY ICE RINK
GRAND JUNCTION, COLORADO



PLANT LIST

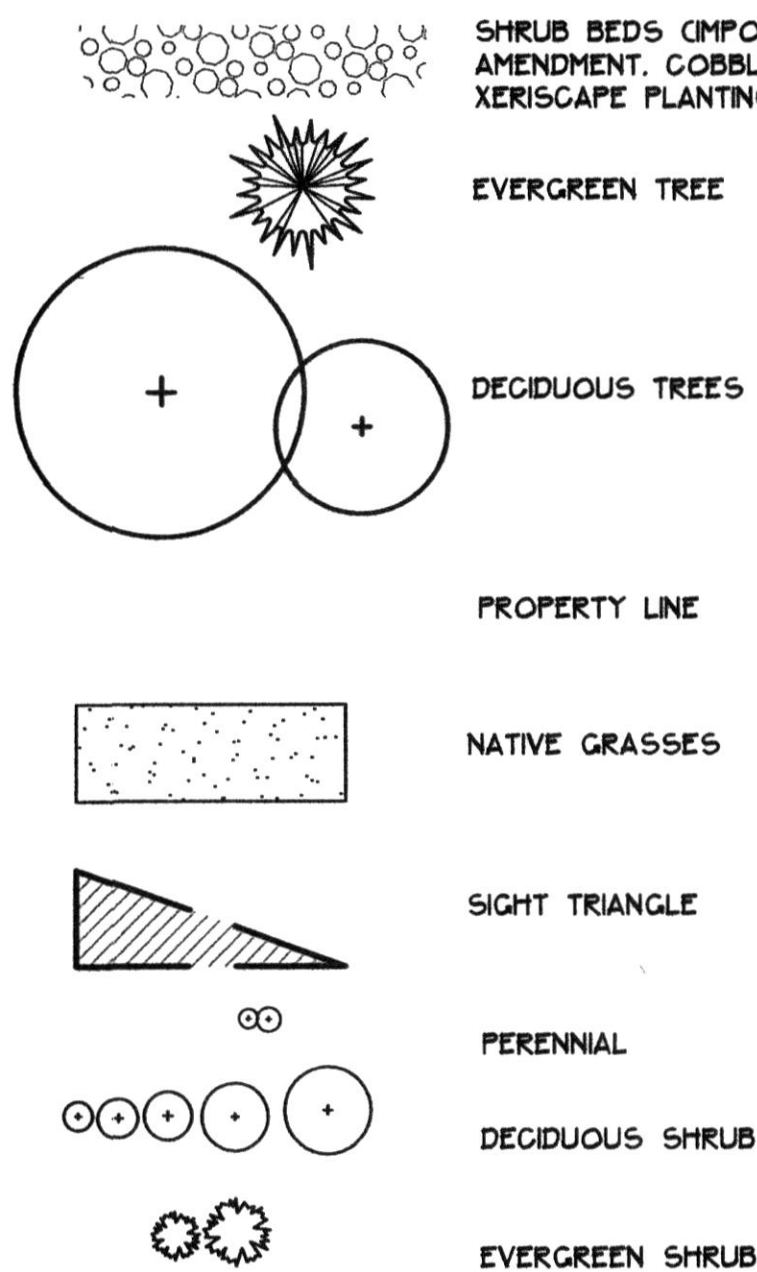
Qty	Key	Common Name	Scientific Name	Size	Mature Height
Deciduous Shrubs					
16	APP	Apache Plume	Fallugia paradoxa	5 gal	4'-6'
2	ARS	Arden Rose of Sharon	Hibiscus syriacus 'Arden'	5 gal	6'-11'
17	BBY	Buffalo Berry (Silver)	Shepherdia argentea	5 gal	5'-8'
58	BMS	Blue Mist Spiraea	Caryopteris incana	5 gal	3'-4'
9	CFR	Cliffrose	Cowania mexicana	5 gal	4'-7'
12	DBR	Dwarf Blue Rabbitbrush	Chrysothamnus muscuscus nauseosus	5 gal	2'-4'
31	FNB	Fern Bush	Chamaebatiaria millefolium	5 gal	4'-6'
45	GLS	Gro-low Sumac	Rhus aromatica 'Gro-Low'	5 gal	2'-4'
3	GOC	Golden Currant	Ribes aureum	5 gal	4'-6'
19	IDB	Indigo Bush	Amorpha fruticosa	5 gal	4'-7'
19	IMM	Intricate Mtn. Mahogany	Cercocarpus intricatus	5 gal	3'-5'
9	MKL	Miss Kim Lilac	Syringa velutina 'Miss Kim'	5 gal	4'-6'
18	MOR	Lewis Mockorange	Philadelphus lewisii	5 gal	4'-7'
8	NMP	New Mexico Privet	Forestiera neo-mexicana	5 gal	5'-8'
44	NSS	Native Smooth Sumac	Rhus glabra 'clamontana'	5 gal	2'-4'
24	PBC	Pawnee Buttes Sand Cherry	Prunus besseyi 'Pawnee Buttes'	5 gal	15'-3'
5	PUB	Purple Butterfly Bush	Buddleia davidii 'Black Knight'	5 gal	5'-8'
17	RBB	Rabbitbrush	Chrysothamnus nauseosus	5 gal	3'-7'
26	RKS	Rock Spiraea	Holodiscus dumosus	5 gal	3'-5'
67	RUS	Russian Sage	Perovskia atriplicifolia	5 gal	2'-4'
12	SBM	Scotch Broom	Cytisus scoparius 'Moonlight'	5 gal	3'-5'
26	SFR	Sea Foam Rose	Rosa 'sea foam'	5 gal	2'-3'
6	SMS	Snowmound Spirea	Spiraea nipponica tosaensis 'Snowmound'	5 gal	3'-5'
17	TL5	Three Leaf Sumac (Squawbush)	Rhus trilobata	5 gal	5'-8'
36	WSC	Western Sand Cherry	Prunus besseyi	5 gal	4'-7'
Evergreen Shrubs					
27	AMJ	Armstrong Juniper	Juniperus chinensis 'Armstrong'	5 gal	3'-4'
22	ANJ	Andorra Juniper	Juniperus horizontalis 'Andorra'	5 gal	1'-1.5'
17	BCJ	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	5 gal	1'-1.5'
34	HGJ	Hughes Juniper	Juniperus horizontalis 'Hughes'	5 gal	5'-1'
30	SDJ	Scandia Juniper	Juniperus sabina 'Scandia'	5 gal	1'-2'
15	SGJ	Sea Green Juniper	Juniperus chinensis 'Sea Green'	5 gal	4'-6'
Perennials/Grass Covers					
2	DFO	Desert Four O'clock	Mirabilis multiflora	1 gal	1'-3'
23	FRG	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal	2'-4'
6	HPV	Homestead Purple Verbena	Verbena canadensis 'Homestead'	1 gal	5'-1'
16	MYW	Moonshine Yarrow	Achillea millefolium 'Moonshine'	1 gal	5'-1'
13	RMP	Rocky Mountain Penstemon	Penstemon strictus	1 gal	5'-1'
30	YMG	Yaku Jima Maiden Grass	Miscanthus sinensis 'Yaku Jima'	1 gal	3'-5'

- NOTES:
1. PLANT GROWTH CHARACTERISTICS VARY DUE TO ENVIRONMENTAL CONDITIONS. THEREFORE A RANGE OF AVERAGE MATURE HEIGHTS ARE INDICATED.
 2. QUANTITIES SHOWN ARE INCLUSIVE OF BOTH SHEETS L2 AND L3.
 3. ALL LANDSCAPE AREAS TO BE WATERED WITH AN UNDERGROUND, PRESSURIZED IRRIGATION SYSTEM

PLANTING NOTES

1. EQUAL PART MIXTURE OF ROUND-UP AND 2-4-D DILUTED AS PER MANUFACTURER'S RECOMMENDATIONS SHALL BE APPLIED TO ALL ACTIVELY GROWING PLANTS TWO WEEKS PRIOR TO ANY OPERATIONS.
2. ALL SHRUB BEDS TO RECEIVE IMPORTED TOPSOIL AND SOIL AMENDMENT. WEED FABRIC AND 3 INCH DEPTH OF MULCH.
3. EXCAVATE AREAS TO BE PLANTED (AS PER DRAWINGS) TO A SUFFICIENT DEPTH TO RECEIVE TOPSOIL AND TO REMOVE UNSATISFACTORY MATERIAL (INCLUDING ROAD BASE, ASPHALT, CONCRETE AND TRASH) AND REMOVE FROM SITE. ALL LANDSCAPE AREAS TO RECEIVE 8" MINIMUM OF TOPSOIL. SCARIFY ALL AREAS TO RECEIVE TOPSOIL TO A DEPTH OF 6".
4. CONTRACTOR SHALL BACKFILL EXCAVATED SHRUB BEDS WITH SPECIFIED TOPSOIL.
5. SOIL IS TO BE COMPACTED TO 85% MODIFIED PROCTOR (WHEEL ROLL) TO MINIMIZE SETTLING. BEDS ARE TO BE FILLED TO A DEPTH OF 6" ABOVE ADJACENT EDGE OF CURB. SHAPED TO FORM MOUNDED PLANTING AREA. SHRUB BED TO BE FINISHED WITH A 4:1 SLOPE FROM 2" BELOW ADJACENT CONCRETE TO FINISH GRADE.
6. IMPORTED TOPSOIL TO BE A FRIABLE SANDY LOAM; REASONABLY FREE OF ROOTS, ROCKS LARGER THAN 1 1/2 INCH. SUBSOIL, DEBRIS, LARGE WEEDS, AND FOREIGN MATTER. ELECTRO-CONDUCTIVITY RANGE 0 TO 4 mmhos; CONTAINING A MINIMUM OF 4 PERCENT AND A MAXIMUM OF 25 PERCENT ORGANIC MATTER.
7. ALL PLANTING AREAS TO RECEIVE AN UNDERGROUND, PRESSURIZED IRRIGATION SYSTEM. AMENDMENT IS TO BE INCORPORATED WITH FERTILIZER BY TILING AT THE RATE

LEGEND



NATIVE SEED MIX - Clay Soils (Bookcliffs mix • Greenfields Seed)

Common Name	Scientific Name	PLS/Acre	% of Mix by Qty.
Galleta Grass	Hilaria jamesii	2.8 lbs.	20%
Hard Fescue	Festuca ovina 'Duran'	5 lbs.	25%
Indian Ricegrass	Orizopsis hymenoides 'Paloma'	12.8 oz.	5%
Needle and Thread Grass	Stipa comata	12 oz.	5%
Sheep Fescue	Festuca ovina 'Cover'	1 lb.	25%
Western Wheatgrass	Agropyron smithii 'Arriba'	2 lbs.	20%

* IF NATIVE SEED AREA IS IRRIGATED, DOUBLE SEED RATE AND ADD 24 LBS./ACRE BARLEY, Hordeum vulgare, AS A COVER CROP FOR WEED CONTROL.

DRAWN BY MH
CHECKED CR
JOB NO. 0334
DATE 11-4-04
REVISIONS 2-2-05
2ND RESPONSE TO COMMENTS

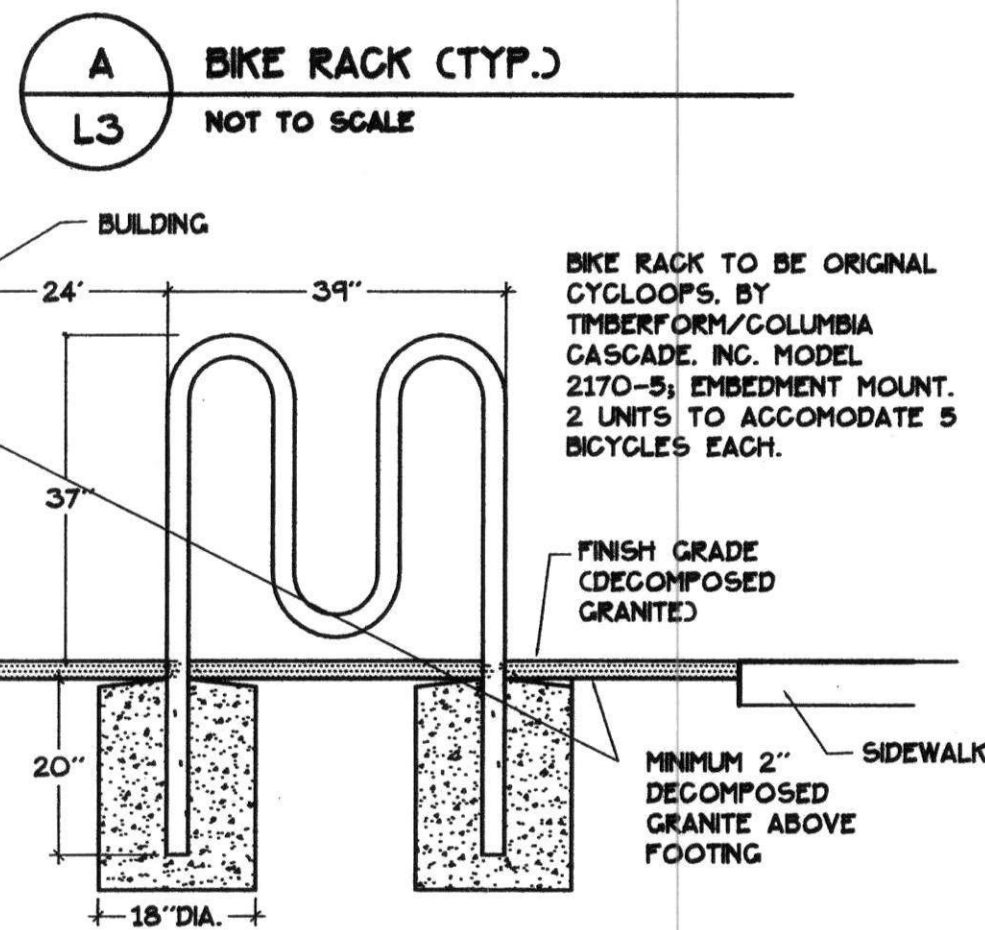
DRAWING NO. 0334-2-2-05-2

SHEET NO. L2 OF 3

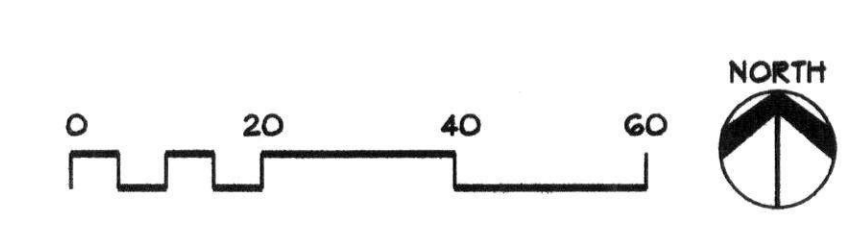
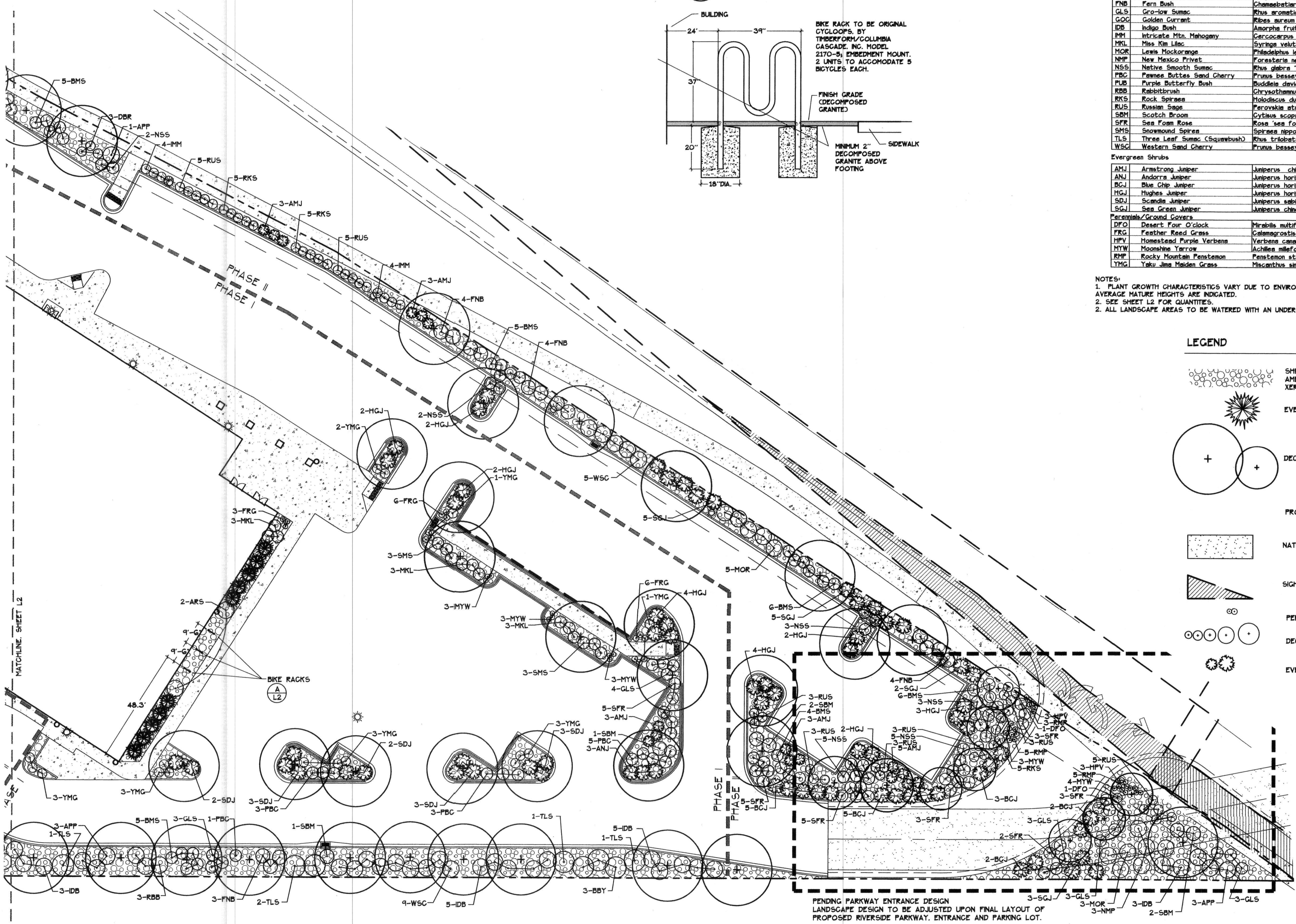
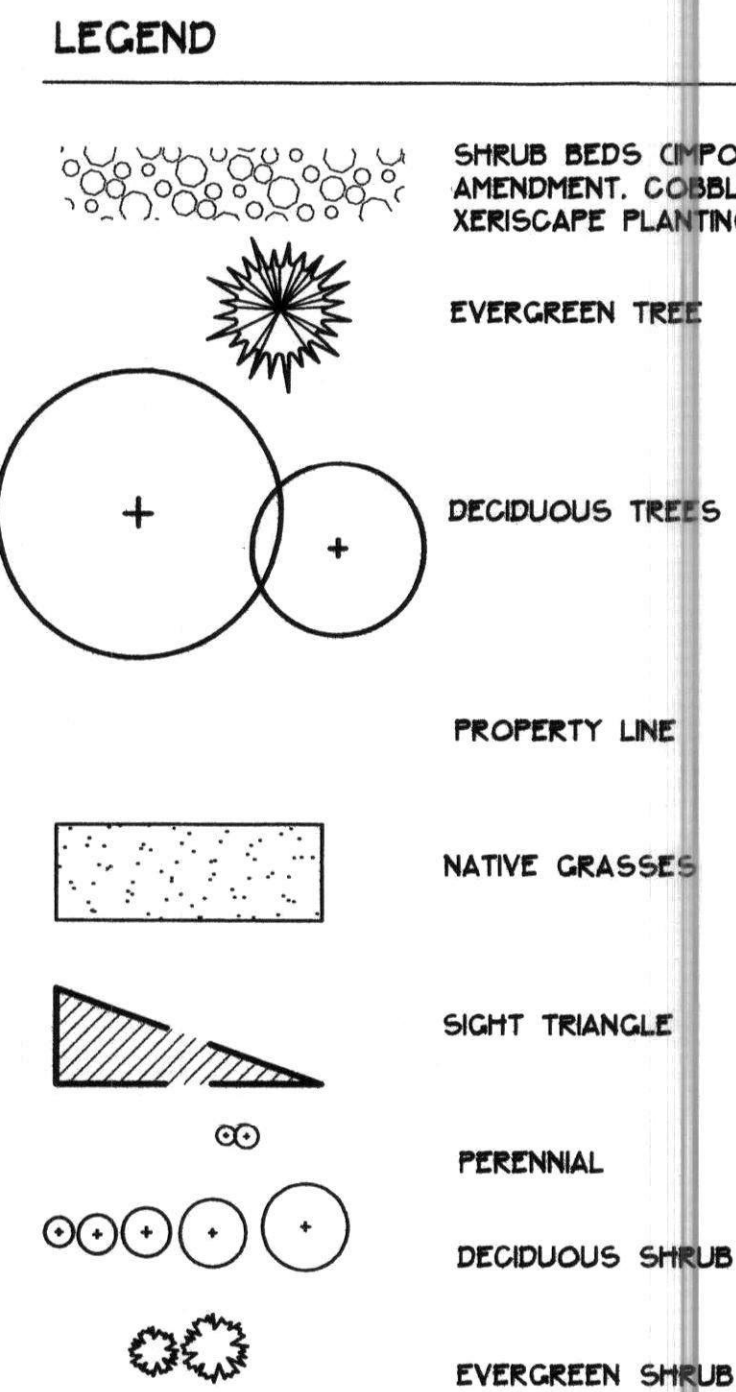
STATUS
○ DRAFT
○ PRELIMINARY
○ BID
● CONSTRUCTION
○ AS BUILT

CLAVONNE, ROBERTS & ASSOC., INC.
LANDSCAPE AND PLANNING ARCHITECTS

CHARLENE GIEBLER COMMUNITY ICE RINK
GRAND JUNCTION, COLORADO



PLANT LIST, NO QUANTITIES				
Key Common Name		Scientific Name	Size	Mature Height
Deciduous Shrubs				
APT	Apache Plume	<i>Fallugia paradoxa</i>	5 gal	4'-6"
ARS	Arden Rose of Sharon	<i>Hibiscus syriacus 'Arden'</i>	5 gal	6'-11"
RRS	Ruffalo Berry (Silver)	<i>Shepherdia argentea</i>	5 gal	5'-8"
BMS	Blue Mist Spirea	<i>Caryopteris incana</i>	5 gal	3'-4"
CFF	Cloffrose	<i>Cowania mexicana</i>	5 gal	4-7'
DBR	Dwarf Blue Rabbitbrush	<i>Chrysothamnus muscous nanus</i>	5 gal	2'-4"
FNB	Fern Bush	<i>Chamaebatia millefolium</i>	5 gal	4'-6"
GLS	Gro-low Sumac	<i>Rhus aromatica 'Gro-Low'</i>	5 gal	2'-4"
QCS	Golden Currant	<i>Ribes aureum</i>	5 gal	4'-6"
IDB	Indigo Bush	<i>Amorpha fruticosa</i>	5 gal	4-7'
IMM	Intricate Mtn. Mahogany	<i>Cercocarpus intricatus</i>	5 gal	3'-5"
MKL	Miss Kim Lilac	<i>Syringa velutina 'Miss Kim'</i>	5 gal	4'-6"
NOR	Newis Mockorange	<i>Philadelphus lewisii</i>	5 gal	4-7'
NPF	Native Smooth Sumac	<i>Forestiera nigra-mexicana</i>	5 gal	5'-8"
NSS	Native Smooth Sumac	<i>Rhus glabra 'cismontana'</i>	5 gal	2-4'
PBC	Panama Buttes Sand Cherry	<i>Prunus besseyi 'Panama Buttes'</i>	5 gal	1.5-3'
PUB	Purple Butterfly Bush	<i>Buddleia davidii 'Black Knight'</i>	5 gal	5'-8"
RBB	Rabbitbrush	<i>Chrysothamnus nauseosus</i>	5 gal	3-7'
RKS	Rock Spirea	<i>Molodiscus dumosus</i>	5 gal	3'-5"
RUS	Russian Sage	<i>Perovskia atriplicifolia</i>	5 gal	2'-4"
SRM	Scotch Broom	<i>Cytisus scoparius 'Moonlight'</i>	5 gal	3'-5"
SFR	Sea Foam Rose	<i>Rosa 'sea foam'</i>	5 gal	2'-3"
SMS	Snowmound Spirea	<i>Spirea nipponica tosnensis 'Snowmound'</i>	5 gal	3'-5"
TLS	Three Leaf Sumac (Squawbush)	<i>Rhus trilobata</i>	5 gal	5'-8"
WSC	Western Sand Cherry	<i>Prunus besseyi</i>	5 gal	4-7'
Evergreen Shrubs				
AMJ	Armstrong Juniper	<i>Juniperus chinensis 'Armstrong'</i>	5 gal	3-4'
ANJ	Andorra Juniper	<i>Juniperus horizontalis 'Andorra'</i>	5 gal	1-1.5'
BCJ	Blue Chip Juniper	<i>Juniperus horizontalis 'Blue Chip'</i>	5 gal	1-1.5'
HGJ	Hughes Juniper	<i>Juniperus horizontalis 'Hughes'</i>	5 gal	.5-1'
SDJ	Scandia Juniper	<i>Juniperus sabinia 'Scandia'</i>	5 gal	1-2'
SGJ	Sea Green Juniper	<i>Juniperus chinensis 'Sea Green'</i>	5 gal	4-6"
Perennials/Grass/Covers				
DFO	Desert Four O'clock	<i>Mirabilis multiflora</i>	1 gal	1-3'
FKG	Feathered Red Grass	<i>Calamagrostis x scutiflora 'Karl Foerster'</i>	1 gal	2-4"
HPV	Homesite Purple Verbena	<i>Verbena canadensis 'Homesite'</i>	1 gal	1-1.5'
MYM	Moonshine Yarrow	<i>Achillea millefolium 'Moonshine'</i>	1 gal	5-11"
RMP	Rocky Mountain Penstemon	<i>Penstemon strictus</i>	1 gal	5-5"
YMG	Yaku Jima Maiden Grass	<i>Miscanthus sinensis 'Yaku Jima'</i>	1 gal	3-5'



LANDSCAPE PLAN-EAST

CITY OF GRAND JUNCTION COMMUNITY	DEVELOPMENT
<i>Scott D. Poter</i>	ASSOCIATE PARKER
APPROVED BY	TITLE
	DATE
	3-10-03

DRAWN BY MH
CHECKED CR
JOB NO. 0334
DATE 11-4-04
REVISIONS 2-2-05
2ND RESPONSE
TO COMMENTS

DRAWING NO. 0334-2-2-05-3

SHEET NO. L3 OF 3

STATUS

☐ DRAFT

☐ PRELIMINARY

☐ BID

☒ CONSTRUCTION

☐ AS BUILT

**Clavonne,
Roberts &
Assoc., Inc.**

**LANDSCAPE AND
PLANNING ARCHITECTS**

844 GRAND AVE.
GRAND JCT, CO 81501
PH: 970-241-0745
FAX: 970-241-0765
EMAIL: info@clavonne.com

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING A PROPERTY OF 4.55 ACRES FROM A CSR
(COMMUNITY SERVICES & RECREATION) ZONE DISTRICT TO A C-2 (GENERAL
COMMERCIAL) ZONE DISTRICT**

LOCATED AT 2515 RIVERSIDE PARKWAY

Recitals:

The applicant, STGC Holdings, LLC owns 4.55 acres of land at 2515 Riverside Parkway (referred to herein and more fully described below as the "Property"), which is designated by the Comprehensive Plan Future Land Use Map as having a Commercial Future Land Use, proposes that the property be rezoned from CSR (Community Services & Recreation) to C-2 (General Commercial).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval rezoning the property from CSR (Community Services & Recreation) to C-2 (General Commercial), finding that it conforms to and is consistent with the Future Land Use Map designation of Commercial under the Comprehensive Plan as well as with the Comprehensive Plan's goals and policies and that the proposed C-2 (General Commercial) zoning is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that a C-2 (General Commercial) zone district, as proposed in City file no. RZN-2020-418, is consistent and is in conformance with the Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies; and, the rezoning criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code; and, the applicable corridor guidelines and other overlay districts.

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

The following properties shall be rezoned C-2 (General Commercial):

LOT 1 ICE SKATING SUBDIVISION SEC 10 1S 1W

CONTAINING 4.55 Acres, more or less, as described hereon.

Introduced on first reading this ____ day of _____, 2020 and ordered published in pamphlet form.

Adopted on second reading this ____ day of _____, 2020 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE
MAP OF THE CITY OF GRAND JUNCTION FROM BUSINESS PARK MIXED USE TO
COMMERCIAL FOR A PROPERTY OF 4.55 ACRES**

LOCATED AT 2515 RIVERSIDE PARKWAY

Recitals:

The applicant, STGC Holdings, LLC owns 4.55 acres of land at 2515 Riverside Parkway (referred to herein and more fully described below as the "Property"), and proposes an amendment to the Comprehensive Plan Future Land Use Map, changing the property's designation from Business Park Mixed Use to Commercial.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of amending the Comprehensive Plan Future Land Use designation for the Property from Business Park Mixed Use to Commercial, finding that it conforms to and is consistent with the Future Land Use Map designation of Commercial of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that amending the Comprehensive Plan Future Land Use Map, as proposed in City file no. CPA-2020-419, from Business Park Mixed Use to Commercial for 4.55 acres of land at 2515 Riverside Parkway is consistent with the vision, intent, goals and policies of the Comprehensive Plan and has met one or more criteria for a Comprehensive Plan amendment, as further described in the Staff Report introduced and admitted into the record.

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

The following properties shall be redesignated to Commercial Future Land Use in the Comprehensive Plan:

LOT 1 ICE SKATING SUBDIVISION SEC 10 1S 1W

CONTAINING 4.55 Acres, more or less, as described hereon.

Introduced on first reading this ____ day of _____, 2020 and ordered published in pamphlet form.

Adopted on second reading this ____ day of _____, 2020 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: September 22, 2020

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck, Principal Planner

Information

SUBJECT:

Consider a Request by Arlo Dicristina to Approve an Amendment to the Planned Development (PD) Zoning Ordinance and Development Plan for the North Seventh Street Historic Residential District to Add Allowed Uses on the Property Located at 535 North 7th Street - [Staff Presentation](#)

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Arlo Dicristina (aka Elysium Studios), requests approval of an amendment to the Planned Development (PD) zoning ordinance and Development Plan to establish the R-O (Residential Office) as the underlying zone and add uses allowed on the property located at 535 North 7th Street within the North Seventh Street Historic Residential District. The property was formerly the First Church of Christ Scientist but has been purchased by the Applicant for other private use.

In March 2012, the City approved Ordinance 4508 including the Plan for the PD zoning which established the underlying R-8 (Residential 8 dwelling units per acre) zone district for purposes of allowed uses within the District, adoption of guidelines and standards, and a review process by which new construction or alterations within the zone are determined. This proposal is to amend Ordinance 4508 to 1) revise to establish the R-O (Residential Office) district as the underlying zone for 535 North 7th Street; and 2) revise the text of the North Seventh Street Historic Residential District Guidelines and Standards to include the proposed new uses for the property located at

535 North 7th Street. No other revisions to Ordinance 4508 are proposed.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The owner and applicant, Arlo Dicristina, recently acquired the property located at 535 North 7th Street and has been renovating the interior and has repainted the exterior trim of the structure which was formerly the First Church of Christ, Scientist. Per Ordinance 4508 adopted in March 2012, the property is currently zoned PD, including a plan that established the underlying R-8 (Residential 8 dwelling units per acre) zone district for purposes of allowed uses within the District, adoption of guidelines and standards, and a review process by which new construction or alterations within the zone are determined. The Applicant's business, Elysium Studios, has outgrown its current location at 861 Grand Avenue; thus, would like to relocate to the building in the North Seventh Street Historic Residential District. The relocation would allow the body art business to be expanded to include art classes, arts demonstrations and showings.

The Community Development Director determined that this type of business is not consistent with the types of non-residential uses allowed within the underlying R-8 zoning. While some of the proposed new uses such as the education and gallery elements could be allowed as Community Services within the underlying R-8 zoning, the primary use of the property as a body art studio more accurately falls under the Code definition of Personal Services which are not allowed uses in the R-8 zone district.

Consequently, the Applicant is requesting an amendment to the PD zoning ordinance and Plan to establish the R-O zone district as the underlying zone for the property and include the following uses that are allowed within the Residential Office (R-O) zone district in addition to the uses already allowed on the site per the underlying R-8 zone district: personal services, small appliance repair, general office, boarding school, museum, art gallery, opera house, library; medical and dental clinic, counseling center (nonresident), and health club. This list is not an exhaustive list of uses allowed in the R-O zone district. Some allowed uses in the R-O zone district are not consistent with overall uses in the historic district or the specific building and/or site is not conducive to other uses allowed in the R-O zone district. The Applicant is proposing adding uses allowed in the R-O zone district that not only accommodate the specific proposed uses but also to allow for some future uses that could also be appropriate at this site within the Historic District. If approved, it is proposed that the uses would also be subject to the performance and design standards outlined in the R-O zone district inasmuch as possible given the existing building and site improvements,

except for architectural standards which are subject to the more stringent North Seventh Street Historic Residential District Guidelines and Standards. In order to make this change, the latter must be amended.

NOTIFICATION REQUIREMENTS

As required by Section 21.02.080(e) of the Zoning and Development Code, both virtual and live Neighborhood Meetings were held on July 15 and July 16, 2020 respectively for the proposed amended Planned Development (PD) zoning ordinance and Plan. In total, twelve people attended the meetings along with the applicant, the applicant's representative and City staff. At both meetings, the owners gave a presentation regarding the proposed use of the site and the proposed plan amendment, adding R-O uses to the R-8 uses already allowed for the property at 535 North 7th Street. Questions concerned the hours of operation, number of employees, timeline for relocating the business and community arts outreach. Generally, the neighborhood was supportive of the proposal and looks forward to seeing the building put to use. There were no objections or concerns expressed.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. Mailed notice of the application in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property and the subject property was posted with two application signs on August 7, 2020. The notice of this public hearing was published September 15, 2020 in the Grand Junction Daily Sentinel.

ANALYSIS

Amendments to Approved Plans

Pursuant to Section 21.02.150(e) of the Zoning and Development Code, the use, density, bulk performance and default standards contained in an approved PD rezoning ordinance may be amended only as follows, unless specified otherwise in the rezoning ordinance. In this instance, the Applicant seeks to amend the uses allowed in the current Planned Development/Development Plan.

(i) No use may be established that is not permitted in the PD without amending the rezoning ordinance through the rezoning process. Uses may be transferred between development pods/areas to be developed through an amendment to the development plan provided the overall density for the entire PD is not exceeded;

The Applicant is seeking an amendment to the uses permitted on the Property within the PD through the rezoning process, as required.

(ii) The maximum and minimum density for the entire PD shall not be exceeded without amending the rezoning ordinance through the rezoning process; and

No change to the maximum or minimum density for the PD is proposed by the Applicant.

(iii) The bulk, performance and default standards may not be amended for the PD or a development pod/area to be developed without amending the PD rezoning ordinance through the rezoning process.

The only change to what will become the default zone district of R-O for this property that the applicant is seeking is that Section 21.03.070(a)(4), Architectural Consideration will not apply because all architectural standards will be drawn from the more stringent North Seventh Street Historic District Guidelines and Standards for the property within the PD.

Development Plan

Pursuant to Section 21.02.150(e)(2) the approved development plan may be amended only by the same process and criteria by which it was approved, except for minor amendments. Such amendments shall be reviewed by the Director and Planning Commission and the final decision rendered by City Council pursuant to the criteria outlined below.

(i) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

Comprehensive Plan. The property and the portion of the North Seventh Street Historic Residential District north of Grand Avenue has a future land use designation of Residential Medium Density (4 to 8 units per acre). The applicable zones that implement this land use category include R-4, R-5, R-8, R-12, R-16 and R-O. The current underlying zone district adopted with the PD and development plan is R-8 which is consistent with the Residential Medium land use designation. However, the approved Plan described in and comprised of the zoning ordinance and the North Seventh Street Historic Residential District Guidelines and Standards also recognizes long-time non-residential uses within the District including churches, R-5 School, office buildings and a daycare center. The applicant's request is to revise the zoning ordinance and development plan to establish the R-O zone district as the underlying zone for the property and allow for some uses that are allowed in the R-O zone district which are not unlike the uses already recognized in the District. As stated above, the R-O zone district may also implement the Residential Medium land use category. Therefore, staff finds the proposed amendment consistent with the Future Land Use Map of the Comprehensive Plan.

Further, the request to amend the PD zoning ordinance and Plan is consistent with the following goals and/or policies of the Comprehensive Plan.

Goal 4: Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions.

Goal 6: Land use decisions will encourage preservation of existing buildings and their appropriate reuse.

Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development.

The proposed amendment to the PD will facilitate the preservation and reuse of this historic building that is a contributing structure within the National Register of Historic Places district. The former church building is a familiar landmark in the downtown area and this amendment will serve to allow for its ongoing improvement, thereby enhancing the overall character of downtown. In addition, the proposed R-O uses for this property will be subject to performance standards which are protective of the neighborhood character and further consistent with the Comprehensive Plan.

Grand Valley Circulation Plan. The Grand Valley Circulation Plan identifies North 7th Street as a Minor Arterial and the side street, Chipeta Avenue as a local street. As such, there is no existing nor proposed access to the property directly on North 7th Street. Access to the property is gained via the north-south alley on the west side of the property. The amended PD will not change this situation.

North Seventh Street Historic Residential District Guidelines and Standards. The property at 535 North 7th Street is within the planned development zone district known as the North Seventh Street Historic Residential District (“the District”). The approved Plan for the District is known as the North Seventh Street Historic Residential District Guidelines and Standards (“the Plan”). The proposed amendment would establish the R-O district as the underlying zone for the property and revise the text of Section IV, Land Use and Zoning, of the Plan (of the Guidelines and Standards).

IV. LAND USE AND ZONING

The present Guidelines and Standards read as follows:

The zoning for the majority of the North Seventh Street Historic Residential District is Planned Development Residential, with a default Residential 8 (R-8) zone. These Guidelines and Standards do not affect allowable uses or zoning.

Included in the North Seventh Street Historic Residential District are three properties south of Grand Avenue which are non-residential: two houses on the west side of North 7th Street and the R-5 High School on the east. The houses are zoned Downtown

Business (B-2) and the school is zoned Community Services and Recreation (CSR). For more information refer to the City of Grand Junction Zoning and Development Code.

The Applicant is requesting that this section be revised to read as below to add uses allowed in the R-O zone district, applying only to the property at 535 North 7th Street.

The zoning for the majority of the North Seventh Street Historic Residential District is Planned Development Residential, with a default Residential 8 (R-8) zone. Some parcels within the District have not, however, been used historically as residences, including the parcel located at 535 North 7th Street, which includes the First Church of Christ, Scientist building. The following uses, in addition to those allowed in the default R-8 zone district, are allowed on the parcel at 535 North 7th Street: personal services, small appliance repair, general office, boarding school, museum, art gallery, opera house, library; medical, dental clinic, counseling center (nonresident), and health club, which uses shall be subject to the R-O performance standards established in Section 21.03.070(a)(2) and (3) (but not, however, subject to subsection (4); rather these Guidelines and Standards shall apply to architectural consideration for the site); however those uses allowed by right in the R-8 zone district are not subject to such performance standards. Except as expressly stated in this paragraph, these Guidelines and Standards do not affect allowable uses or zoning.

Staff finds that the proposed revision to the North Seventh Street Historic Residential Guidelines and Standards are consistent with the overall intent and character of the regulations and finds this criterion has been met.

Greater Downtown Plan. Adopted as a part of the Comprehensive Plan, Title 36 of the GJMC is the Greater Downtown Plan. The proposed Plan amendment to allow certain R-O uses on the property subject to performance standards designed to protect the overall residential character of the District furthers the following goals and policies of the Greater Downtown Plan.

36.12.020 Area-wide goals and policies.

(d) Goal 4. Redefine the land use along key corridors to provide a mix that will offer the most opportunities for redevelopment and revitalization.

(1) Policy 4a. Define subareas and corridor areas for groupings of land uses that are complementary to the rest of the Greater Downtown area.

(2) Policy 4b. Mixed uses, including residential, will be encouraged in appropriate subareas and corridors.

36.12.030 Downtown District goals and policies.

(a) Goal 1. Maintain and enhance the economic, cultural and social vitality of the Downtown District.

(1) Policy 1a. Define subareas and corridor areas for groupings of land uses that are complementary to the rest of the Greater Downtown area.

(2) Policy 1b. Implement infill and redevelopment policies that support downtown.

The proposed Plan Amendment is otherwise consistent with the Greater Downtown Plan as it preserves the existing site and structure and minimizes impacts to the residential neighbors. Staff finds this criterion has been met.

(ii) The rezoning criteria provided in GJMC 21.02.140

As previously stated, a PD zoning ordinance and development plan may be amended only by the same process and criteria by which it was approved. The proposal shall meet at least one of the rezoning criteria provided in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code as follows.

(1) Subsequent events have invalidated the original premises and findings; and/or The blanket adoption of the R-8 zone as the underlying zone district recognized only the uses allowed in that district but did not address the potential need for the re-use of the non-residential structures in the District, including this property. The building has not been used as a church for some time and its long-term vacancy suggests that it is not likely to be used as a church in the foreseeable future. A goal of the Comprehensive Plan is re-use of existing sites and structures, and certainly a goal of the District Guidelines and Standards is the preservation and re-use of contributing historic structures, of which the building is one. However, this does not substantiate an invalidation of the original premises of the plan. Therefore, Staff finds 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; and/or

The former church building has been vacant for some time, but this condition does not represent a change to the overall character of the area. However, if the condition persists and the building and site continues to be vacant and left to deteriorate, it will erode the overall character of the neighborhood. Staff concludes that this criterion is not met but that the proposed amendment will be a positive step in the property's continuous use and maintenance.

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

use proposed; and/or

Existing public and community facilities and services are available to the property and are adequate to serve the type and scope of the proposed new uses within the District. Therefore, staff finds 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; and/or Because PD is a zone category based on specific design and is applied on a case-by-case basis, staff finds this criterion is not applicable to this request, and, therefore has not been met.

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

The proposed amendment to the PD and Plan will allow the ongoing maintenance, enhancement and reuse of this historic structure for potential uses other than its previous use as a church. Such potential reuse will reinvigorate the neighborhood by putting to use a long-vacant, historic building and property in the historic district and may have positive economic impact in the downtown area.

Staff finds this criterion has been met.

(iii) The planned development requirements of Chapter 21.05 GJMC;

The applicable development standards of Section 21.05.040 are listed below.

(c) Nonresidential Intensity. A maximum floor area shall be established at the time of planned development approval. In determining the maximum floor area, the Planning Commission and City Council shall consider:

(1) The intensity of adjacent development;

(2) The demand for and/or mix of residential and nonresidential development in the proposed PD and in the vicinity of the proposed PD;

(3) The availability of transportation facilities, including streets, parking, transit facilities and bicycle/pedestrian facilities;

(4) The adequacy of utilities and public services.

(d) Mixed Use Intensity.

(1) In mixed use developments in areas designated for residential development in the

Comprehensive Plan, no more than 10 percent of the land area may be dedicated to nonresidential uses.

(2) The maximum residential densities within mixed use developments designated for nonresidential development in the Comprehensive Plan shall not exceed 24 dwelling units per acre. In such developments, residential uses shall not constitute more than 75 percent of total floor area.

To the extent this criterion is applicable since the historic district is already a PD, the Applicant's site, which Applicant proposes to dedicate to non-residential use, is less than 10% of the land area of the District, and the Applicant does not propose any change to the minimum or maximum residential density of the District. Staff finds this criterion has been met.

(e) Minimum District Size. A minimum of five acres is recommended for a planned development unless the Planning Commission recommends and the City Council finds that a smaller site is appropriate for the development or redevelopment as a PD. In approving a planned development smaller than five acres, the Planning Commission and City Council shall find that the proposed development:

(1) Is adequately buffered from adjacent residential property; (2) Mitigates adverse impacts on adjacent properties; and (3) Is consistent with the goals and policies of the Comprehensive Plan.

To the extent this criterion is applicable since the historic district is already a PD, the, the Applicant's site is adequately buffered by alleys and by wide, tree-lined streets from adjacent residential property. There are no adverse impacts on adjacent properties and, to the extent there are, they are effectively mitigated by the applicable performance standards of the R-O zone district and by the Historic District Guidelines and Standards. In addition, the proposed Plan amendment and new uses are consistent with the goals and policies of the Comprehensive Plan as stated above.

Staff finds this criterion has been met.

(f) Development Standards. Planned development shall meet the development standards of the default zone or the following, whichever is more restrictive.

The Applicant proposes a Plan amendment which, in establishing the R-O zone as the default district for the property, allows some uses allowed in the R-O zone district in addition to those already allowed under the R-8 zone for the specific parcel of property, which uses are consistent with the Comprehensive Plan. The proposed development standards for the R-O uses are those that are consistent with the R-O zone district.

Thus, staff finds this criterion has been met.

(g) Deviation from Development Default Standards. The Planning Commission may recommend that the City Council deviate from the default district standards subject to the provision of any of the community amenities listed below. In order for the Planning Commission to recommend and the City Council to approve deviation, the listed amenities to be provided shall be in excess of what would otherwise be required by the code.

The only deviation from the standards of the R-O zone district is that the architectural considerations of the R-O zone district would be usurped by the more stringent guidelines and standards adopted for the North Seventh Street Historic Residential District. Staff finds this criterion has been met.

(iv) The applicable corridor guidelines and other overlay districts in GJMC Titles 23, 24 and

25;

The only overlay district that applies to the subject property is Title 24, the Greater Downtown Overlay which includes the following policies.

- (a) Maintain and enhance the economic, cultural and social vitality of downtown.
- (b) Promote downtown living by providing a wide range housing opportunities.
- (c) Enhance the transportation system to accommodate automobiles, bikes and pedestrians and provide adequate, convenient parking.
- (d) Stabilize and enhance the historic residential neighborhoods.
- (e) Establish and promote a unique identity.
- (f) Preserve and restore significant historic structures.
- (g) Activate the edges of the downtown parks with mixed use and programmed/active use of the park as urban open space rather than passive green parks.

This proposal specifically addresses policies (a), (d), (e) and (f). Due to the adoption of the PD which includes the Guidelines and Standards, there are no other guidelines and standards in the Downtown Plan Overlay that apply to the Historic District. Therefore, staff finds this criterion has been met.

(v) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;

Refer to rezone criteria discussion above.

(vi) Adequate circulation and access shall be provided to serve all development pods/areas to be developed;

Refer to rezone criteria discussion above.

(vii) Appropriate screening and buffering of adjacent property and uses shall be provided;

As the building and site are redeveloped, fencing and/or screening will comply with Section 21.04.040(i) of the Code and standards within the R-O zone district. As such, staff finds this criterion has been met.

(viii) An appropriate range of density for the entire property or for each development pod/area to be developed;

Refer to Planned Development discussion above.

(ix) An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed;

Refer to Planned Development discussion above.

(x) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed; and

Since the properties within the District are already developed, there is no phasing or development schedule. Thus, this criterion does not apply to this proposal.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the request to amend the Planned Development (PD) zoning ordinance and the Development Plan pertaining to the property located at 535 North 7th Street (PLD-2020-440), the following findings of fact have been made:

1. The Planned Development is in accordance with all criteria in Sections 21.02.150 (e)(1) and (e)(2) of the Grand Junction Zoning and Development Code.

Therefore, Staff recommends approval of the request for the amendment to the Planned Development zone district and Development Plan for the North Seventh Street Historic

SUGGESTED MOTION:

Chair Teske, on the Amendment to the Planned Development (PD) and Development Plan established in Ordinance 4508 for the North Seventh Street Historic Residential

District to establish the R-O district as the underlying zone and add allowed uses for the property located at 535 North 7th Street, file number PLD-2020-440, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.

Attachments

1. Application Materials
2. Maps and Photographs
3. 7th Street Amended Plan Ordinance

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For:

Please fill in blanks below **only** for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

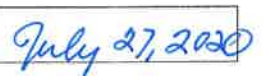
NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application



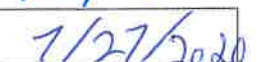
Date



Signature of Legal Property Owner



Date



OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) Arlo Dicristina, am the owner of the following real property:

- (b) Lots 11 through 15, Block 61, City of Grand Junction, Resurvey of Second Division Sec 14 1S 1W UM Recd 4/17/1905 Recept No 54332 Mesa County, State of Colorado

A copy of the deed evidencing my interest in the property is attached. All documents, if any, conveying any interest in the property to someone else by the owner, are also attached.

☒ I am the sole owner of the property.

☐ I own the property with other(s). The other owners of the property are (c):

I have reviewed the application for the (d) Planned Development Amendment pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) N/A (none)

I understand that I have a continuing duty to inform the City planner of any changes in interest, including ownership, easement, right-of-way, encroachment, lienholder and any other interest in the property.

I swear under penalty of perjury that the information contained in this Ownership Statement is true, complete and correct.

Owner signature as it appears on deed: 

Printed name of owner: Arlo Dicristina

State of Colorado)

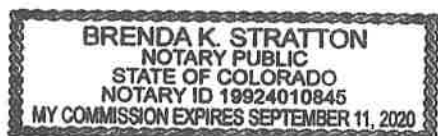
County of Mesa) ss.

Subscribed and sworn to before me on this 27th day of July, 2020

by Arlo Dicristina

Witness my hand and seal.

My Notary Commission expires on 9-11-2020




Notary Public Signature

Instructions

An ownership statement must be provided by each and every owner of the property.

- (a) Insert name of owner as it appears on deed that conveys property to the owner.
- (b) Insert legally sufficient description of land for which application has been made to the City for development. Include the Reception number or Book and Page for recorded information. Assessor's records and tax parcel numbers are not legally sufficient description. Attach additional sheet(s) as necessary, and reference attachment(s) here. If the legal description or boundaries does/do not match those on the plat, provide an explanation.
- (c) Insert name of all other owners, if any.
- (d) Insert the type of development application request that has been made. Include all pending applications affecting the property.
- (e) Explain actual or possible conflicts you have knowledge of. If none, state "none." Attach copies of related documents and refer to them here.

Doc Fee: \$49.50

GENERAL WARRANTY DEED

This Deed, made May 30, 2019, Between First Church Of Christ, Scientist, of Grand Junction, Colorado of the County Mesa, State of Colorado, grantor(s) and Arlo Dicristina, whose legal address is 811 Grand Avenue Grand Jct, CO 81501 County of Mesa, and State of Colorado, grantee.

WITNESS, That the grantor, for and in the consideration of the sum of **FOUR HUNDRED NINETY-FIVE THOUSAND DOLLARS AND NO/100'S (\$495,000.00)** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Mesa, State of Colorado described as follows:

Lots 11, 12, 13, 14 and 15 in Block 61 of City of Grand Junction, Count of Mesa, State of Colorado.

also known by street and number as **535 N 7Th St, Grand Junction, CO 81501-3312**

TOGETHER with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, **except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.**

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

SELLER:

First Church Of Christ, Scientist, of Grand Junction, Colorado

Ronald W. Bradley
by Ronald W. Bradley, Board Member

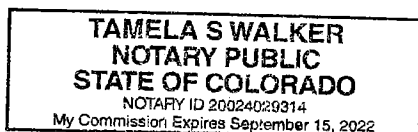
STATE OF COLORADO
COUNTY OF MESA

}ss:

The foregoing instrument was acknowledged, subscribed and sworn to before me May 30, 2019 by Ronald W. Bradley, Board Member of First Church of Christ, Scientist, of Grand Junction, Colorado.

Witness my hand and official seal.

[Signature]
Notary Public
My Commission expires:



ELYSIUM STUDIOS

**NORTH SEVENTH STREET HISTORIC RESIDENTIAL DISTRICT
PLAN AMENDMENT (REZONE)**

GENERAL PROJECT REPORT

July 24, 2020

A. PROJECT DESCRIPTION

LOCATION:	535 N. 7 th Street
LOT SIZE:	+/- .39 acres
PROPOSED USE:	Fine Art and Body Art Studio
PROPERTY OWNER:	Arlo Dicristina
PRIOR APPROVALS:	N/A (prior use was as a church)
ZONE DISTRICT:	North Seventh Street Historic Residential District Planned Development (Default Zone R-8)
FUTURE LAND USE:	Residential Medium

Fig. 1. The Church building in the Seventh Street Historic District.

ElysiumStudios
create, educate and spread positivity through art



Fig 2. Elysium Studios' clientele includes celebrities and people from around the world due to their artistry, philanthropic work, and strong reputation.



B. PUBLIC BENEFIT

Elysium Studios draws clientele, including celebrities, and artists from all over the world because of its exceptional artistry and reputation. Clients typically bring family or friends and stay one or more nights in town, taking advantage of local restaurants, hotels, entertainment, services, and other visitor amenities. The positive economic impact of the studio on the local community is significant and is expected to increase in the proposed new location.

Elysium Studios has outgrown its present location at 861 Grand Avenue. The owners would like to expand the studio to include art classes, demonstrations and showings, enhancing the vibrancy of the neighborhood and connecting with the local art community and the Downtown. Elysium Studios would reinvigorate the neighborhood by putting to use a long-vacant, beautiful old building and property in the Historic District. The Owner's interest in preserving the historic character of the property and the residential character of the neighborhood is a personal one, as he and his wife Ryan just purchased a home in the District as well.

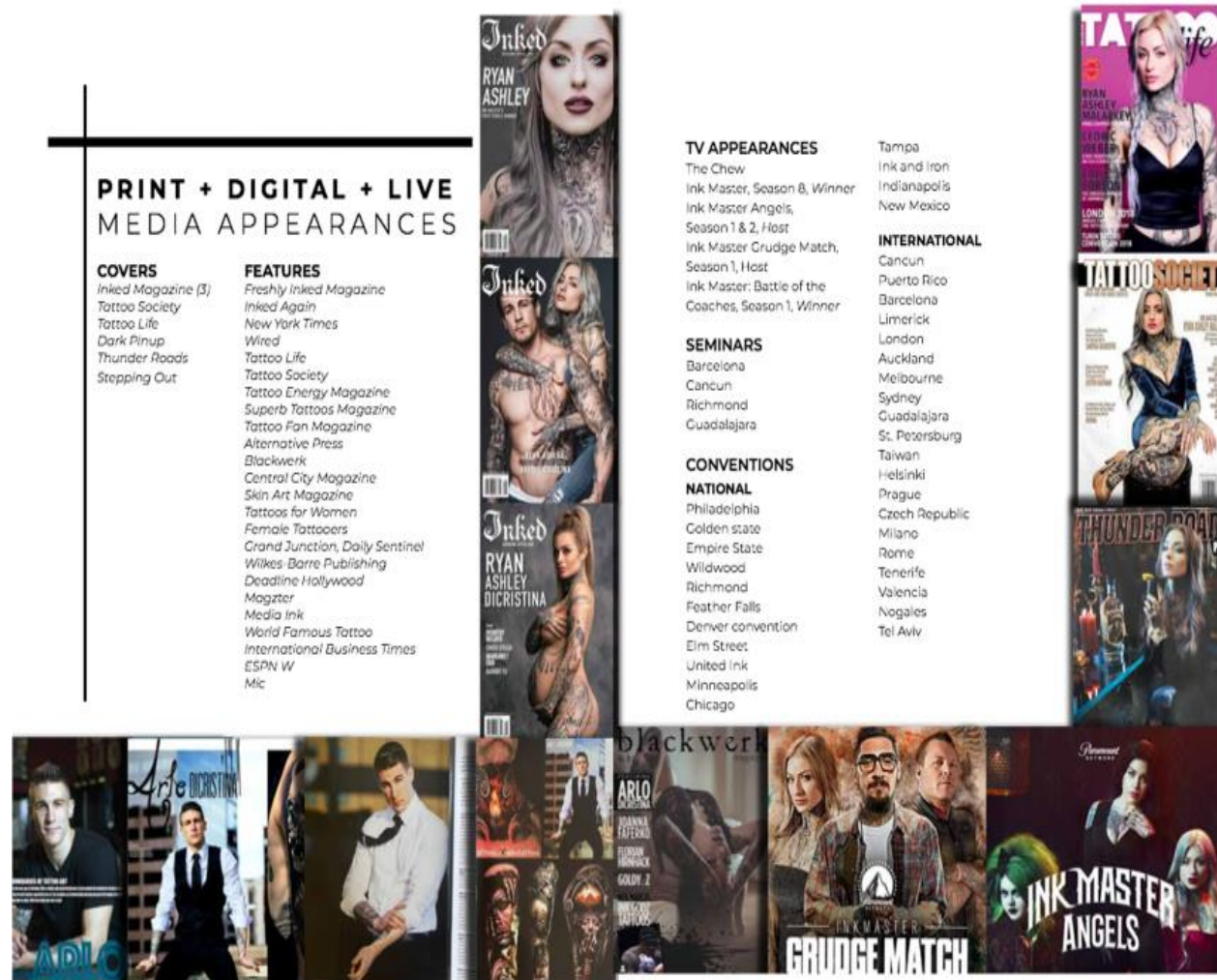


Fig. 3. Print media, television and conventions have featured the work of Elysium Studios.

C. NEIGHBORHOOD MEETING

Two neighborhood meetings were held; one by Zoom on Wednesday, July 15, 2020 at 5:30 p.m. and one in person on Thursday July 16, 2020 in the church building on the Property (535 N. 7th Street) at 5:30 p.m. At each meeting, the Owners gave a presentation on the proposed use of the site and the proposed Plan Amendment which would add R-O uses, in addition to the R-8 uses already allowed, on the Property, subject to the R-O performance standards of Section 21.03.070(a)(2) and (3) of the Code.¹ All those who spoke during the meeting expressed support

¹ In lieu of the R-O performance standards of subsection (4), however, the North Seventh Street Historic Residential District Guidelines and Standards would control the architectural consideration and features of the site.

for and excitement about the uses proposed and felt they would be an asset to the community. More detailed notes from the neighborhood meetings are attached as Appendix 1 to this Report.



Fig. 4. The world-renowned artistry and the uniqueness and exceptional quality of the tattoo art produced by Elysium Studios draws artists and clientele from all over the world and is in great demand. In addition to tattoos, the Elysium Studios artists produce and teach other forms of fine art, including painting and photography, and the historic church building is an ideal place for classes, gallery displays, and art-related community events.



Fig. 5. The Elysium Studios existing site at 861 Grand Avenue shows the Applicant's commitment to preservation of historic and residential character. The Studio has been compatible and complementary to the Downtown area and R-O standards have been observed.

D. PROJECT COMPLIANCE, COMPATIBILITY, AND IMPACT

1. Adopted plans and policies.

(a) Comprehensive Plan.

Residential Medium Density (RM) 4 - 8 du/acre A mix of residential development types with gross densities of 4 to 8 dwelling units per acre are anticipated in areas with this designation. Single family development will be integrated with other dwelling types, including duplexes, and low intensity attached residential development. Some low intensity multi-family development may be permitted. Applicable Zones R-4 R-5 R-8 R-12 R-16 R-O.

Elysium Studios proposed land use and PD amendment adding R-O uses on the Property subject to performance standards which are protective of the neighborhood character are consistent with the Comprehensive Plan, which expressly includes the R-O zone district as an implementing zone for the Residential Medium future land use category (p. 32, Comprehensive Plan).

Elysium Studios also furthers the following goals and policies of the Comprehensive Plan:

Goal 6: Land use decisions will encourage preservation of existing buildings and their appropriate reuse.

Elysium Studios re-uses and preserves a beautiful historic building that has been vacant and unused for a significant amount of time.

Policy: A. In making land use and development decisions, the City and County will balance the needs of the community.

Elysium Studios re-uses and preserves a beautiful historic building that has been vacant and unused for a significant amount of time, and does so in a manner that is complementary to and protective of the residential character of the neighborhood and increases the vibrancy of the Downtown area.

Goal 4: Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions. Policy: A. The City will support the vision and implement the goals and actions of the Strategic Downtown Master Plan (when adopted).

Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development. C. Enhance and accentuate the City 'gateways' including interstate interchanges, and other major arterial streets leading into the City;

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy. Policies: A. Through the Comprehensive Plan's policies the City and County will improve as a regional center of commerce, culture and tourism. B. The City and County will provide appropriate commercial and industrial development opportunities.

(b) North Seventh Street Historic Residential District Guidelines and Standards Overlay/Plan.

Elysium Studios is within the planned development zone district known as the North Seventh Street Historic Residential District ("the District"). The approved Plan for the District is known as the North Seventh Street Historic Residential District Guidelines and Standards ("the Plan"). Dicristina proposed amending the following section of the Plan:

IV. LAND USE AND ZONING

The zoning for the majority of the North Seventh Street Historic Residential District is Planned Development Residential, with a default Residential 8 (R-8) zone. These Guidelines and Standards do not affect allowable uses or zoning.

Included in the North Seventh Street Historic Residential District are three properties south of Grand Avenue: two converted houses on the west side of Seventh Street and the

R-5 High School on the east. The houses are zoned Downtown Business (B-2) and the school is zoned Community Services and Recreation (CSR). For more information refer to the City of Grand Junction Zoning and Development Code.

(Plan, page number 6). The Applicant proposes and requests the following amendment to the Plan, to allow, in addition to those uses allowed in the R-8 zone district, certain R-O uses on the Property, as follows:

The zoning for the majority of the North Seventh Street Historic Residential District is Planned Development Residential, with a default Residential 8 (R-8) zone. Some parcels within the District have not, however, been used historically as residences, including the parcel located at 535 N. 7th Street, which includes the First Church of Christ, Scientist building. The following uses, in addition to those allowed in the default R-8 zone district, are allowed on the parcel at 535 N. 7th Street: personal services, small appliance repair, general office, boarding school, museum, art gallery, opera house, library; medical, dental clinic, counseling center (nonresident), and health club, which uses shall be subject to the R-O performance standards established in Section 21.03.070(a)(2) and(3) (but not, however, subject to subsection (4); rather these Guidelines and Standards shall apply to architectural consideration for the site); however those uses allowed by right in the R-8 zone district are not subject to such performance standards. Except as expressly stated in this paragraph, these These Guidelines and Standards do not affect allowable uses or zoning.

(c) The Downtown Plan Overlay.

The proposed Plan amendment to allow certain R-O uses on the property subject to performance standards designed to protect the overall residential character of the District furthers the following goals and policies of the Downtown Plan.

36.12.020 Area-wide goals and policies.

(d) **Goal 4.** *Redefine the land use along key corridors to provide a mix that will offer the most opportunities for redevelopment and revitalization.*

(1) *Policy 4a. Define subareas and corridor areas for groupings of land uses that are complementary to the rest of the Greater Downtown area.*

(2) *Policy 4b. Mixed uses, including residential, will be encouraged in appropriate subareas and corridors.*

36.12.030 Downtown District goals and policies.

(a) **Goal 1.** *Maintain and enhance the economic, cultural and social vitality of the Downtown District.*

(1) Policy 1a. Define subareas and corridor areas for groupings of land uses that are complementary to the rest of the Greater Downtown area.

(2) Policy 1b. Implement infill and redevelopment policies that support downtown.

The proposed Plan Amendment is otherwise consistent with the Downtown Plan as it preserves the existing site and structure and minimizes impacts to the residential neighbors.

2. Physical Characteristics of the Site and Impacts of the Proposed Plan Amendment and Land Use.

- a. Parking. The site already includes a large parking area consisting of approximately thirty spaces, which is more than sufficient for the proposed land use. Because much of the clientele is from out of town, clients typically arrive by hired car (such as Uber) or by walking from downtown hotels. Due to the proximity to Downtown with its restaurants, hotels, entertainment, and other amenities for visitors, clientele walking to and from the Studio is highly likely.
- b. Hours of operation. The applicant proposes limiting hours of operation to commencing client appointments from 7:30 a.m. to 8:30 p.m.; however, clients whose work is not finished by 8:30 p.m. would be allowed to stay to finish up work that was commenced during the business hours. The business would be locked up at 8:30 and no more clients would enter after 8:30.
- c. Impact. Visits to the studio for body art are by appointment only. Body art is performed indoors and is a very quiet activity. Impacts on the neighborhood are expected to be minimal.
- d. Land use in the surrounding area. Land uses in the District and in the surrounding area are residential, general office, short-term lodging, day care, church, and personal services.
- e. Site access and traffic patterns. Right turn in from N. 7th Street and alley access from N. 7th and two side streets (Chipeta and Ouray Avenues) make the parking lot very accessible and movement of vehicles in and out safe and efficient.
- f. Special or unusual demands on utilities. None.
- g. Effects on public facilities. None.
- h. Number of employees. The Elysium Studios team consists currently of 11 artists and is expected to remain at that size for the near term. Elysium Studios is a very selective employer. They are a close-knit group of co-workers, friends and fellow artists.



Fig. 6. Elysium Studios current artist team and family members.

- i. Signage. Signage will comply with the North Seventh Street Historic Residential District Guidelines and Standards and will be reviewed by City staff and the Historic Preservation Board during the minor site plan review process.
- j. Site soils and geology. N/A.
- k. Impact of project on site soils and geology. N/A.
- l. Bulk standards. N/A, no changes proposed; existing building will remain as and where it is; no new buildings or external additions are proposed; external site modification shall be subject to the North Seventh Street Historic Residential District Guidelines and Standards
- m. Performance standards. R-O performance standards in Section 21.03.070(a)(2) and (3) will apply; the architectural considerations, however, will be drawn from the North Seventh Street Historic Residential District Guidelines and Standards, rather than from subsection (4) of 21.03.070(a).

- n. Use-specific standards. N/A.

E. REVIEW CRITERIA

1. 21.02.150 (e) **Amendments to Approved Plans.**

(1) Planned Development Rezoning Ordinance. The use, density, bulk, performance and default standards contained in an approved PD rezoning ordinance may be amended only as follows, unless specified otherwise in the rezoning ordinance:

(i) No use may be established that is not permitted in the PD without amending the rezoning ordinance through the rezoning process. Uses may be transferred between development pods/areas to be developed through an amendment to the ODP provided the overall density for the entire PD is not exceeded;

Applicant is seeking an amendment to the uses permitted on the Property within the PD through the rezoning process, as required.

(ii) The maximum and minimum density for the entire PD shall not be exceeded without amending the rezoning ordinance through the rezoning process; and

No change to the maximum or minimum density for the PD are proposed by the Applicant.

(iii) The bulk, performance and default standards may not be amended for the PD or a development pod/area to be developed without amending the PD rezoning ordinance through the rezoning process.

Applicant is seeking an amendment to the performance standards (applying the R-O zone district performance standards in subsections (2) and (3) of Section 21. 03.070(a), but not subsection (4), because all architectural considerations will be drawn from the Historic District Guidelines and Standards) for the property within the PD through the rezoning process, as required.

(2) 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. Unless the adopted PD rezoning ordinance provides otherwise, the approved outline development plan may be amended as follows:

(iii) Major Amendments. All other amendments to the outline development plan shall be reviewed by the Director and Planning Commission using the same process and criteria used for ODP review and approval. Final decision shall be made by City Council.

Applicant is seeking an amendment to the Plan only for Applicant's Property within the PD, and is doing so through the rezoning process, as required.

2. 21.02.150 (b) Outline Development Plan (ODP).

(1) Applicability. An outline development plan is required. The purpose of an ODP is to demonstrate conformance with the Comprehensive Plan, and coordination of improvements within and among individually platted parcels, sections or phases of a development prior to the approval of a final plat. At ODP, zoning for the entire property or for each "pod" designated for development on the plan is established. This step is recommended for larger, more diverse projects that are expected to be developed over a long period of time. Through this process, the general pattern of development is established with a range of densities assigned to individual "pods" that will be the subject of future, more detailed planning.

See Outline Development Plan (ODP) in Appendix 2 to this Report.

(2) Approval Criteria. An ODP application shall demonstrate conformance with all of the following:

(i) The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies;

See Section D above.

(ii) The rezoning criteria provided in GJMC [21.02.140](#);

21.02.140 Code amendment and rezoning.

(a) Approval Criteria. *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

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

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

(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

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

Subsequent events have invalidated the original premises and findings. The long-term non-use and vacancy of the beautiful old building is a subsequent event that invalidates the original premises and findings regarding land uses within the District of Ordinance No. 4403 and Ordinance No. 4508. Ordinance 4403 merely catalogs existing uses and allowed the City Council to authorize changes of use in its discretion. Ordinance No. 4403 “is founded on recording the uses of each of the 7th Street Historic Residential District Property as they exist in a point in time but the Plan is not intended to preclude new or different uses,” and provides that any change of use will be “determined ... by reference to the City’s Comprehensive Plan, by reference to the R-8 zone district standards (although those standards **shall not serve as a sole basis for denial or approval of an application but instead a frame of reference**)” (emphasis added). The inventoried use of the Property in Ordinance No. 4403 was described as “Exempt-Commercial” and “Church-Chapel” and “Religious Church.”

Ordinance No. 4508 removes that discretionary authority from the City Council and appears to just default to the uses allowed in the R-8 zone district (which is very limited as to non-residential uses), but it does so without addressing the need for re-use of the non-residential buildings in the District.

The church building has not been used as a church for some time and its long-term vacancy suggests that it is not likely to be used as a church in the foreseeable future. A goal of the Comprehensive Plan is re-use of existing sites and structures, and certainly a goal of the District Guidelines and Standards is the preservation and re-use of contributing historic structures, of which the building is one.

The character and/or condition of the area has changed such that the amendment is consistent with the [Comprehensive] Plan. The long-term vacancy of the building, which is decidedly non-residential in character but required to be preserved in its essential historic character, represents a change in the character and condition of the area necessitating the amendment to the Plan. As stated above the Plan was developed without regard to the need for re-use of non-residential buildings in the District. This change in character and condition, which makes this building unlikely to be used as a church, day care or other land use allowed in the R-8 zone district, necessitates a Plan amendment. The proposed Plan amendment is consistent with the Comprehensive Plan because R-O is an implementing zone district for the Residential Medium future land use designation, and because the R-O land uses and performance standards are protective of the residential character of the neighborhood.

Public and community facilities are adequate to serve the type and scope of land use proposed. As described above, the scope of the land use proposed is effectively and more than adequately served by streets, utilities, transportation, and other necessary and complementary amenities and services.

The community or area, as defined by the presiding body, will derive benefits from the proposed amendment. The benefits from the proposed Plan amendment are described above under the heading “Public Benefit.”

(iii) *The planned development requirements of Chapter 21.05 GJMC;*

21.05.040 Development standards.

(c) **Nonresidential Intensity.** *A maximum floor area shall be established at the time of planned development approval. In determining the maximum floor area, the Planning Commission and City Council shall consider:*

- (1) The intensity of adjacent development;*
- (2) The demand for and/or mix of residential and nonresidential development in the proposed PD and in the vicinity of the proposed PD;*
- (3) The availability of transportation facilities, including streets, parking, transit facilities and bicycle/pedestrian facilities;*
- (4) The adequacy of utilities and public services.*

(d) **Mixed Use Intensity.**

- (1) In mixed use developments in areas designated for residential development in the Comprehensive Plan, no more than 10 percent of the land area may be dedicated to nonresidential uses.*
- (2) The maximum residential densities within mixed use developments designated for nonresidential development in the Comprehensive Plan shall not exceed 24 dwelling units per acre. In such developments, residential uses shall not constitute more than 75 percent of total floor area.*

To the extent this criterion is applicable (the District is already a PD and the Applicant’s proposed Plan amendment does not invalidate the original findings underlying the PD), the Applicant’s site, which Applicant proposes to dedicate to non-residential use, is less than 10% of the land area of the District, and the Applicant does not propose any change to the minimum or maximum residential density of the District.

(e) **Minimum District Size.** *A minimum of five acres is recommended for a planned development unless the Planning Commission recommends and the City Council finds that a smaller site is appropriate for the development or redevelopment as a PD. In approving a*

planned development smaller than five acres, the Planning Commission and City Council shall find that the proposed development:

- (1) Is adequately buffered from adjacent residential property;*
- (2) Mitigates adverse impacts on adjacent properties; and*
- (3) Is consistent with the goals and policies of the Comprehensive Plan.*

To the extent this criterion is applicable (the District is already a PD and the Applicant's proposed Plan amendment does not invalidate the original findings underlying the PD), the Applicant's site is adequately buffered by alleys and by wide, tree-lined streets from adjacent residential property. There are no adverse impacts on adjacent properties and, to the extent there are, they are effectively mitigated by the applicable performance standards of the R-O zone district and by the Historic District Guidelines and Standards. And the proposed Plan amendment and new uses are consistent with the goals and policies of the Comprehensive Plan as stated above.

*(f) **Development Standards.** Planned development shall meet the development standards of the default zone or the following, whichever is more restrictive.*

Applicant proposes a Plan amendment which allows uses in addition to those allowed under the default zone for a specific parcel of property, which uses are consistent with the R-O zone district. The proposed default standards for those additional uses are those that are consistent with the R-O zone district.

*(g) **Deviation from Development Default Standards.** The Planning Commission may recommend that the City Council deviate from the default district standards subject to the provision of any of the community amenities listed below. In order for the Planning Commission to recommend and the City Council to approve deviation, the listed amenities to be provided shall be in excess of what would otherwise be required by the code.*

No deviations from the default standards of the R-O zone district are proposed for the additional allowed uses on the Property.

- (iv) The applicable corridor guidelines and other overlay districts in GJMC Titles [23](#), [24](#) and [25](#);*

See Section D.1. above.

- (v) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;*

Adequate public services and facilities are already in place to support the projected impacts of the Plan Amendment. See also Section E.2. above.

(vi) Adequate circulation and access shall be provided to serve all development pods/areas to be developed;

Adequate circulation and access are already available to the site and are more than sufficient for the uses allowed by the proposed Plan Amendment. See Section **D.2.e.** above.

(vii) Appropriate screening and buffering of adjacent property and uses shall be provided;

The Property is effectively buffered, to the extent buffering is necessary, by the alleys and wide streets which surround the Property and by large street trees along the parking areas. The Applicant proposes additional buffering and screening by a proposed privacy fence on the back of the building where clients and artists may spend time on breaks. See also Section G. below.

(viii) An appropriate range of density for the entire property or for each development pod/area to be developed;

This criteria is not applicable since the proposed uses to be added with the Plan Amendment are not residential uses and since no amendment or changes to the density for the residential uses in the District are proposed by the Applicant.

(ix) An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed;

The R-O uses will be subject to the R-O performance and default standards, which are designed to be and are sufficiently protective of the residential character of the rest of the neighborhood.

(x) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed

This criterion is not applicable since no phased development is proposed. See also Section F. below.

F. DEVELOPMENT SCHEDULE OR PHASING

Following the approval of the Plan Amendment, the Applicants will complete a minor site plan review and continue their remodeling of the interior of the building. Signage and exterior site changes will be submitted to the Historic Preservation Board for review in accordance with the North Seventh Street Historic Residential District Guidelines and Standards.

G. SITE SKETCH

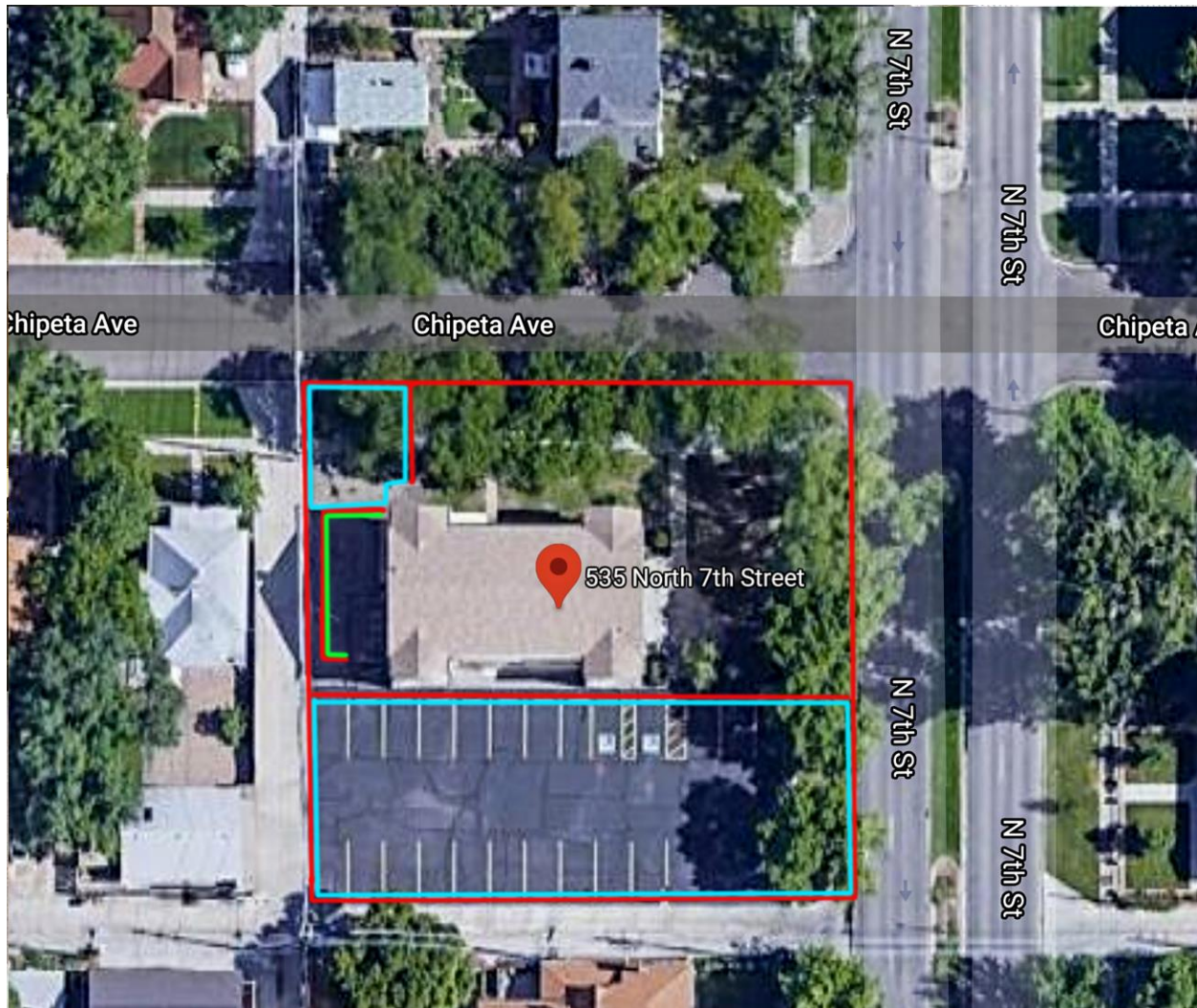


Fig. 7. The site is outlined in red; the parking areas are outlined in blue; a proposed private fenced-in outdoor area is outlined in green (there is an existing chain link fence in this area, but owners propose to install a privacy fence). The site is abutted on two side by alleys and on two sides by wide tree-lined streets, creating buffering for the commercial land use and making site circulation and access to and from the existing parking lot excellent, efficient and safe.

APPENDIX 1

535 N. 7th Street

Planned Development Plan Amendment

Neighborhood Meeting Notes

The Applicant, Arlo Dicristina, owns the property at 535 N. 7th Street, which lies within the Planned Development Zone District known as the North Seventh Street Historic Residential District. Dicristina proposes to use the property as an art and tattoo studio, with a mix of uses that includes “personal services” (tattoo studio) and “community services” (art education, art co-op space, art shows and events). This involves a change of use and plan amendment.

Two neighborhood meetings were held; one by Zoom on Wednesday, August 15, 2020 from 5:30 to 6:40 p.m., and a second in-person at 535 N. 7th Street on Thursday, August 15, 2020 from 5:30 to _____.

In attendance at both meetings were Arlo Dicristina and Ryan Mularkey, the property owners, their attorney Shelly Dackonish of Dufford Waldeck, and City planner Landon Hawes, and the neighbors listed below. Arlo and Ryan also own a home in the Historic District (433 N. 7th Street) and so are also listed below as homeowners.

ZOOM MEETING:

<u>Attendees:</u>	<u>Address:</u>
Rich Buffington	604 N. 7 th Street
Rosa Brey	726 Ouray
Kyle Gardner	726 Ouray
Chandler Smith	536 Gunnison
T.J. Smith	840 ½ Chipeta
Shari Seagren	635 Chipeta
Jerry Cox	629 Gunnison (Mary Lou Pierce)
Arlo Dicristina	433 N. 7 th Street
Ryan Mullarkey	433 N. 7 th Street

Notes: The Owners gave a presentation on the proposed use of the site and the proposed Plan Amendment, adding R-O uses, in addition to the R-8 uses already allowed, on the Property. All those who spoke during the meeting expressed support for and excitement about the uses proposed and felt they would be an asset to the community. Rich Buffington expressed support for the proposed use but suggested that some neighbors might object to including some of the higher-

impact R-O uses in the Plan Amendment at this time. Shari Seagren uses her property, which is behind the church on Chipeta, as a VRBO; she likes the quiet of the neighborhood and asked about hours of operation. Other questions were:

- a. Who owns the business? It is owned by Arlo and Ryan, and Arlo and Ryan are also artists at the studio.
- b. How many employee and where are they from? Elysium Studios currently has an 11 member artist team and this is not expected to change. They are from all over the world. They are very selective about the artists they work with and they are a very close-knit group.
- c. What is the timeline for moving the business in? The owners will diligently pursue the interior remodel and minor site plan review following the rezone decision and move in as soon as they can, but are not sure how long that will take.
- d. What outreach has there been with other art community members for the art education component? A couple of CMU professors are interested in music and film collaborations in the space. They've reached out to Brandon Stam about coordinating with the DDA and about becoming part of the Art District. The artists on their team are interested in giving classes. They have spoken with members of the Historic Preservation Board about using the facilities to host block parties and art / history walks. They've spoken with other artists about an artist co-op space and there is interest in that.

IN-PERSON MEETING:

Attendees:

Address:

Amy Topper	611 N. 7 th Street
Chris Dennis	640 N. 7 th Street
Ron Parron	621 N. 7 th Street
Mindy Baumgardner	621 N. 7 th Street
Jeff Bergin	428 N. 7 th Street
Arlo Dicristina	433 N. 7 th Street
Ryan Mullarkey	433 N. 7 th Street

Notes: The Owners gave a presentation on the proposed use of the site and the proposed Plan Amendment, adding R-O uses, in addition to the R-8 uses already allowed, on the Property. All those who spoke during the meeting expressed support and enthusiasm for the re-use of the building and for the project. They are looking forward to seeing the building put to use again. No objections or concerns were expressed.

APPENDIX 2

OUTLINE DEVELOPMENT PLAN

Section I. Code Requirements for ODP.

21.02.150 Planned Development

(b) Outline Development Plan (ODP).

(1) *Applicability.* An outline development plan is required. The purpose of an ODP is to demonstrate conformance with the Comprehensive Plan, and coordination of improvements within and among individually platted parcels, sections or phases of a development prior to the approval of a final plat. At ODP, zoning for the entire property or for each “pod” designated for development on the plan is established. This step is recommended for larger, more diverse projects that are expected to be developed over a long period of time. Through this process, the general pattern of development is established with a range of densities assigned to individual “pods” that will be the subject of future, more detailed planning.

21.05.050

(b) *Outline Development Plan (ODP).* An outline development plan (ODP) is required. The purpose of an ODP is to demonstrate conformance with the Comprehensive Plan, compatibility of land use and coordination of improvements within and among individually platted parcels, sections or phases of a development prior to the approval of an ODP. Zoning for the entire property or for each development “pod” is established at ODP. With an ODP, the pattern of development is established with densities assigned to individual “pods,” which shall be the subject of future, more detailed planning.

Section II. Proposed Plan Amendment.

The adopted Plan for the North Seventh Street Historic Residential District, known and titled as the North Seventh Street Historic Residential District Guidelines and Standards, is to be amended to allow, in addition to those uses allowed in the R-8 zone district, certain R-O uses on the Property located at 535 N. 7th Street, known as the First Church of Christ, Scientist Building, as follows:

The zoning for the majority of the North Seventh Street Historic Residential District is Planned Development Residential, with a default Residential 8 (R-8) zone. Some parcels within the District have not, however, been used historically as residences, including the parcel located at 535 N. 7th Street, which includes the First Church of Christ, Scientist building. The following uses, in addition to those allowed in the default R-8 zone district, are allowed on the parcel at 535 N. 7th Street: personal services, small appliance repair, general office, boarding school, museum, art gallery, opera house, library; medical, dental clinic, counseling center (nonresident), and health club, which uses shall be subject to the

R-O performance standards established in Section 21.03.070(a)(2) and(3) (but not, however, subject to subsection (4); rather these Guidelines and Standards shall apply to architectural consideration for the site); however those uses allowed by right in the R-8 zone district are not subject to such performance standards. Except as expressly stated in this paragraph, these ~~These~~ Guidelines and Standards do not affect allowable uses or zoning.

All other aspects of the approved Plan (the Historic District Guidelines and Standards) will continue to apply to the Property.

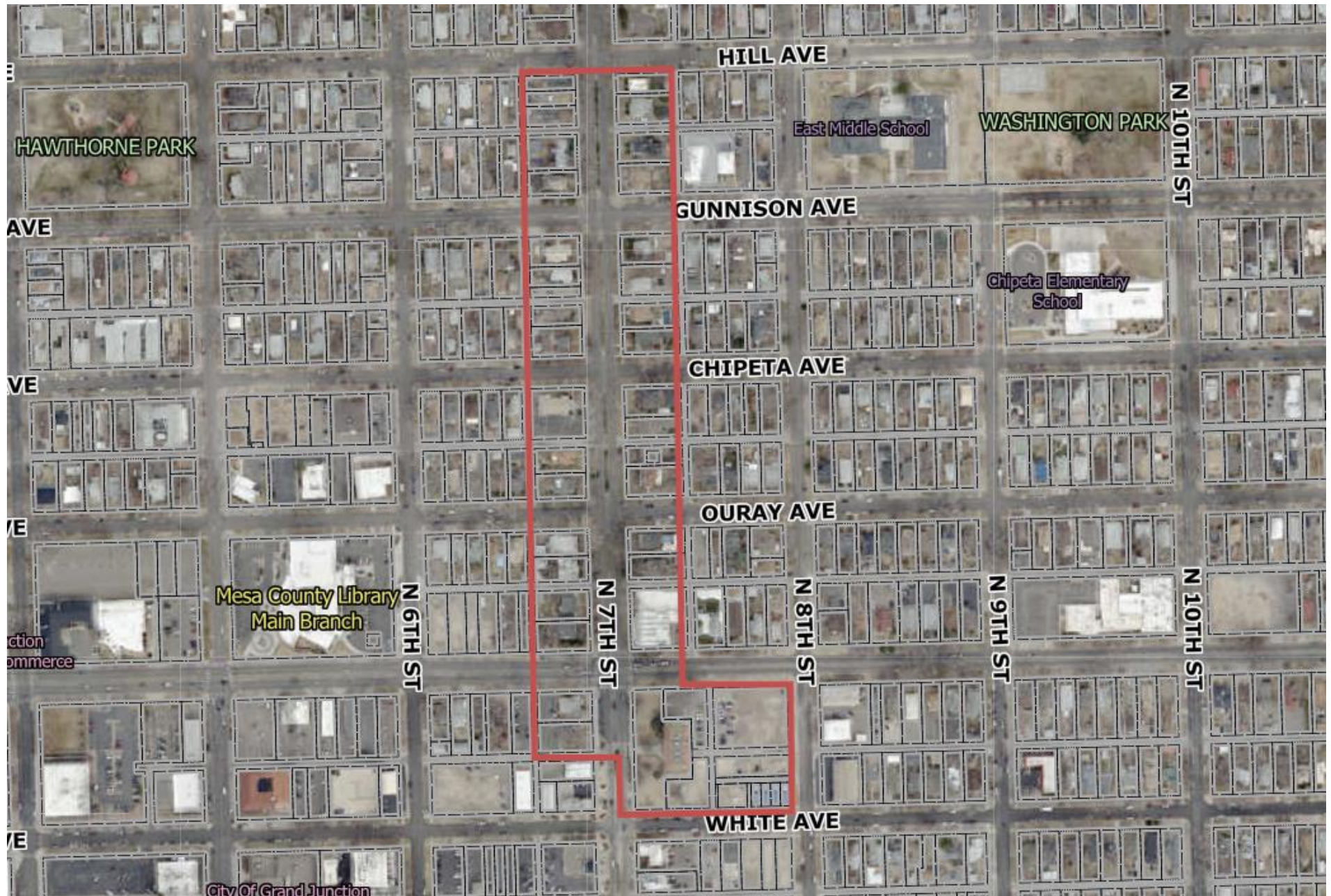
APPENDIX 3

LEGAL DESCRIPTION OF PROPERTY

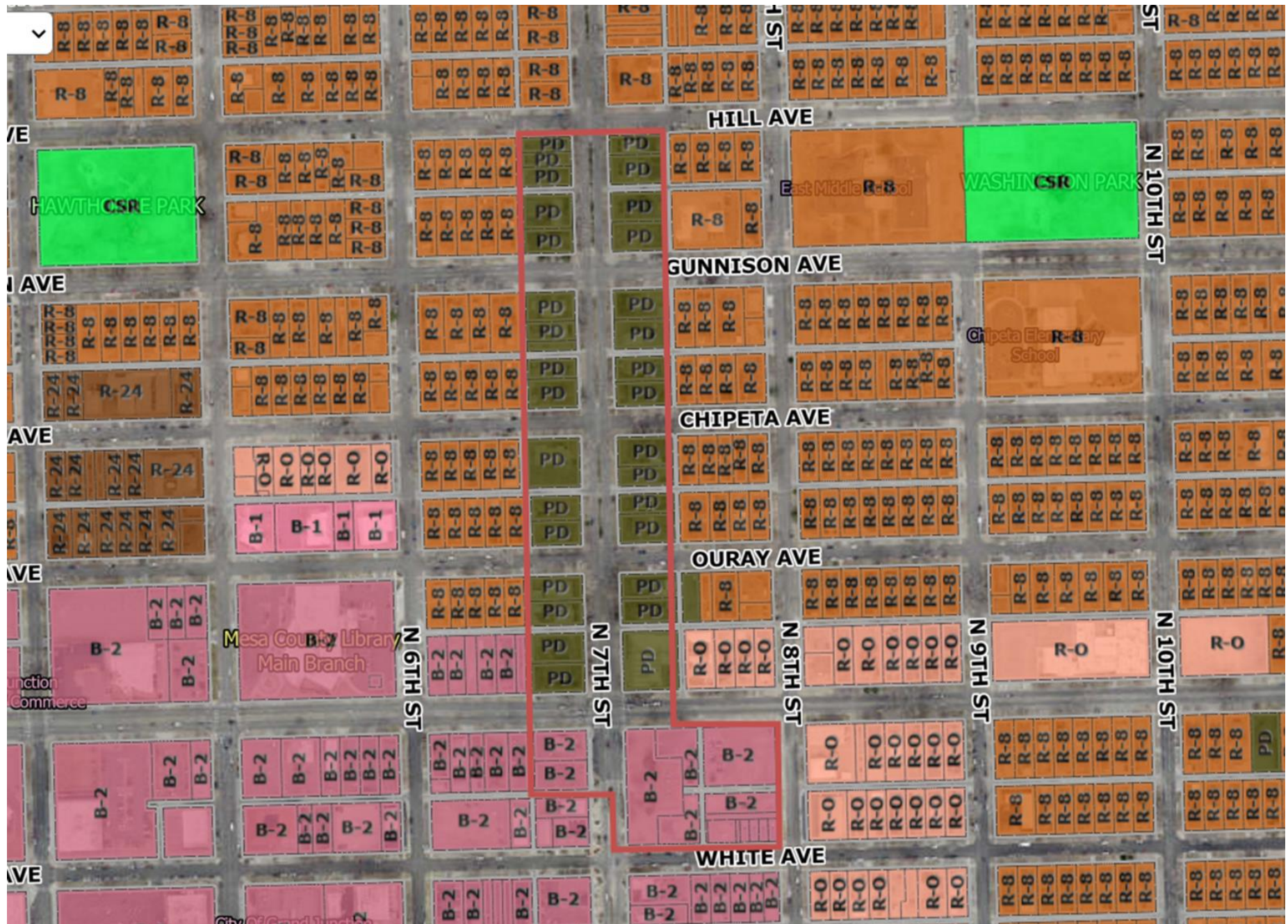
Lots 11, 12, 13, 14 and 15 in Block 61 City of Grand Junction, County of Mesa, State of Colorado

RESURVEY OF SECOND DIVISION SECTION 14 1S 1W UM RECD 4/17/1905 RECPT NO 54332, COUNTY OF MESA, STATE OF COLORADO

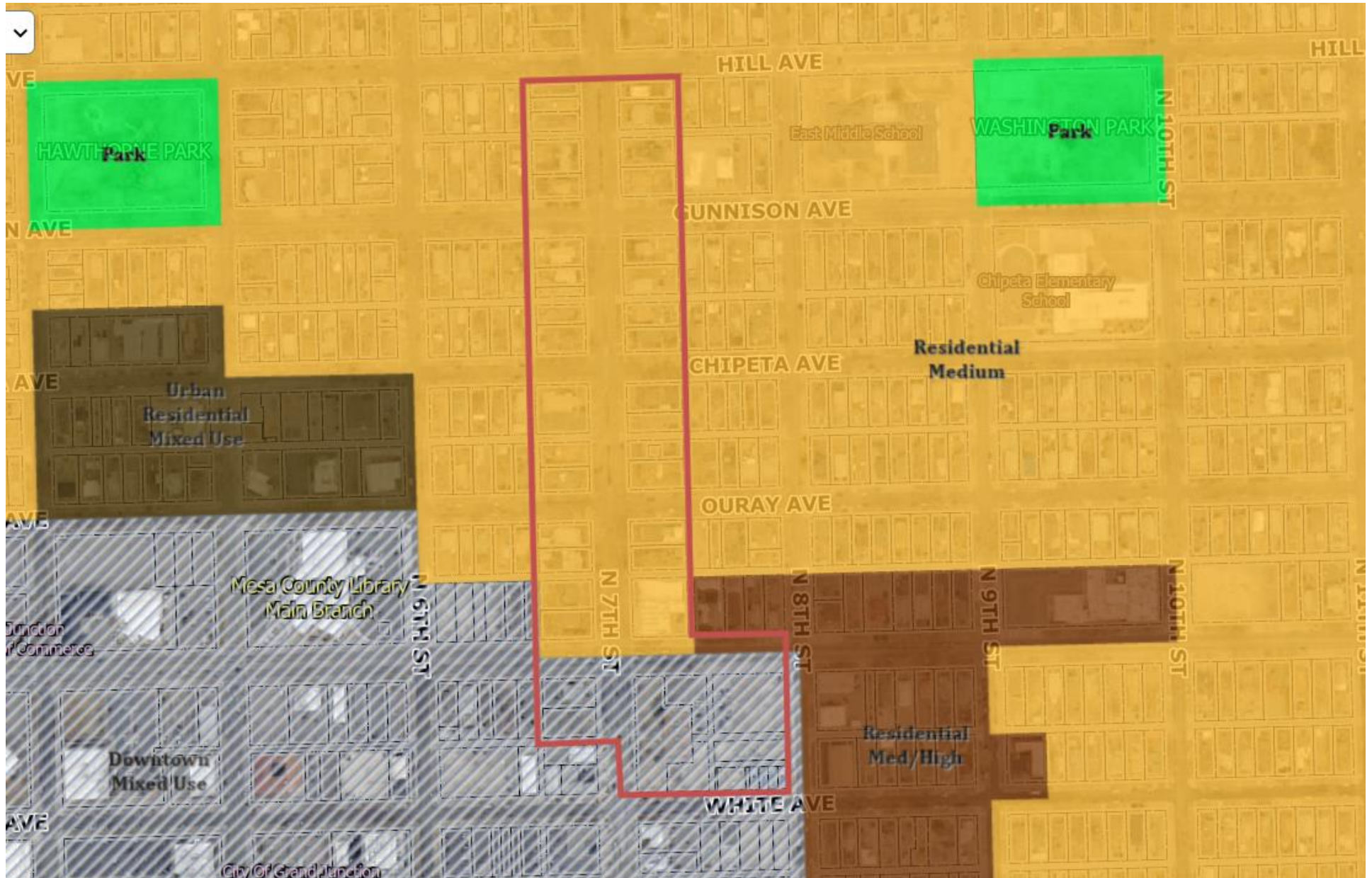
NORTH SEVENTH STREET HISTORIC RESIDENTIAL DISTRICT LOCATION MAP



NORTH SEVENTH STREET HISTORIC RESIDENTIAL DISTRICT ZONING MAP



NORTH SEVENTH STREET HISTORIC RESIDENTIAL DISTRICT FUTURE LAND USE MAP



535 NORTH 7th STREET AERIAL PHOTOGRAPH



535 NORTH 7th STREET STREET VIEW – BUILDING AND PARKING LOT



535 NORTH 7th STREET STREET VIEW – FAÇADE FACING NORTH 7th STREET



**CITY OF GRAND JUNCTION, COLORADO
ORDINANCE _____**

**AN ORDINANCE AMENDING ORDINANCE 4508
TO ESTABLISH THE PLANNED DEVELOPMENT (PD)
ZONE DISTRICT AND A DEVELOPMENT PLAN FOR
THE NORTH SEVENTH STREET HISTORIC RESIDENTIAL DISTRICT

LOCATED ON NORTH 7th STREET BETWEEN HILL AND
WHITE AVENUES**

Recitals:

The requested amended Planned Development (PD) zoning and Development Plan will establish the R-O zone district as the underlying district and allow additional uses for the property located at 535 North 7th Street. The request to amend the PD and Development Plan have been submitted in accordance with the Zoning and Development Code (Code).

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amendment and determined that the proposed amended PD and Development Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed Development Plan will achieved "long-term community benefits" by the reuse of a long-vacant historic structure which will enhance the character of the neighborhood, downtown and the general community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING AMENDMENTS ARE MADE TO THE PLANNED DEVELOPMENT (PD) ZONING ORDINANCE AND DEVELOPMENT PLAN:

- 1) The default/underlying zone district for the property located at 535 North 7th Street (tax parcel number 2945-141-36-005) shall be the Residential Office (R-O) zone district.
- 2) The uses allowed with the default R-O zone district shall include all allowed uses within the Residential 8 units per acre (R-8) zone district as amended and the following uses: personal services, small appliance repair, general office, boarding school, museum, art gallery, opera house, library; medical and dental clinic, counseling center (nonresident), and health club.
- 3) The maximum residential density allowed on the property shall be in accordance with the Comprehensive Plan Future Land Use Map as amended.
- 4) The bulk standards, performance standards, site design, layout and

operational considerations shall be in accordance with the R-O zone district as amended. The architectural considerations shall be in accordance with the North Seventh Street Historic Residential District Guidelines and Standards.

- 5) The North Seventh Street Historic Residential District Guidelines and Standards are revised as below (new text underlined, existing text to be deleted strikethrough).

Chapter 26.12 LAND USE AND ZONING

26.12.010 Land use and zoning.

The zoning for the majority of the North Seventh Street Historic Residential District is Planned Development Residential, with a default Residential 8 (R-8) zone. Some parcels within the District have not, however, been used historically as residences, including the parcel located at 535 North 7th Street, which includes the First Church of Christ, Scientist building. The following uses, in addition to those allowed in the default R-8 zone district, are allowed on the parcel at 535 North 7th Street: personal services, small appliance repair, general office, boarding school, museum, art gallery, opera house, library; medical, dental clinic, counseling center (nonresident), and health club, which uses shall be subject to the R-O performance standards established in Section 21.03.070(a)(2) and(3) (but not, however, subject to subsection (4); rather these Guidelines and Standards shall apply to architectural consideration for the site); however those uses allowed by right in the R-8 zone district are not subject to such performance standards. Except as expressly stated in this paragraph, these Guidelines and Standards do not affect allowable uses or zoning.

Introduced for first reading on this ____ day of October 2020 and ordered published in pamphlet form.

PASSED and ADOPTED this ____ day of October 2020 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk



Grand Junction Planning Commission

Regular Session

Item #3.

Meeting Date: September 22, 2020

Presented By: David Thornton, Principal Planner

Department: Community Development

Submitted By: David Thornton, Principal Planner

Information

SUBJECT:

Consider a request to zone approximately 187.69-acres from Mesa County AFT (Agricultural, Forestry, Transitional) to a City Planned Development - PAD (Planned Airport Development) and amend the Outline Development Plan (ODP) for the Airport North Boundary Annexation, located generally at the northern edge of the Grand Junction Regional Airport and property recently deeded to the Airport from the BLM , Parcels 2701-113-00-002 And 2705-154-00-003. - [Staff Presentation](#)

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Grand Junction Regional Airport, is requesting a zone of annexation for the Airport North Boundary Annexation from County AFT (Agricultural, Forestry, Transitional) zone district to City Planned Airport Development (PAD), a Planned Development (PD) zone district per Ordinance No. 4834; and an amendment to the Planned Development Outline Development Plan (ODP) to include the annexation area and designating it as an Aeronautical Zone (PD Zone/District) area. The annexation area is 187.69 acres and consists of two parcels of land located generally at the northern edge of the Grand Junction Regional Airport and includes property deeded to the Airport by the Bureau of Land Management (BLM), Parcels 2705-154-00-003 and 2701-113-00-002.

The Airport sought City annexation of these parcels recently deeded to them from the BLM so that the entire airport environs area is within the city limits and under the city's land use jurisdiction. Further, the parcels are located within the City's Urban

Development Boundary (UDB).

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Airport North Boundary Annexation consists of two parcels of land totaling 187.69 acres of land located; the parcel numbers are 2705-154-00-003 and 2701-113-00-002. The land was previously owned by the federal Bureau of Land Management (BLM) but has now been deeded to the Grand Junction Regional Airport. The Grand Junction Regional Airport (Airport) sought annexation of the property into the city so that the entire airport environs are within the city limits and within the city's land use jurisdiction. They are requesting to zone them the same zone district as the remaining airport land within the City limits. The Airport requests a zone of annexation for the Airport North Boundary Annexation from County AFT (Agricultural, Forestry, Transitional) zone district to City Planned Airport Development (PAD) a Planned Development (PD) zone district per Ordinance No. 4834 including a amendment to the ODP to include the annexation area and designating it as an Aeronautical Zone (PD Zone/District) area.

Further, the airport lands are located within the Urban Development Boundary (UDB). City Council approved the annexation on September 2, 2020 and awaits Planning Commission's recommendation for zoning.

Proposed PAD zoning – Planned Development – Ordinance No. 4834

PD Zoning Ordinance 4834 approved the Grand Junction Regional Airport Institutional and Civic Master Plan and provided a Planned Development Zone district for the Grand Junction Regional Airport lands. The PD zone permits the various land uses associated with airport development and provides standards and regulations that ensure the airport can provide the necessary services and functions that ensure needed air services to the community and region.

NOTIFICATION REQUIREMENTS

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with an application sign on July 17, 2020. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property, as well as neighborhood associations within 1,000 feet, on September 11, 2020. The notice of this public hearing was published on September 15, 2020 in the Grand Junction Daily Sentinel.

ANALYSIS

Zone the Airport North Boundary Annexation to Planned Airport Development (PAD) a Planned Development (PD) zone district per Ordinance No. 4834. This request is to change the official zoning Map to add the annexation area as PAD and incorporate the PD zoning as created by Ordinance 4834 for the two parcels that are included in the annexation; and amend the ODP to include these two parcels into the Aeronautical PD District area. All land uses and performance standards established for the Aeronautical PD Zone/District as established under Ordinance 4834 will apply to the annexation areas.

Zone of Annexation

In reviewing a Zone of Annexation, the decision-making body shall consider the following:

The criteria for review of a zone of annexation are the same as for a rezone request as set forth in Section 21.02.140 (a) of the Zoning and Development Code. The Code provides that the City may rezone property if the proposed changes are consistent with the vision, goals, and policies of the Comprehensive Plan and meet one or more of the criteria identified below:

(1) Subsequent events have invalidated the original premises and findings; and/or The applicant has petitioned for annexation into the City limits with a requested zone district of PAD, which is compatible with the existing Comprehensive Plan Future Land Use Map designation of Airport. Because the property is currently in the County, the annexation of the property is a subsequent event that will invalidate the original premise: a county zoning designation, 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

The condition of the area has not changed. Although it is now under Airport ownership from the BLM disposing the property to them, this does not constitute a change in character or condition of the area. This ownership transfer from the BLM to the Grand Junction Regional Airport was needed by the airport for the buildout of their master plan. Staff finds that this criterion has not been met.

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

The lands proposed for annexation are meant to be incorporated into the existing airport site, which is already adequately served by utilities and other services such as fire and law enforcement. Therefore, 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; and/or

The Grand Junction Regional Airport is the only property in the City that is zoned PAD on the official zoning map. It has an adopted Civic and Institutional Master Plan and has been zoned to Planned Development (PD) approved by City Council per Ordinance 4834. The amount of land needed is dictated by the Airport Master Plan and any expansion of the airport would be constrained by the amount of adjacent land in the airport's ownership. The airport has been working with the BLM for several years to secure ownership of the lands being annexed to complete the needs of their master plan development and keep the airport facility operable under FAA regulations and within the guidelines of their master plan. Staff finds that there is an inadequate supply of land designated as PAD and therefore finds this criterion to have been met.

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

The zone of annexation will act to implement the Comprehensive Plan and provide a suitable area for the potential expansion of the airport use consistent with the PAD zoning district as regulated by the PD Ordinance 4834 and the Airports Master Plan. Therefore, Staff finds this criterion has been met.

Consistency with Comprehensive Plan

The rezone criteria provide that the City must also find the request is consistent with the vision, goals and policies of the Comprehensive Plan. Staff has found the request to be consistent with 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.

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

Goal 9: Develop a well-balanced transportation system that supports...air, and freight movement while protecting air, water and natural resources.

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

Outline Development Plan Amendment

Ordinance 4834 adopted in 2019, established standards for the Planned Development (PD) zone district for the Airport property based on three PD Zone/Districts, 1. Aeronautical, 2. Aeronautical/Commercial and 3. Non-aeronautical. This proposal is to modify the boundary of the Aeronautical Zone/District area to include the 187.69 acres annexed as the Airport North Boundary Annexation, thereby incorporating them into the Planned Airport Development /PD zone district where all land uses and performance standards and regulations of the PD zoning ordinance will apply.

Pursuant to Section 21.02.150 (b) (2) of the Grand Junction Zoning and Development Code, requests for an Outline Development Plan (ODP) shall demonstrate conformance with all of the following:

a) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

The Airport is located within the Urban Development Boundary and the property and some adjacent areas are designated as "Airport" on the Future Land Use Map. In addition, the improvements identified in the Airport Civic and Institutional Master Plan are designed to accommodate the level of growth anticipated in the Comprehensive Plan. The amended ODP is consistent with the following Goals of the Comprehensive Plan.

Goal 9: Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycle, air, and freight movement while protecting air, water and natural resources.

The Grand Junction Regional Airport is a vital component of the transportation system and a valuable asset to the City and surrounding region and the improvements contemplated in the Master Plan and further implemented through this revised ODP will meet the community's air transportation and air freight needs. The additional area in the Aeronautical Zone/District area provides the land area needed to accommodate the relocation of the main airport runway, better serving the community.

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

The Grand Junction Regional Airport provides airline passenger and air freight service to the City and surrounding region. The annual economic benefits of the Airport on the local and regional economy were estimated at nearly \$400,000,000 in the 2013 Colorado Airports Economic Impact Study. Providing the additional lands to the airport development only improves its ability to provide economic benefit to the region.

Therefore, this criterion has been met.

b) The rezoning criteria provided in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code.

See analysis for Zone of Annexation above. Staff finds that four of five of these criteria have been met.

c) The planned development requirements of Section 21.05.040 (f) of the Zoning and

Development Code;

(1) Setback Standards. Principal structure setbacks shall not be less than the minimum setbacks for the default zone.

No changes are proposed.

(2) Open Space. All residential planned developments shall comply with the minimum open space standards established in the open space requirements of the default zone.

This standard is not applicable to non-residential development.

(3) Fencing/Screening. Fencing shall comply with GJMC 21.04.040(i).

No changes are proposed.

(4) Landscaping. Landscaping shall meet or exceed the requirements of GJMC 21.06.040.

No changes are proposed.

(5) Parking. Off-street parking shall be provided in accordance with GJMC 21.06.050.

No changes are proposed.

(6) Street Development Standards. Streets, alleys and easements shall be designed and constructed in accordance with TEDS (GJMC Title 29) and applicable portions of GJMC 21.06.060.

No changes are proposed.

d) The applicable corridor guidelines and other overlay districts.

Section 21.07.030 of the Zoning and Development Code establishes the Airport Environs Overlay Zoning District that applies additional standards and requirements to properties located in close proximity to the Airport and its facilities. The purpose of the Overlay District is to protect public health, safety and welfare by regulating development and land use within noise sensitive areas and airport hazard areas, to ensure compatibility between the Airport and surrounding land uses, and to protect the Airport from incompatible encroachment.

The Overlay includes four subdistricts: Subdistrict A, Airport Area of Influence; Subdistrict B, Noise Zones; Subdistrict C, Critical Zone and Subdistrict D, Clear Zone.

No changes are proposed

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

No changes are proposed

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

No changes are proposed

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

No changes are proposed

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

This standard is not applicable for this application as the proposed amendment is not modifying density.

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

No changes are proposed

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

No changes are proposed

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the zone of annexation request by Grand Junction Regional Airport and amendment to the ODP, File No. ANX-2020-283, for the property located at Parcels 2705-154-00-003 and 2701-113-00-002, the following findings of fact have been made:

1. The Zone of Annexation to PAD, a Planned Development Zone meets one or more of the rezone criteria in accordance with Section 21.02.140(a) of the Zoning and Development Code.
2. The Zone of Annexation to PAD is consistent with the Comprehensive Plan and the Grand Junction Regional Airport Master Plan.
3. The Outline Development Plan amendment conforms with the requirements of Section 21.02.150 (b) (2) of the Grand Junction Zoning and Development Code and meets more than one of the rezoning criteria provided in Section 21.02.140 of the Grand Junction Zoning and Development Code.

Therefore, Staff recommends approval of the request.

SUGGESTED MOTION:

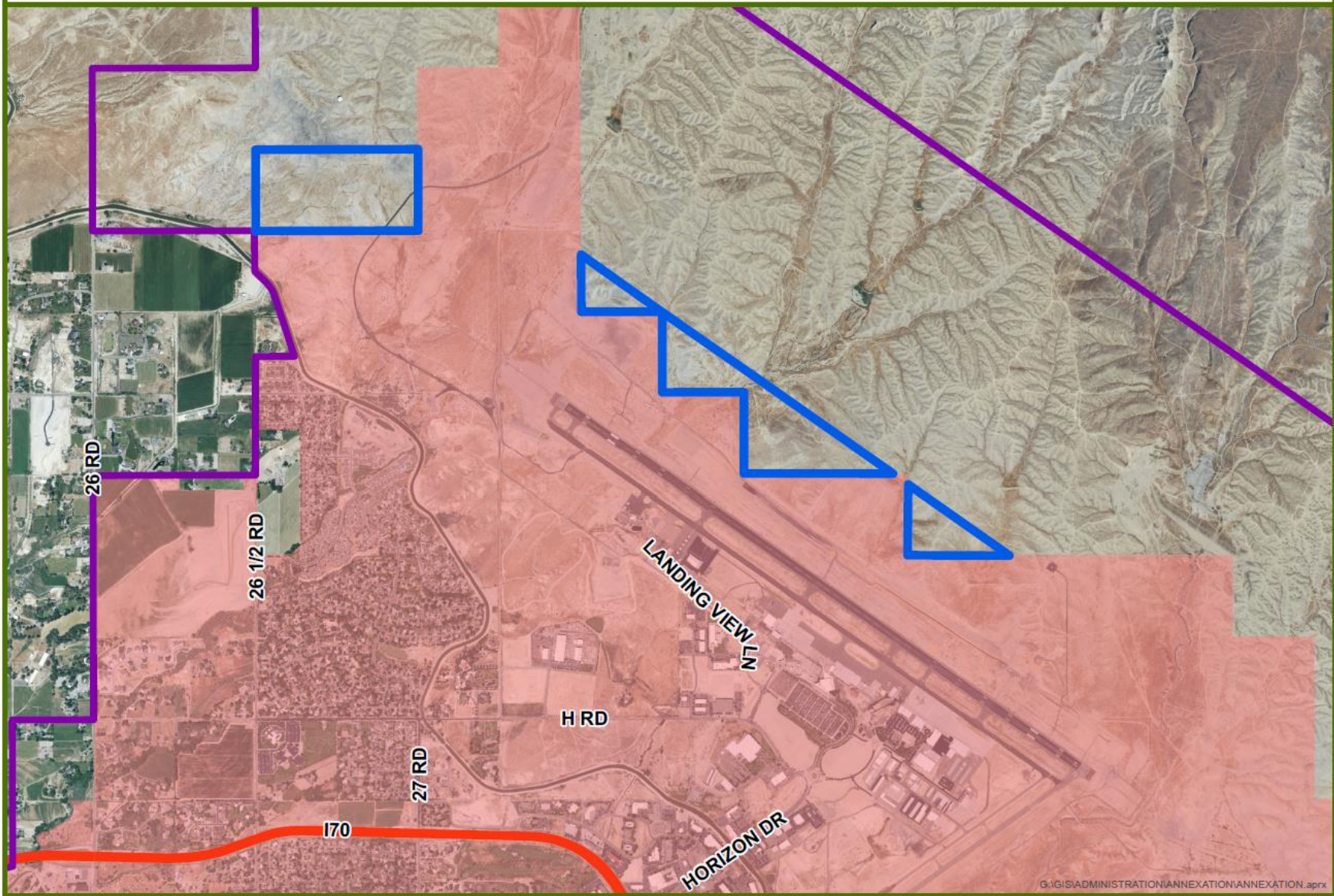
Mr. Chair, on the request by Grand Junction Regional Airport for a zone of annexation for the 187.69 acre Airport North Boundary Annexation from County AFT to City PAD, a PD zone district per Ordinance No. 4834; and an amendment to the Grand Junction Regional Airport ODP to include the annexation area within the Aeronautical PD Zone/District area, City file number ANX-2020-283, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Attachments

1. Location Maps and Photos
2. 2019 Airport Master Plan Drawings
3. Proposed ODP Map - PD Zone-Districts
4. 2019 GJ Airport Master Plan Ordinance 4834
5. Airport North Boundary Annexation Schedule
6. ORD-Airport North Annex PAD Zoning Ordinance

Location Maps and Photos

AIRPORT NORTH BOUNDARY ANNEXATION



0 0.25 0.5 Miles

Annexation

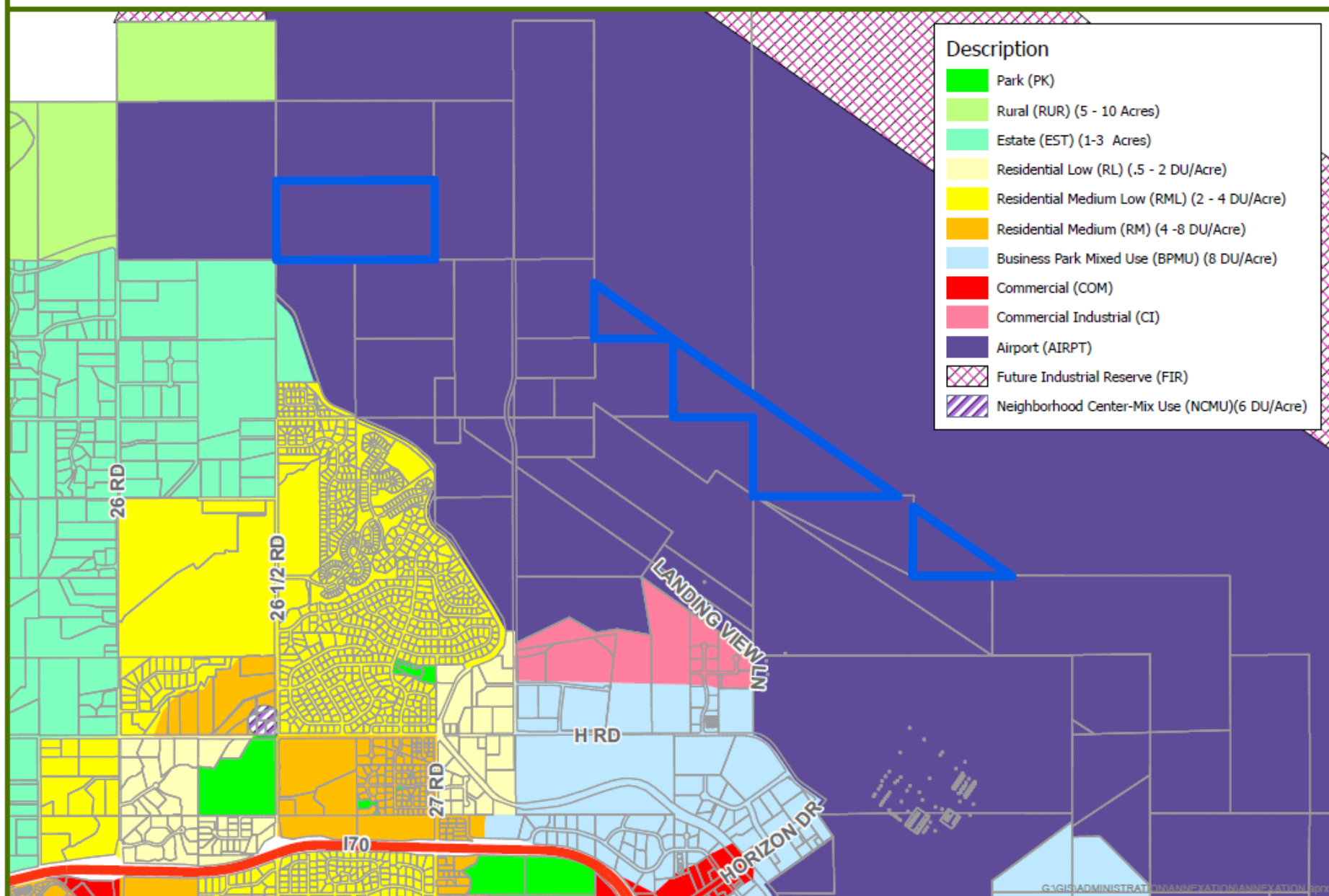
UDB

City Limits

Date Created: 8/10/2020

CITY OF
Grand Junction
COLORADO
ECONOMY. INNOVATION. OUTLOOK.

AIRPORT NORTH BOUNDARY ANNEXATION - FUTURE LAND USE



0 0.25 0.5 Miles

 Annexation Boundary

Date Created: 7/16/2020

CITY OF
Grand Junction
COLORADO
PLANNING & DEVELOPMENT DEPARTMENT

AIRPORT NORTH BOUNDARY ANNEXATION - ZONING

The map displays the following zoning districts and features:

- Zoning Districts:** AFT, PAD, PD, R-1, R-2, R-4, R-5, R-R, R-E, RSF-E, RSF-R, CSR, I-O, B-1, C-1.
- Annexation Area:** Indicated by a blue outline.
- Major Roads:** 26 RD, 26 1/2 RD, 27 RD, 170, H RD, LANDING VIEW LN, HORIZON DR.
- City Boundary:** Shown as a dashed line.
- County Boundary:** Shown as a solid line.

Legend:

- Annexation (Blue outline)
- City Zoning (Various colors)
- County Zoning (Yellow)

Scale: 0, 0.25, 0.5 Miles

Date Created: 7/16/2020

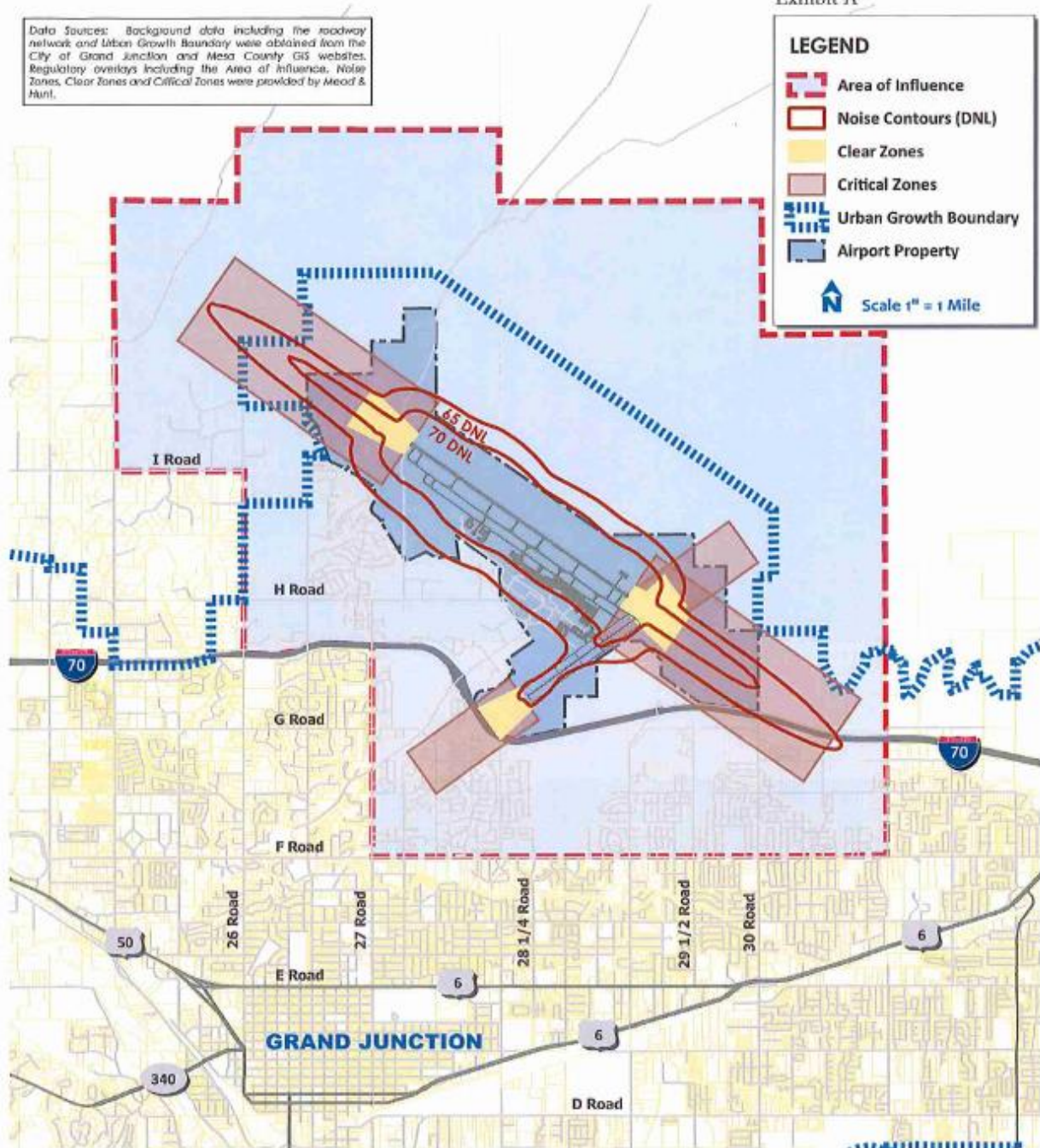
City of Grand Junction, Colorado

Date Created: 7/16/2020

2019 Airport Master Plan Drawings

Exhibit A

Data Sources: Background data including the roadway network and Urban Growth Boundary were obtained from the City of Grand Junction and Mesa County GIS websites. Regulatory overlays including the Area of Influence, Noise Zones, Clear Zones and Critical Zones were provided by Mead & Hunt.

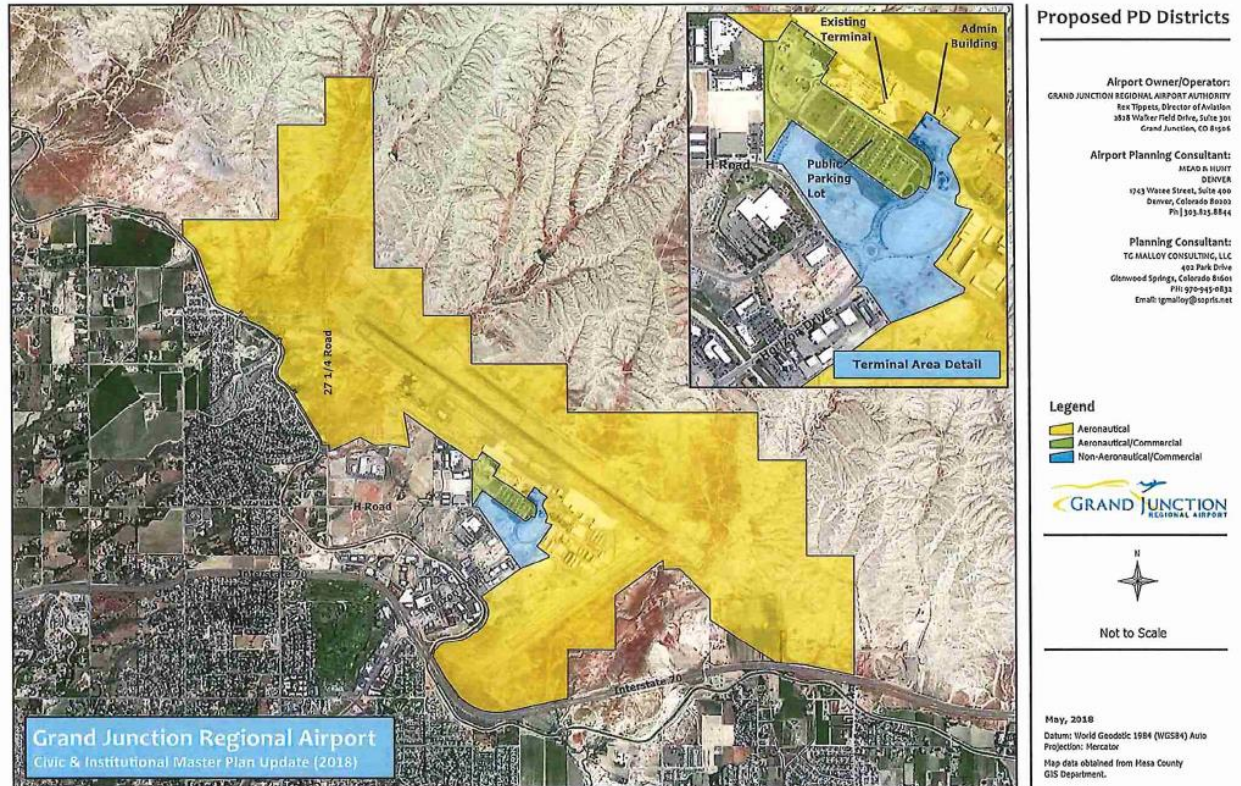


Airport Environs Overlay Zone Districts

Reflects Future Alignment for Runway 11/29

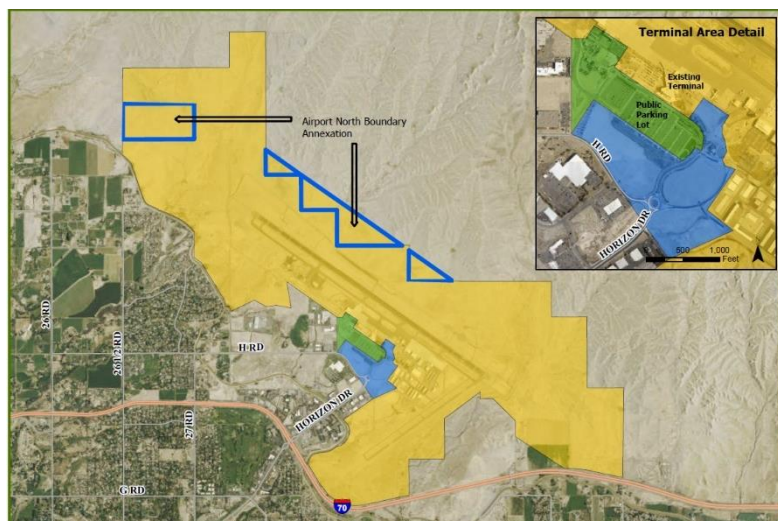
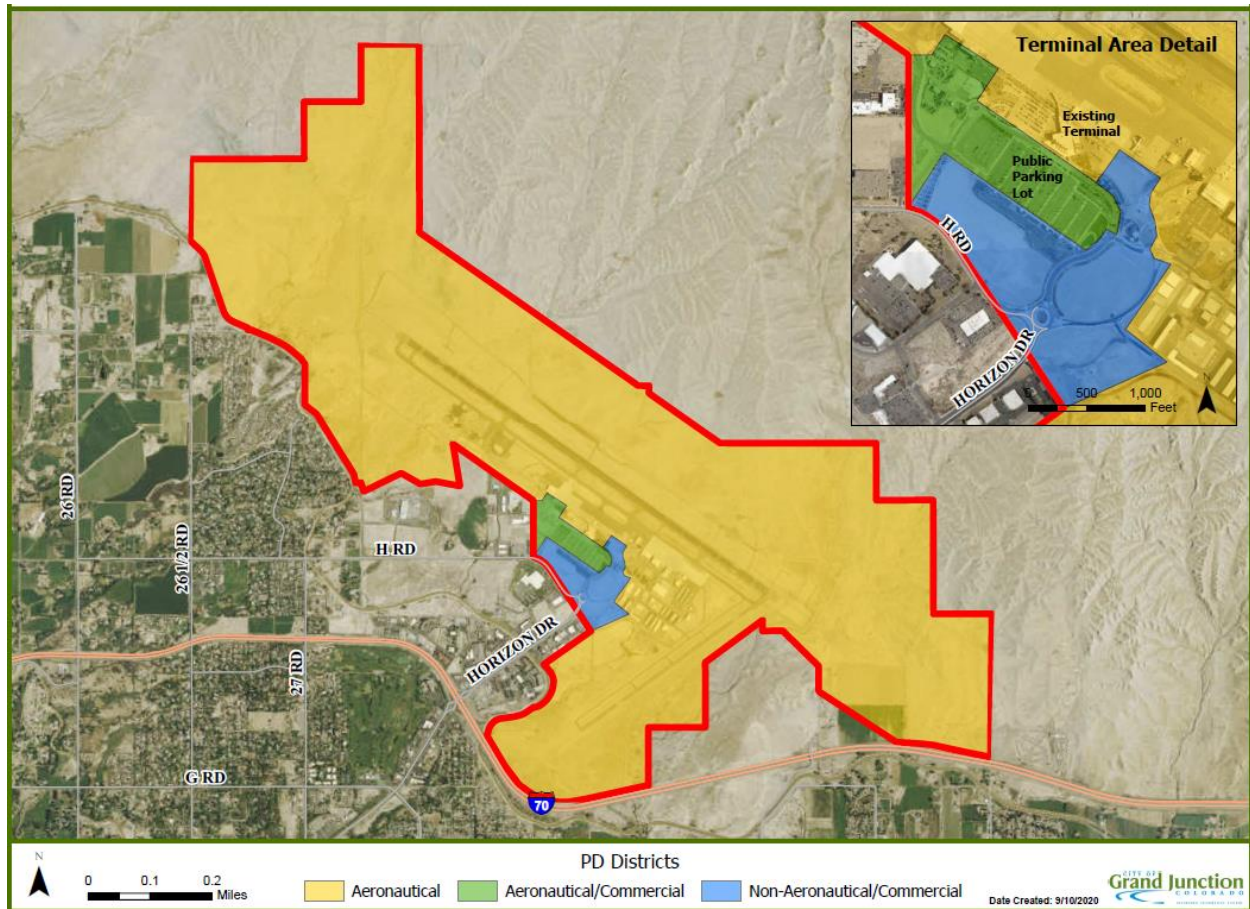
Date: 1/24/2019

Airport Institutional and Civic Master Plan ODP – Airport PD Districts approved March 6, 2019.



Proposed ODP Map – PD Zone/Districts

Amending Exhibit 14 “Proposed PD Districts Map”
of Ordinance 4834 to include newly annexed area in Aeronautical District area



The graphic to the left shows the area of annexation overlaid on the proposed ODP Map.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4834

AN ORDINANCE APPROVING THE GRAND JUNCTION REGIONAL AIRPORT INSTITUTIONAL AND CIVIC MASTER PLAN AND AMENDING ORDINANCE NO. 3679, PLANNED DEVELOPMENT FOR THE AIRPORT PROPERTY

Recitals

The proposed Institutional and Civic Master Plan for the Grand Junction Regional Airport includes two components: the 2009 Airport Master Plan Update and the 2011 Terminal Area Plan and 2017 Amendment. The update addresses forecasting of future aviation activity, which serves as the basis for the facility improvements necessary to meet the needs. The Terminal Plan includes both the long term needs for the replacement of the terminal building, as well as the near-term improvements needed to maintain safe and efficient operation of the existing building until funding is available for its replacement.

Ordinance No. 3679, adopted in 2004, established standards for the Planned Development (PD) zone district for the Airport property based on three zones, 1. Aeronautical, 2. Aeronautical/Commercial and 3. Non-aeronautical. Modifications proposed for the ordinance include placing the partially constructed Administration Building in the Non-aeronautical/Commercial zone and modifying the review process to be consistent with the current Zoning and Development Code which allows for administrative review of future development.

The City Council finds, after a public hearing and review of the proposed that:

1. The requested Institutional and Civic Master Plan meets the requirements of Section 21.02.190 (c) of the Grand Junction Zoning and Development Code.
2. The Outline Development Plan conforms with the requirements of Section 21.02.150 (b) (2) of the Grand Junction Zoning and Development Code and meets more than one of the rezoning criteria provided in Section 21.02.140 of the Grand Junction Zoning and Development Code.

The City Council also finds and determines that the ODP achieves substantial long-term community benefits, as required by the Zoning and Development Code, as follows:

The Airport, along with the aviation-related businesses and facilities, represents a vital and significant regional economic asset by providing commercial passenger service, general aviation facilities, air cargo, and a small amount of military activity. In addition, the Airport also provides benefits to the local businesses and industries, promotes tourism, and encourages additional business development and expansion throughout Grand Junction and the surrounding region. The 2013 Colorado Airports Economic Impact Study quantified the total impact of the Grand Junction Regional Airport at 2,871 jobs, with a total payroll of \$130,775,972 and a total economic output of \$380,039,796.

The Master Plan accommodates aircraft operations and the traveling public with great reliability and safety and makes the most efficient use of the available land for aviation related activities and supporting uses by defining improvements necessary to meet future needs.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Planning Commission reviewed the request for the proposed Institutional and Civic Master Plan, Planned Development (PD) and Outline Development Plan (ODP) and determined that it satisfies the applicable criteria of the Zoning and Development Code, is consistent with the purposes, intent, goals and policies of the Comprehensive Plan, and is generally compatible with land uses located in the surrounding area, and recommended approval.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE INSTITUTIONAL AND CIVIC MASTER PLAN (as found in City Development File #FMP-2018-405, titled Appendix A, Airport Master Plan Update and Appendix C, 2017 Terminal Areas Plan Amendment) AND OUTLINE DEVELOPMENT PLAN (attachments A and B) AS A PLANNED DEVELOPMENT FOR THE GRAND JUNCTION REGIONAL AIRPORT IS APPROVED WITH THE FOLLOWING STANDARDS:

A. This Ordinance applies to the following described property:

Uses and Standards are as follows:

Aeronautical Zone

Allowed uses to be determined by the GJRAA to include:

- Aircraft Maintenance, Storage, Tie-Down, and Sales
- Aircraft and Aircraft Parts Manufacturer
- Aircraft Charter and Taxi
- Fixed Base Operator (FBO)
- Commercial Airline Operation
- Federal Aviation Administration (FAA)
- Governmental Aeronautical Activities
- Fire Protection and Medical Operation
- BLM Fire Suppression Center
- Pilot and Emergency Personnel Temporary Quarters while on duty
- Civil Air Patrol
- Flight Club and School
- Pilot Supply Shop
- Food Service for Aeronautical Customers
- Fly-in Lodging
- Air Cargo Operation
- Private Hangars
- Taxiway, Runway and Run-up area
- Passenger Terminal Building
- Aircraft Safety areas
- Navigational and Landing Aids
- Aeronautical related activities approved by FAA

Street Improvements:

- All internal streets located on GJRAA property are owned and maintained by the Authority.

- Street improvements to serve the Aeronautical Zone will be determined by the Authority and FAA.
- Minimum paved street width shall be 24 feet with a minimum 5' gravel shoulder on each side.
- On-street parking is subject to Authority rules and regulations.
- Street specifications will be determined by the Authority.
- All new development is subject to the City's Transportation Capacity Payment.

Drainage/Stormwater Management:

- Final drainage report and stormwater permit through the State of Colorado and 521 Drainage Authority must be obtained in accordance with City standards and in accordance with the Airport Master Drainage Report.

Utilities:

- Utility extensions and upgrades to be determined by the Authority and utility providers.
- Fire hydrants and water main extension requirements to be determined by the Grand Junction Fire Department.

Site Development Bulk Requirements:

- Tenant must establish compatible grading and drainage relationships between building, parking areas, ramps, taxiways, and adjacent properties consistent with the Authority's Master Drainage Report and the City's requirements. Tenant shall be responsible for assuring that any alteration of grading or drainage does not result in damage to any other real or personal property surrounding or in the vicinity of the subject property.
- Building setback from all lease lines shall be zero (0) feet.
- Building construction and materials must be non-glare and must not interfere with aircraft operations.
- Enclosed hangars shall have a minimum of 4 inches of concrete for the floor.
- Exterior building colors shall be soft colors similar to those found in nature in soil, rocks and vegetation of the surrounding area, to be approved by the Authority.
- Aircraft movement areas shall consist of a minimum of 4 inches of asphalt or concrete and meet the design criteria for the aircraft weight contemplated.
- Compliance with adopted Fire and Building Codes.
- Approved FAA FORM 7460-1 for all improvements.

Parking and On-site Circulation:

- Tenant subject to adequate parking as required by Authority's Requirements and Minimum Standards for Commercial Aeronautical Services and Activities.
- Required pedestrian circulation to be determined by Authority.

Landscaping, Screening and Buffering:

- Landscaping not required.
- Screening and buffering to be determined by Authority.
- Tenant shall eliminate weeds on a regular basis and comply with all FAA requirements pursuant to FAR Part 139, as amended from time to time.

Lighting:

- Lighting must be placed or shielded to not cause glare or excessive light spillage onto adjacent properties, runways, taxiways, taxilanes, ramp areas, roadways and the air traffic control tower.

Signage:

- Tenants must comply with the City's sign regulations and Federal Aviation Regulations for all signage.
- All lighted signs must be approved in writing by the Authority.
- Final approval of signage will be at the sole discretion of the Authority.

Review Process:

- City review of projects will be limited to grading and drainage plans, site circulation and parking and adequate fire protection.
- Approved FAA FORM 7460-1 for the improvements shall be provided to the City prior to the issuance of a Planning Clearance.
- Sign permits are required. Signage must meet standards of the City and Authority, whichever is more restrictive.

Aeronautical/Commercial Zone

Allowed uses to be determined by the GJRAA to include:

- Pilot Supply Shop
- Car Rental
- Restaurant
- Aeronautical Support Manufacturer
- Courier Service
- Parking Infrastructure
- Gift Shop
- Service Business
- Weather Service
- Transportation Security Administration
- Ground Handling Service
- Aircraft Sales
- Multi-modal Transportation Systems
- Aeronautical Related Activities Approved by the FAA

Requirements:

- Compliance with all requirements of the C-1 zone district
- Review process in accordance with the City's Zoning and Development Code
- All required fees and permits in accordance with the City
- An approved FAA FORM 7460-1 for the improvements prior to issuance of a Planning Clearance
- Compliance with Building and Fire Codes
- Final drainage report and stormwater permit through the State of Colorado and 521 Drainage Authority must be obtained in accordance with City standards and in accordance with the Airport Master Drainage Report.

Non-Aeronautical/Commercial

Allowed Uses Include:

- Lodging

- Restaurant
- Convenience Store
- Car Wash
- Museum
- Theater
- Office Complex
- Multi-modal Transportation Complex
- Authority may consider any other uses allowed in the C-1 zone district

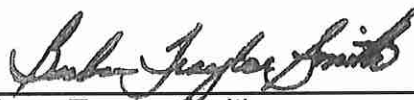
Requirements:

- Compliance with all requirements of the C-1 zone district
- Review process in accordance with the City's Zoning and Development Code
- All required fees and permits in accordance with the City
- An approved FAA FORM 7460-1 for the improvements prior to issuance of a Planning Clearance
- Compliance with Building and Fire Codes
- Final drainage report and stormwater permit through the State of Colorado and 521 Drainage Authority must be obtained in accordance with City standards and in accordance with the Airport Master Drainage Report.

Introduced for first reading on this 20th day of February, 2019 and ordered published in pamphlet form.

PASSED and ADOPTED this 6th day of March, 2019 and ordered published in pamphlet form.

ATTEST:



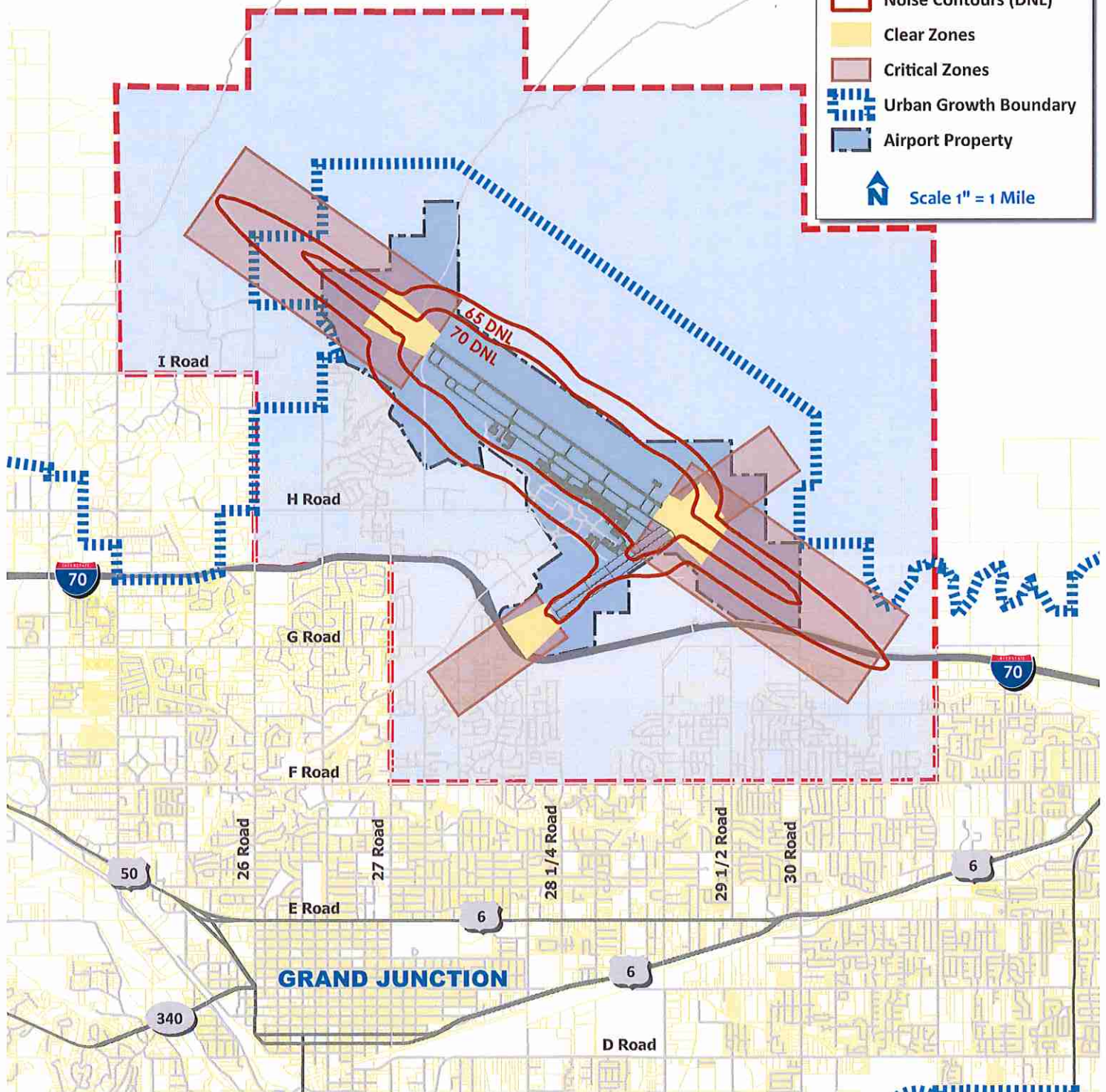
Barbara Traylor Smith
President of City Council



Wanda Winkelmann
City Clerk



Data Sources: Background data including the roadway network and Urban Growth Boundary were obtained from the City of Grand Junction and Mesa County GIS websites. Regulatory overlays including the Area of Influence, Noise Zones, Clear Zones and Critical Zones were provided by Mead & Hunt.



Airport Environs Overlay Zone Districts

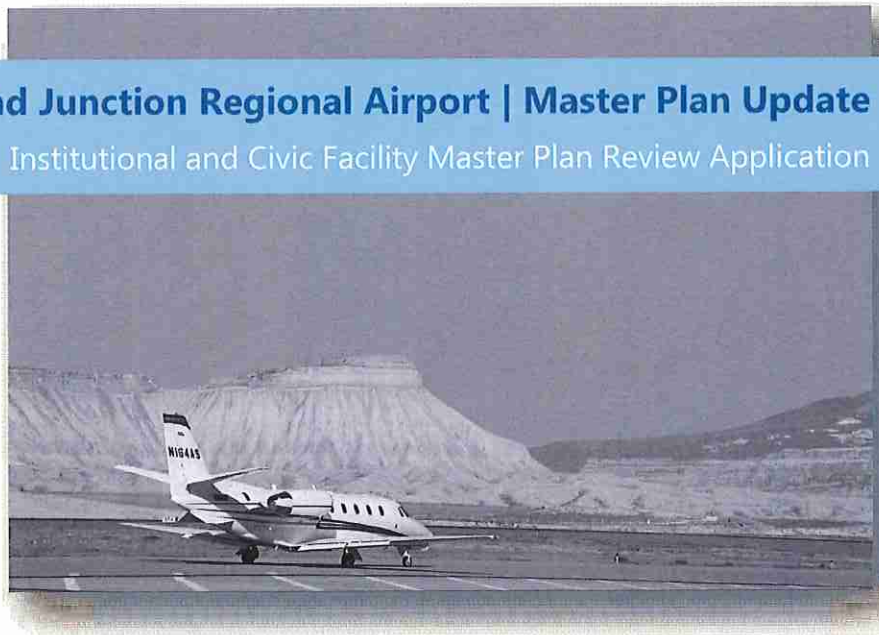
Reflects Future Alignment for Runway 11/29

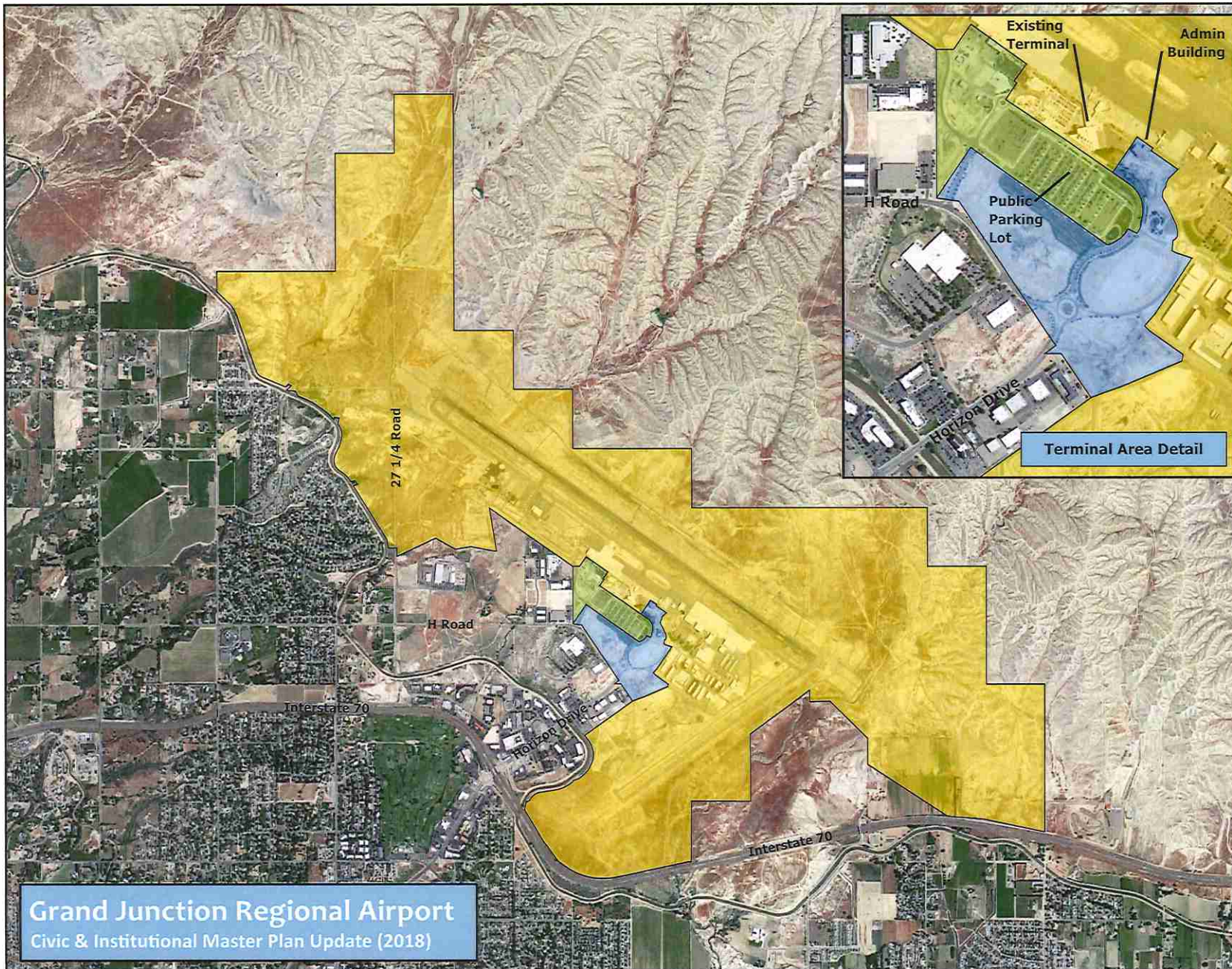
Date: 1/24/2019

EXHIBIT 14
Proposed PD Zones Map

Grand Junction Regional Airport | Master Plan Update

Institutional and Civic Facility Master Plan Review Application





Proposed PD Districts

Airport Owner/Operator:

GRAND JUNCTION REGIONAL AIRPORT AUTHORITY
Rex Tippets, Director of Aviation
2828 Walker Field Drive, Suite 301
Grand Junction, CO 81506

Airport Planning Consultant:

MEAD & HUNT
DENVER
1743 Wazee Street, Suite 400
Denver, Colorado 80202
Ph | 303.825.8844

Planning Consultant:

TG MALLOY CONSULTING, LLC
402 Park Drive
Glenwood Springs, Colorado 81601
PH: 970-945-0832
Email: tgmalloy@sopris.net

Legend

- Aeronautical
- Aeronautical/Commercial
- Non-Aeronautical/Commercial



Not to Scale

May, 2018

Datum: World Geodetic 1984 (WGS84) Auto
Projection: Mercator

Map data obtained from Mesa County
GIS Department.

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4834 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20th day of February, 2019 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 6th day of March, 2019, at which Ordinance No. 4834 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 6th day of March, 2019.


Deputy City Clerk

Published: February 22, 2018
Published: March 8, 2019
Effective: April 7, 2019

<u>AIRPORT NORTH BOUNDARY ANNEXATION SCHEDULE</u>		
July 15, 2020	Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use	
September 22, 2020	Planning Commission considers Zone of Annexation	
October 7, 2020	Introduction of a Proposed Ordinance on Zoning by City Council	
September 2, 2020	Acceptance of Petition and Public Hearing on Annexation by City Council	
October 21, 2020	Public Hearing on Zone of Annexation by City Council	
October 4, 2020	Effective date of Annexation	
November 22, 2020	Effective date of Zoning	
<u>ANNEXATION SUMMARY</u>		
File Number:		ANX-2020-283
Location:		2828 Walker Field Drive (GJ Regional Airport)
Tax ID Numbers:		2701-113-00-002 and 2705-154-00-003
# of Parcels:		2
Existing Population:		0
# of Parcels (owner occupied):		0
# of Dwelling Units:		0
Acres land annexed:		187.69
Developable Acres Remaining:		187.69
Right-of-way in Annexation:		None
Previous County Zoning:		AFT
Proposed City Zoning:		PAD
Current Land Use:		Vacant
Future Land Use:		Airport
Values:	Assessed:	\$1,780
	Actual:	\$1,780
Address Ranges:		Same as Grand Junction Regional Airport
Special Districts:	Water:	Colorado River Water Conservancy
	Library:	Mesa County Library District
	School:	District 51

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE ZONING THE AIRPORT NORTH BOUNDARY ANNEXATION AND AMENDING THE PLANNED AIRPORT DEVELOPMENT (PAD) AND THE OUTLINE DEVELOPMENT PLAN (ODP) TO INCLUDE THE ANNEXED LAND AND DESIGNATING IT AS AN AERONAUTICAL ZONE/DISTRICT

Recitals

The Grand Junction Regional Airport Authority (GJRAA) recently acquired the land known as the Airport North Boundary Annexation from the United States. The annexation consists of 187.69 acres.

In 2019 the City approved Ordinance 4834 and adopted the GJRAA Institutional and Civic Master Plan (Master Plan) for the Grand Junction Regional Airport. The Master Plan is set forth in detail in Appendix A of the *Airport Master Plan Update* and Appendix C of the *2017 Terminal Areas Plan Amendment* contained in City development file FMP-2018-405. The Master Plan included and referred to the lands within the City limits and the lands annexed with Ordinance No. 4953, which are referenced in this ordinance, all of which will equally be in conformance with the terms of the Master Plan with adoption of this Ordinance. The Master Plan has three classified zone areas: Aeronautical, Aeronautical/Commercial, and Non-Aeronautical Commercial. The Airport North Boundary Annexation is to be included within the Aeronautical Zone (also referred to sometimes as the Aeronautical District).

GJRAA has requested that the Planned Development zoning ordinance for the airport (which was most recently amended with Ordinance No. 4834) be amended to include the Airport North Boundary Annexation and by doing so the Outline Development Plan (ODP) will show the area as an Aeronautical Zone/District, all in accordance with the uses and standards established as a part of the Planned Airport Development (PAD).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code (Code), the Grand Junction Planning Commission recommended approval of amendment of the PAD to include the land of the Airport North Boundary Annexation and amendment of the ODP to include the annexed lands within the Aeronautical Zone/District.

The City Council finds, after a public hearing and review of the application to amend the Planned Airport Development and the Outline Development Plan to include the annexed land and designate it as an Aeronautical Zone, that it conforms with the designation of Airport as shown on the Future Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies, and that the amended ODP conforms with the requirements of §21.02.150 and meets one or more of the rezoning criteria provided in §21.02.140 of the Code.

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

The following properties known as the Airport North Boundary Annexation, as adopted in Ordinance No. 4953, are hereby zoned with amendment to the Planned Development known as the Planned Airport Development (PAD), together with an amended ODP and designation of the properties as and within the Aeronautical Zone/District as shown on the attached Exhibit A incorporated herein:

The South 1/2 of the Northeast 1/4 of Section 23, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado.

Lot 2 of Section 24, Township 1 North, Range 1 West of the Ute Meridian, Mesa County, Colorado

Lot 3 of Section 24, Township 1 North, Range 1 West of the Ute Meridian, Lot 6 of Section 19, and Lots 6 and 8 of Section 30, Township 1 North, Range 1 East of the Ute Meridian, Mesa County, Colorado

Lots 9 and 11 of Section 30, Township 1 North, Range 1 East of the Ute Meridian, Mesa County, Colorado

INTRODUCED on first reading this 7th day of October, 2020 and ordered published in pamphlet form.

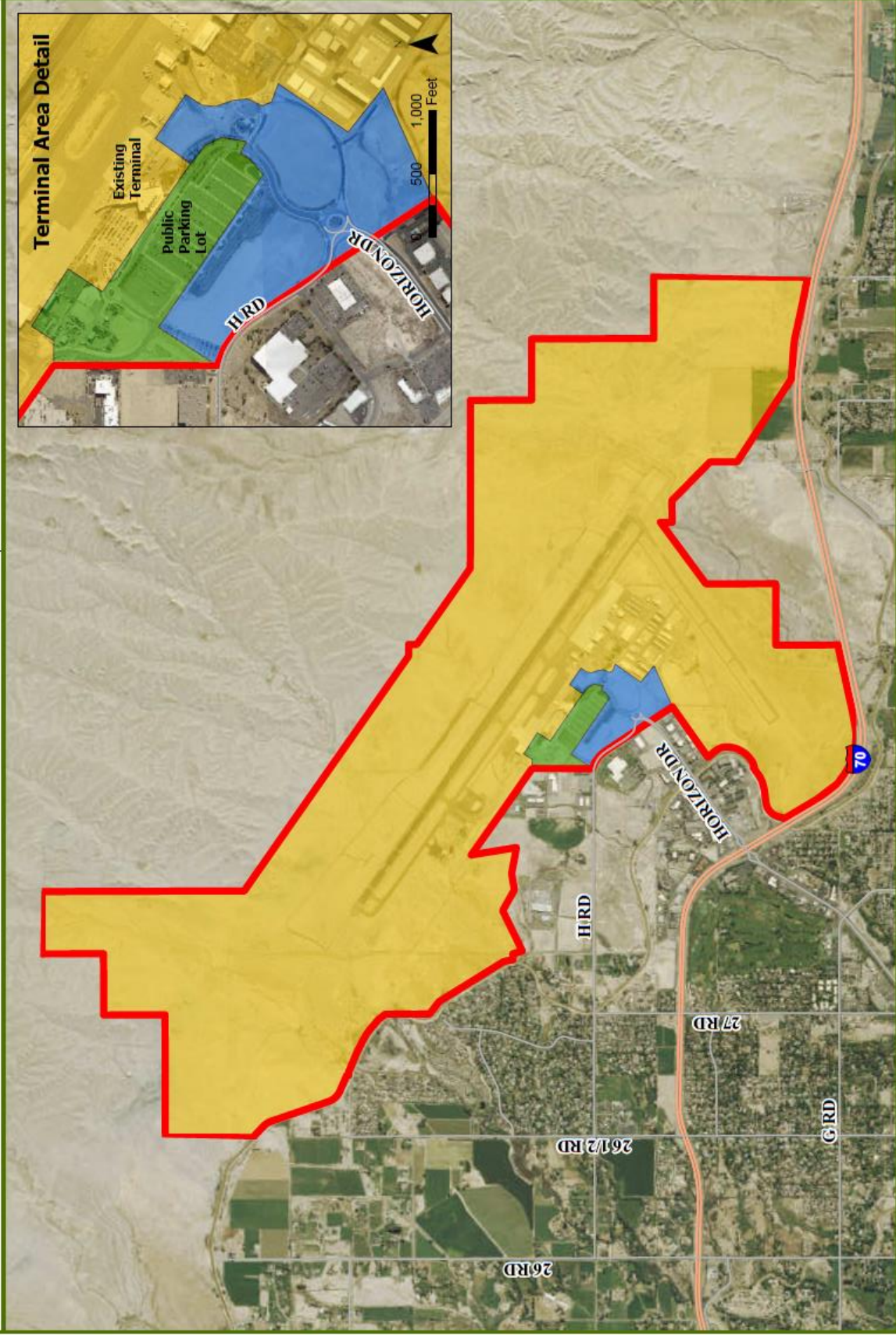
ADOPTED on second reading this _____ day of October, 2020 and ordered published in pamphlet form.

ATTEST:

C.E. "Duke" Wortmann
President of the Council

Wanda Winkelmann
City Clerk

EXHIBIT A



PD Districts

Aeronautical Aeronautical/Commercial Non-Aeronautical/Commercial