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**URBAN TRAILS COMMITTEE
23 ROAD ACCESS GATE NORTH OF "REDLANDS 360" PROPERTY**

MONDAY, JANUARY 11, 2021 @ 12:00 PM

Call to Order/Announcements

Approval of Minutes

Action Items

Discussion Items

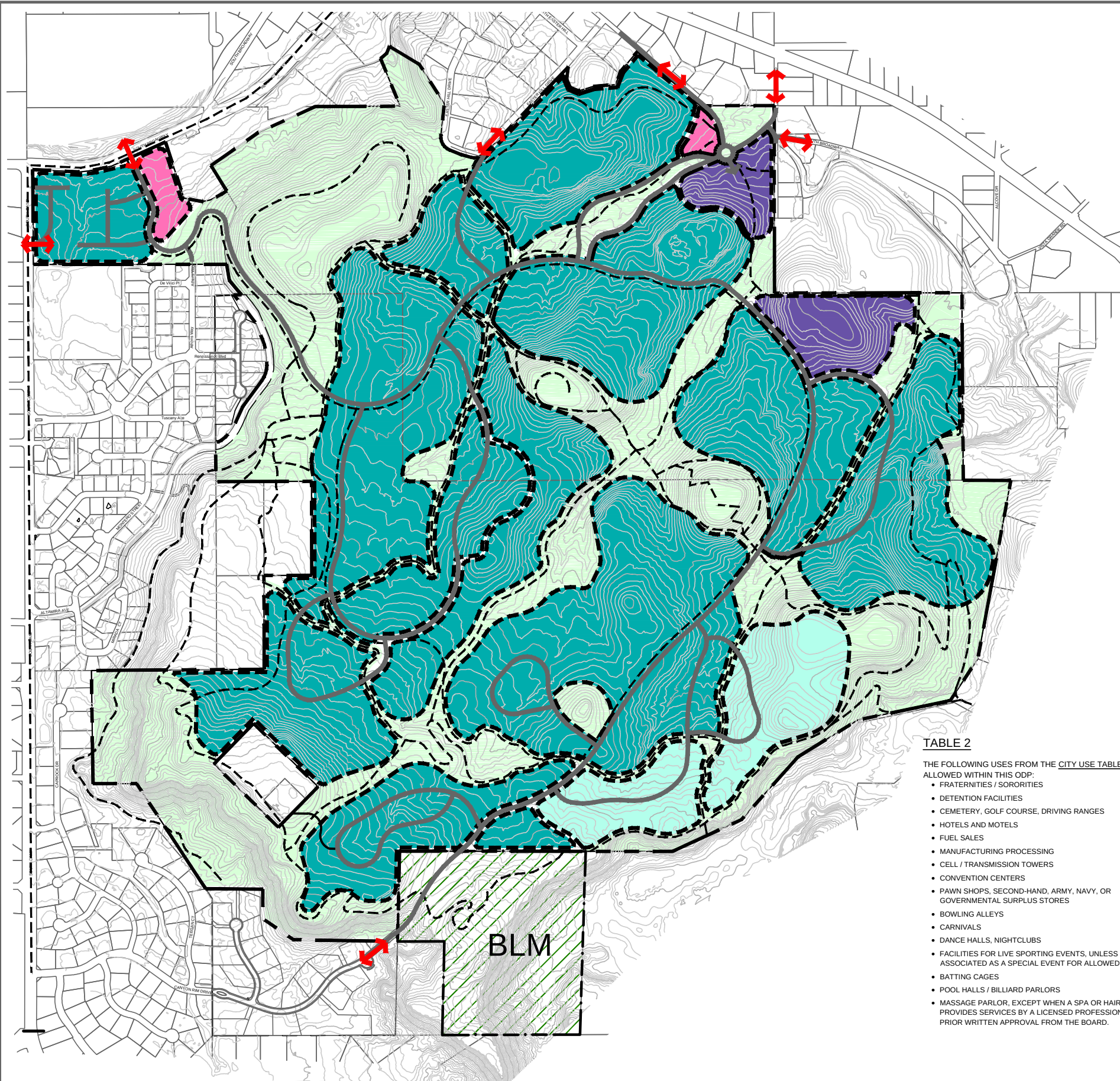
Tour of the Proposed "Redlands 360" Development at Mesa Co. Tax
Parcel No. 2945-181-00-052

Updates

Other Business/Public Comment

Adjournment

S:\Projects\2019 job numbers\1912 - La Plata Com ODP Rezoning\1912 10-21-20.dwg, 11/13/2020 10:30:36 AM



OUTLINE DEVELOPMENT PLAN LEGEND

- PROJECT BOUNDARY LINE
- RESIDENTIAL - Up to R-2
- RESIDENTIAL - Up to R-12
- RESIDENTIAL - Up to R-16
- COMMERCIAL / MIXED USE
- OPEN SPACE
- TRAILS
- ACCESS POINTS

GENERAL NOTES

- THE PROJECT BOUNDARY ENCAPSULATES FIVE PROPERTIES THAT ARE RECEIVING A PD (PLANNED DEVELOPMENT) ZONE.
- THIS PD ZONE HAS UNDERLYING DEFAULT ZONES OF R-2, R-4, R-5, R-8, R-12, R-16, AND B-2. REFERENCE TABLE 1 ON THIS DRAWING FOR SPECIFIC DEVIATIONS TO BULK STANDARDS.
- REFERENCE TABLE 2 ON THIS O.D.P. FOR DEVIATIONS TO ALLOWED USES WITHIN THE DEFAULT ZONES.
- ADDITIONAL EXHIBITS ACCOMPANY THIS ODP. THESE INCLUDE THE 'PARK AREA', 'SLOPE MAP', 'TRAIL TYPES', 'RIDGELINES AND SECTIONS' AND 'PHASING PLAN'.
- ALL DEVELOPMENT PLANS WILL REQUIRE APPROVAL BY THE CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT. ALL DEVELOPMENT PLANS WILL NEED TO CONFORM TO THE DIMENSIONAL STANDARDS AND DEVELOPMENT GUIDELINES PROPOSED WITHIN THIS OUTLINE DEVELOPMENT PLAN.
- SITE DESIGN AND ARCHITECTURAL STANDARD ARE PER CITY OF GRAND JUNCTION CODE UNLESS SPECIFICALLY ADDRESSED IN THE REDLANDS 360 DESIGN GUIDELINES.

TABLE 1
PROPOSED BULK STANDARDS

Dimensional Summary Table	Custom	70' Lots	60' Lots	50' Lots	40' Lots	MF & HD	Comm
City Underlying Zone Criteria	R-2	R-4	R-5	R-8	R-12	R-16	B-2
Lot							
Area (min. ft.)	10,000	n/a	n/a	n/a	n/a	n/a	n/a
Width (min. ft.)	70	60	50	40	30	20	n/a
Frontage (min. ft.)	20	20	20	20	20	20	n/a
Frontage on cul-de-sac (min. ft.)	30	n/a	n/a	n/a	n/a	n/a	n/a
Setback							
Principal Structure							
Front (min. ft.)	20	20	20*	20*	20*	20*	0
Side (min. ft.)	10	5	5	5	5	5	5
Side - abutt residential (min. ft.)	n/a	n/a	n/a	n/a	n/a	n/a	10
Rear (min. ft.)	25	25	15	10	10	10	0
Accessory Structure							
Front (min. ft.)	20	20	25	25	25	25	25
Side (min. ft.)	3	3	3	3	3	3	0
Side - abutt residential (min. ft.)	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Rear (min. ft.)	5	5	5	5	5	5	0
Bulk / Other Dimensional							
Lot coverage (max.)	50%	50%	60%	75%	75%	75%	n/a
Height (max. ft.)	40	40	40	40	40	40	50
Density (min.-units-per-acre)	n/a	2	3	5.5	8	12	8
Density (max.-units-per-acre)	2	4	5.6	8	12	16	n/a
Cluster-allowed	Yes	Yes	Yes	Yes	No	Yes	n/a
Notes	Items in red are deviations from the City Bulk Standards and include modifications and deletions						
Note:	Minimum lot area, lot width and lot frontage do not apply to two-family dwellings or multifamily.						
	*20 feet for the garage face portion of a principal structure and 15 feet for the remainder of the structure.						
	R-6-Min.-lot-area-civic-20,000-sf.						
	R-8-Min.-lot-area-civic-20,000-sf.						
	B-2: Parking front setback for parking as a principal use - 30 ft., as an accessory use - 6 ft.						

TABLE 2

- THE FOLLOWING USES FROM THE CITY USE TABLE ARE NOT ALLOWED WITHIN THIS ODP:
- FRATERNITIES / SORORITIES
 - DETENTION FACILITIES
 - CEMETERY, GOLF COURSE, DRIVING RANGES
 - HOTELS AND MOTELS
 - FUEL SALES
 - MANUFACTURING PROCESSING
 - CELL / TRANSMISSION TOWERS
 - CONVENTION CENTERS
 - PAWN SHOPS, SECOND-HAND, ARMY, NAVY, OR GOVERNMENTAL SURPLUS STORES
 - BOWLING ALLEYS
 - CARNIVALS
 - DANCE HALLS, NIGHTCLUBS
 - FACILITIES FOR LIVE SPORTING EVENTS, UNLESS ASSOCIATED AS A SPECIAL EVENT FOR ALLOWED USES.
 - BATTING CAGES
 - POOL HALLS / BILLIARD PARLORS
 - MESSAGE PARLOR, EXCEPT WHEN A SPA OR HAIR SALON PROVIDES SERVICES BY A LICENSED PROFESSIONAL WITH PRIOR WRITTEN APPROVAL FROM THE BOARD.

- HEALTH SPA, FITNESS CENTER OR WORKOUT FACILITY EXCEEDING TWENTY-FIVE THOUSAND (25,000) SQUARE FEET OF FLOOR AREA, SPECIFICALLY EXCLUDING A CLIMBING GYM, WHICH IS EXPRESSLY PERMITTED WITHIN THE PROPERTY.
- ANY USE WHICH EMITS ANY UNREASONABLY OBNOXIOUS ODOR, NOISE OR SOUND WHICH CAN BE HEARD OR SMELLED OUTSIDE OF ANY BUILDING ON THE PROPERTY, EXCLUDING REASONABLE ODORS ASSOCIATED WITH RESTAURANTS
- ANY CENTRAL LAUNDRY, DRY CLEANING PLANT OR LAUNDROMAT; PROVIDED, HOWEVER THAT THIS PROHIBITION SHALL NOT BE APPLICABLE TO NOMINAL SUPPORTIVE FACILITIES FOR ON-SITE SERVICE ORIENTED TO PICKUP AND DELIVERY BY THE ULTIMATE CONSUMER AS THE SAME MAY BE FOUND IN RETAIL SHOPPING CENTERS AND AS AN ANCILLARY USE TO A RESTAURANT FACILITY.

TABLE 3

LAND USE	AREA	DENSITY	% OF SITE
RESIDENTIAL - UP TO R-12	± 380 ACRES	1100-1500 UNITS	63.3%
COMMERCIAL / MIXED USE	± 5.5 ACRES	*0-100 UNITS	1.0%
IF RESIDENTIAL	UP TO 100 UNITS	-----	
IF COMMERCIAL	UP TO 55,000 S.F.	-----	
RESIDENTIAL - UP TO R-16	±16.5 ACRES	200-250 UNITS	2.8%
OPEN SPACE	± 198 ACRES	-----	33%
RIGHT OF WAYS	INCLUDED IN LAND USE	-----	INCLUDED IN LAND USE
TOTAL AREA	± 600 ACRES GROSS	*1300-1850 UNITS	100 %

* TOTAL DENSITY IS PREMISED WITH THE RANGE OF 55,000 S.F. OF COMMERCIAL/MIXED USE WITH NO RESIDENTIAL UNITS TO "ZERO" S.F. OF COMMERCIAL/MIXED USE AND 100 RESIDENTIAL UNITS.

Redlands 360

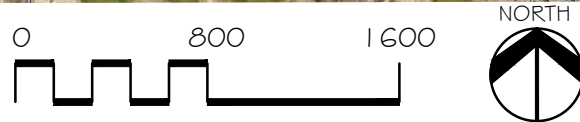
Exhibit 7: Outline Development Plan



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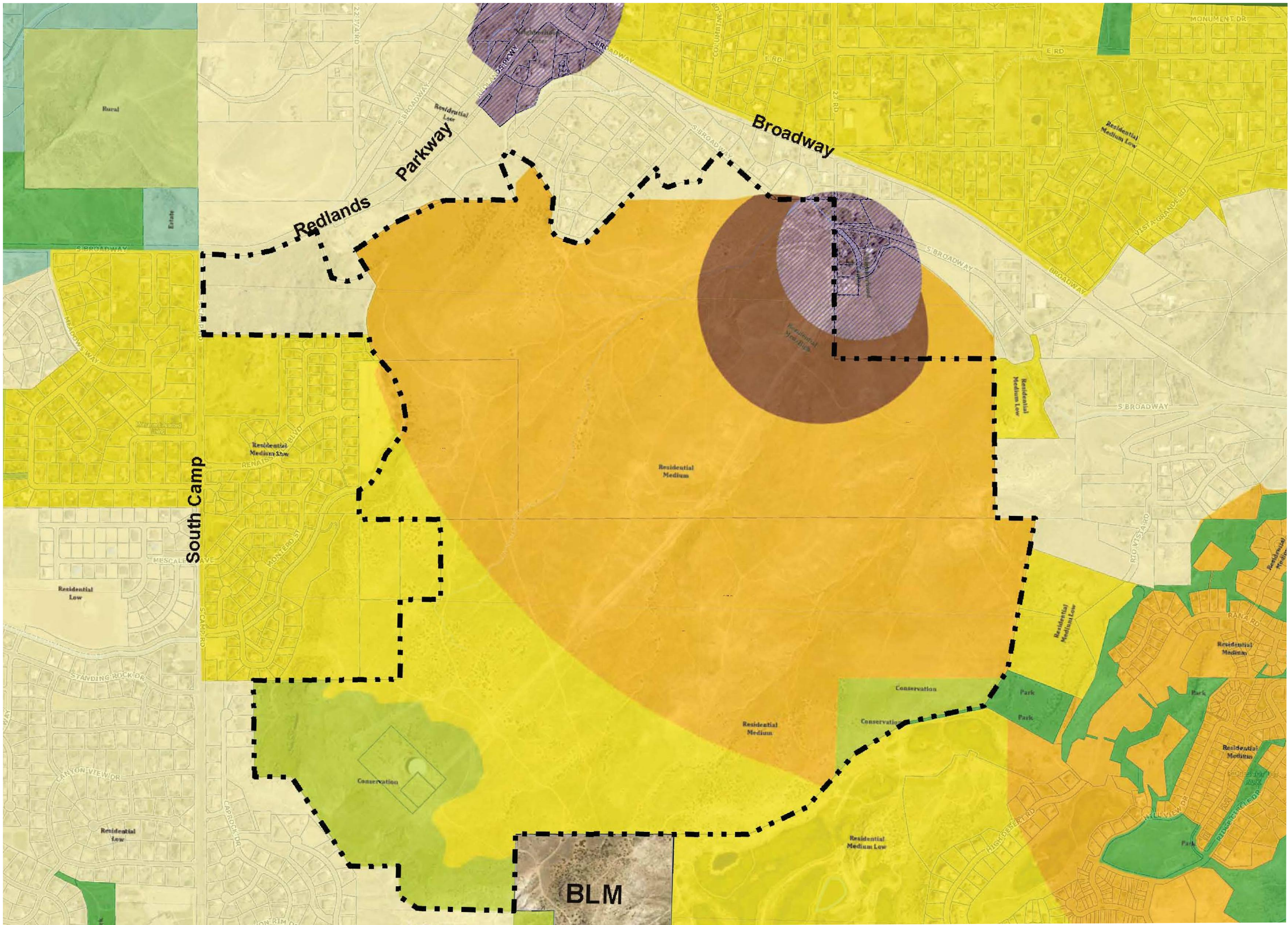
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Exhibit 1: Existing Site Area



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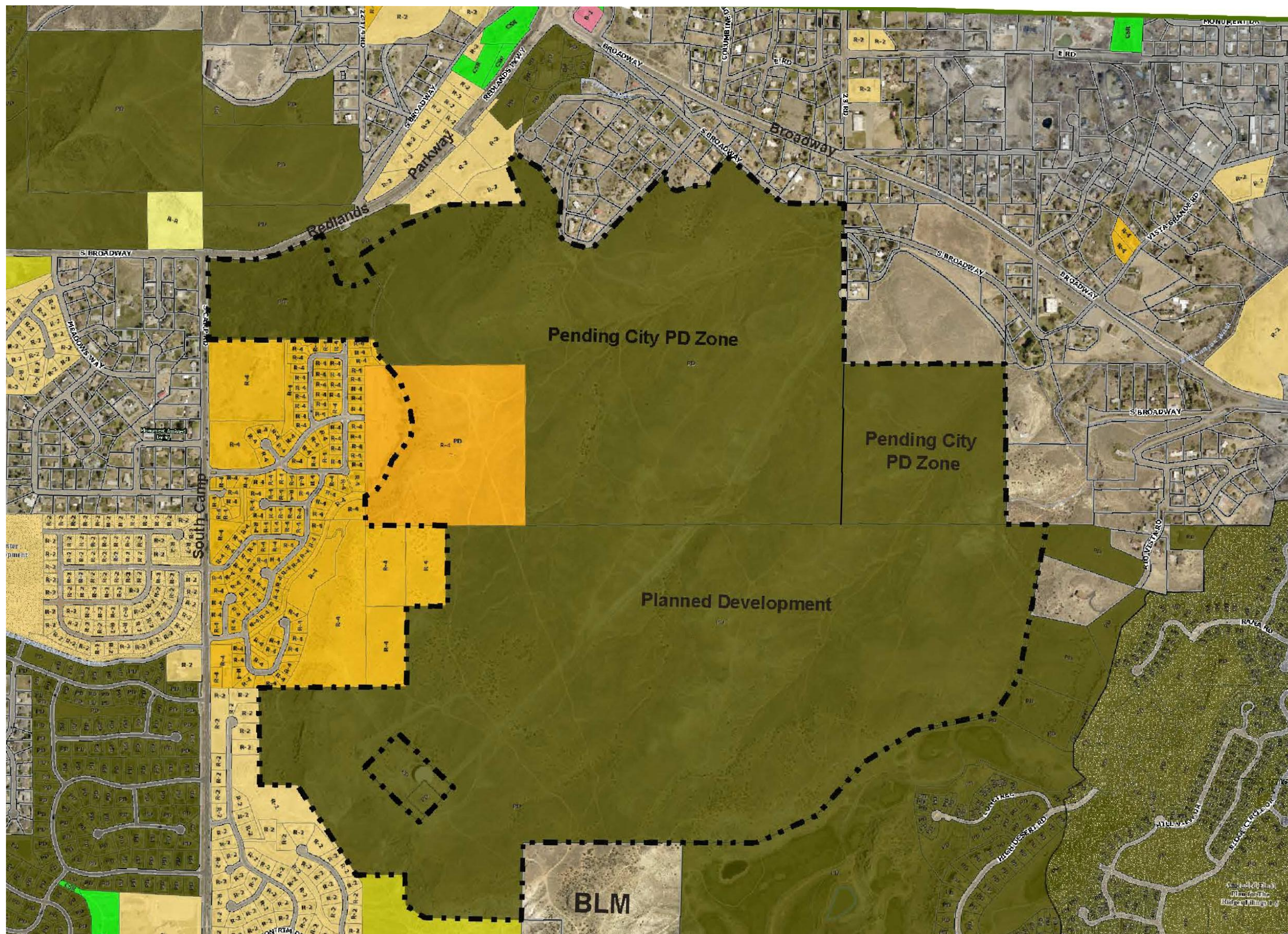
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Exhibit 2: City of Grand Junction Current Future Land Use



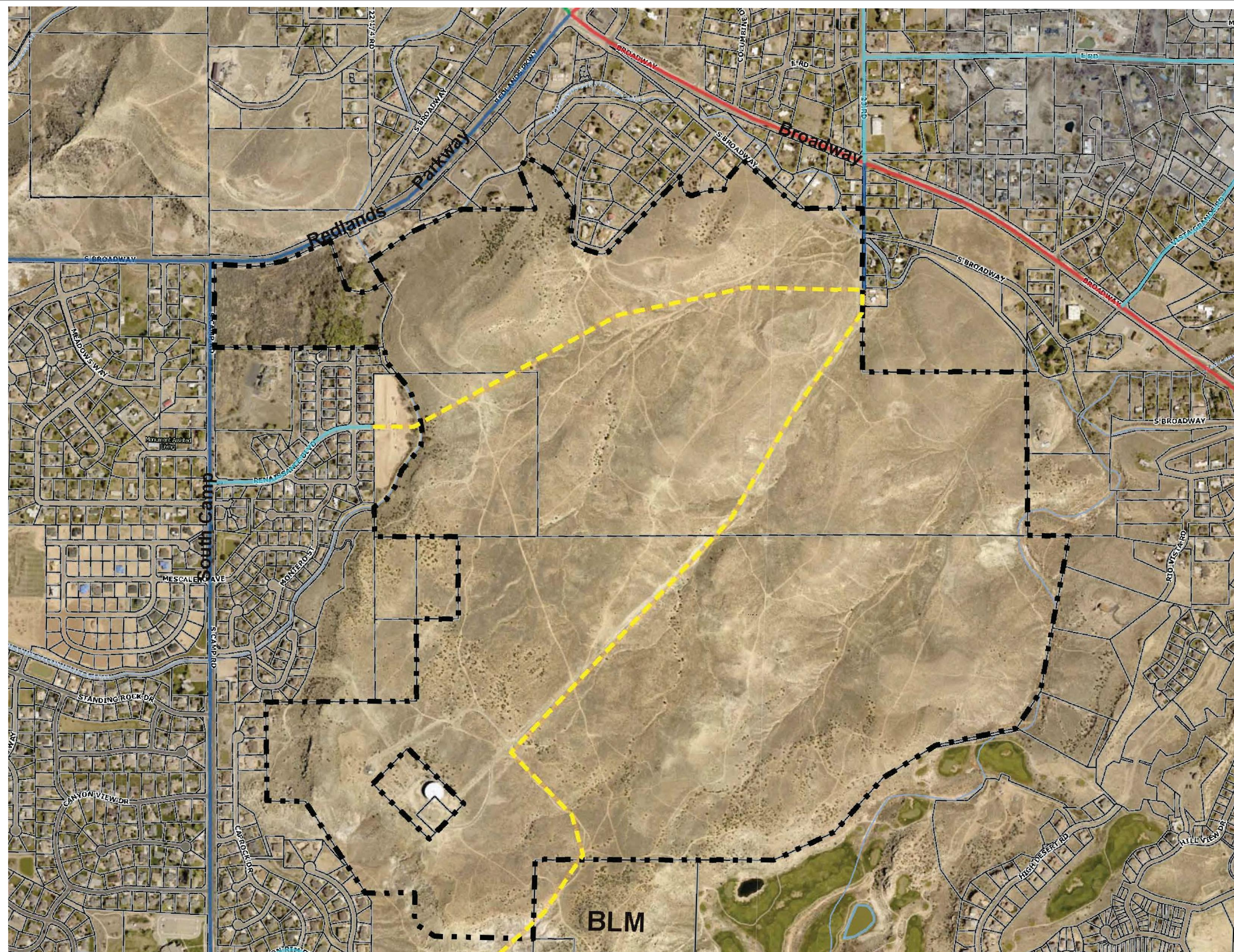
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Exhibit 3: City of Grand Junction Existing Zoning

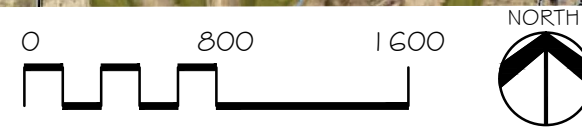


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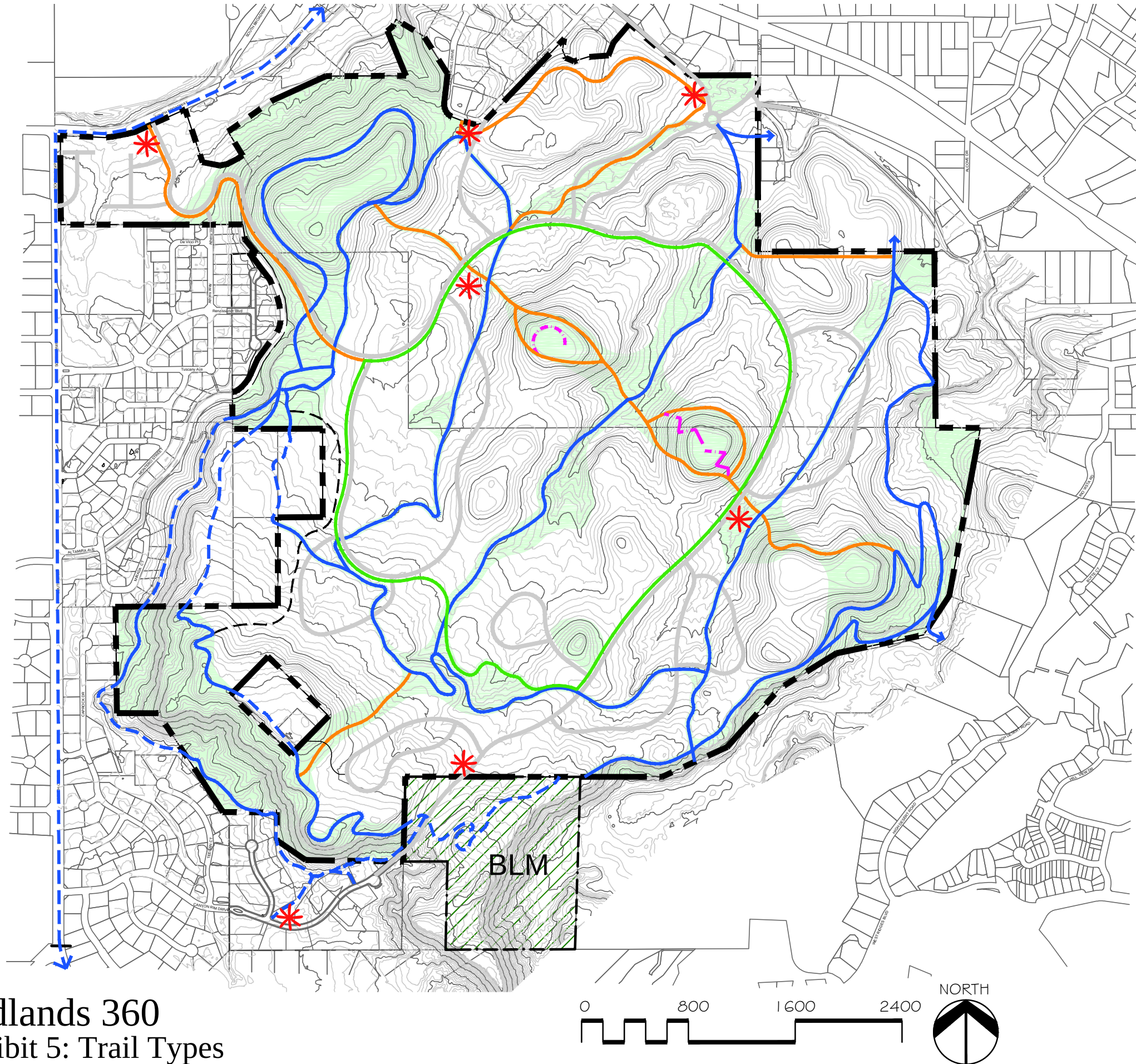
- LEGEND**
- PRINCIPAL ARTERIAL
 - MINOR ARTERIAL
 - MAJOR COLLECTOR
 - MINOR COLLECTOR
 - - - UNCLASSIFIED

Redlands 360
Exhibit 4: City of Grand Junction Circulation Plan



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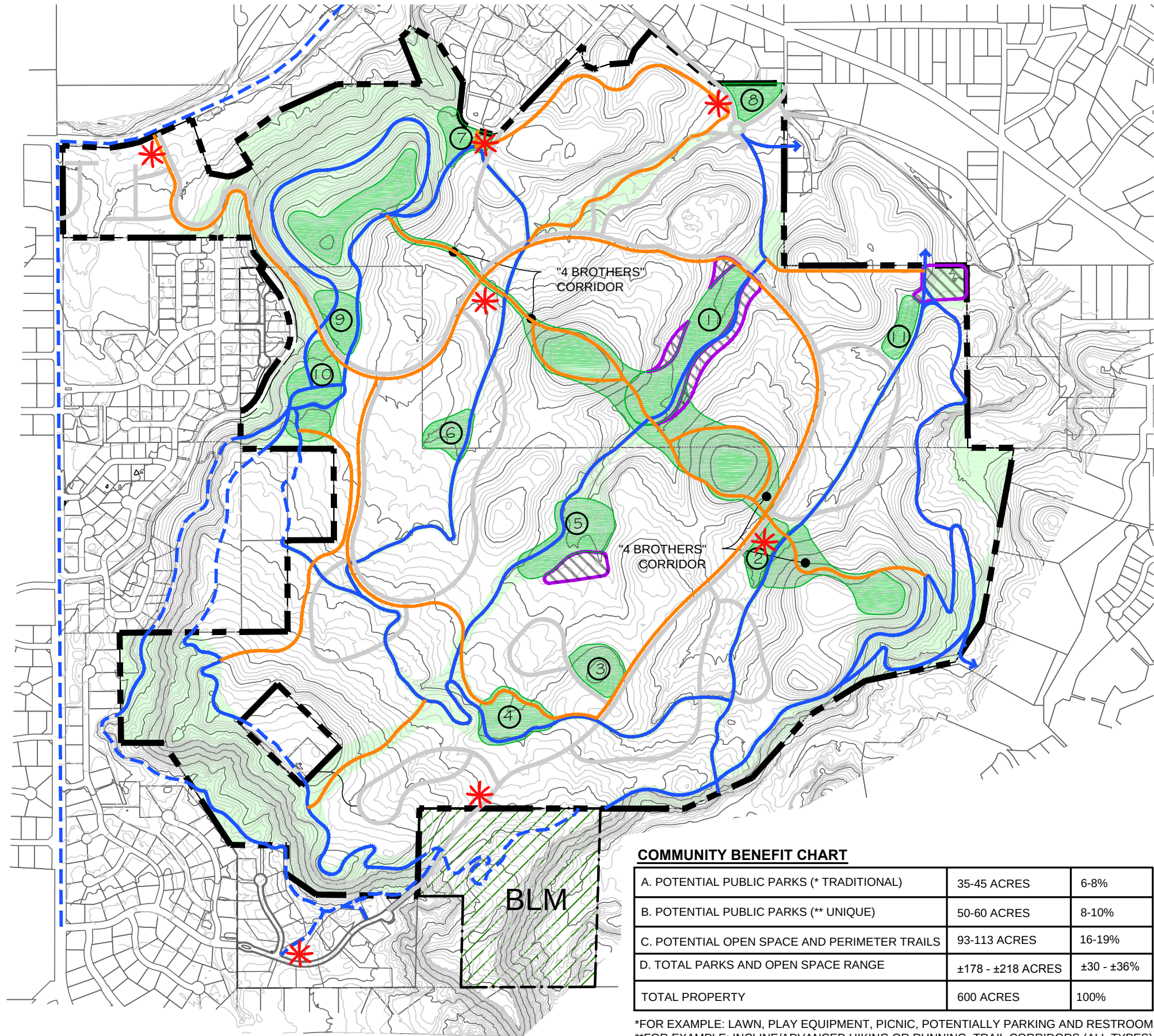
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- TRAILS LEGEND**
- 8 FT DETACHED, PAVED LOOP
MOSTLY FOLLOWING ROADS
 - HISTORICAL ON-SITE
 - HISTORICAL OFF-SITE
 - NEW ON-SITE
 - SPECIAL - INCLINE OR OTHERWISE
DIFFERENT FROM OTHERS
 - BYPASS FOR HISTORICAL TRAIL
- SINGLE TRACK
 - OPEN SPACE
 - EXISTING BLM
 - TRAILHEADS

NOTE: A NUMBER OF THE HISTORIC TRAILS ARE SHOWN AS 'REHABILITATED' ON THE PARK AREA PLAN.

Redlands 360
Exhibit 5: Trail Types



LEGEND

HISTORICAL ON-SITE TRAIL

HISTORICAL OFF-SITE TRAIL

NEW AND REHABILITATED TRAILS, WITHIN DEVELOPMENT AREA

OPEN SPACE

EXISTING BLM

TRAILHEADS

POTENTIAL PARK AREA

POTENTIAL ADDITIONAL PARK AREA

A. POTENTIAL PUBLIC PARKS (TRADITIONAL)		POTENTIAL ADDITIONAL AREA
①	7.4 ACRES	7.2 ACRES
②	1.6 ACRES	-----
③	2.4 ACRES	-----
④	3.7 ACRES	-----
⑤	5.0 ACRES	1.5 ACRES
⑥	2.0 ACRES	-----
⑦	2.0 ACRES	-----
⑧	1.6 ACRES	-----
⑨	2.5 ACRES	-----
⑩	4.9 ACRES	-----
⑪	1.9 ACRES	1.3 ACRES
TOTALS	35 ACRES	10 ACRES (35-45 AC)

B. POTENTIAL PUBLIC PARKS (UNIQUE)	
* THE 4 BROTHERS / 4 HIGH POINTS CORRIDOR	25-30 ACRES
* LINEAR PARKS WITHIN DEVELOPMENT AREA (NOT IN PERIMETER OR PARKS)	25-30 ACRES
TOTAL FOR UNIQUE PARKS	50-60 ACRES
C. REMAINING OPEN SPACE AND PRIMARY EXISTING RIM TRAILS	93-113 ACRES
D. TOTAL OPEN SPACE/PARKS RANGE (THE ODP PLAN USES THE MEDIAN OF THIS RANGE = 198 AC)	178 - 218 ACRES

NOTE: PARK AREAS ARE SUBJECT TO CHANGE; EXACT LOCATION TO BE DETERMINED WITH EACH SUBDIVISION.

EXISTING SLOPE BREAKDOWN OF POTENTIAL PUBLIC PARKS (TRADITIONAL)

0-10% SLOPE	18 ACRES	51%
10-20% SLOPE	13 ACRES	37%
20-30% SLOPE	3 ACRES	9%
>30% SLOPE	1 ACRES	3%
TOTAL	35 ACRES	100%

COMMUNITY BENEFIT CHART

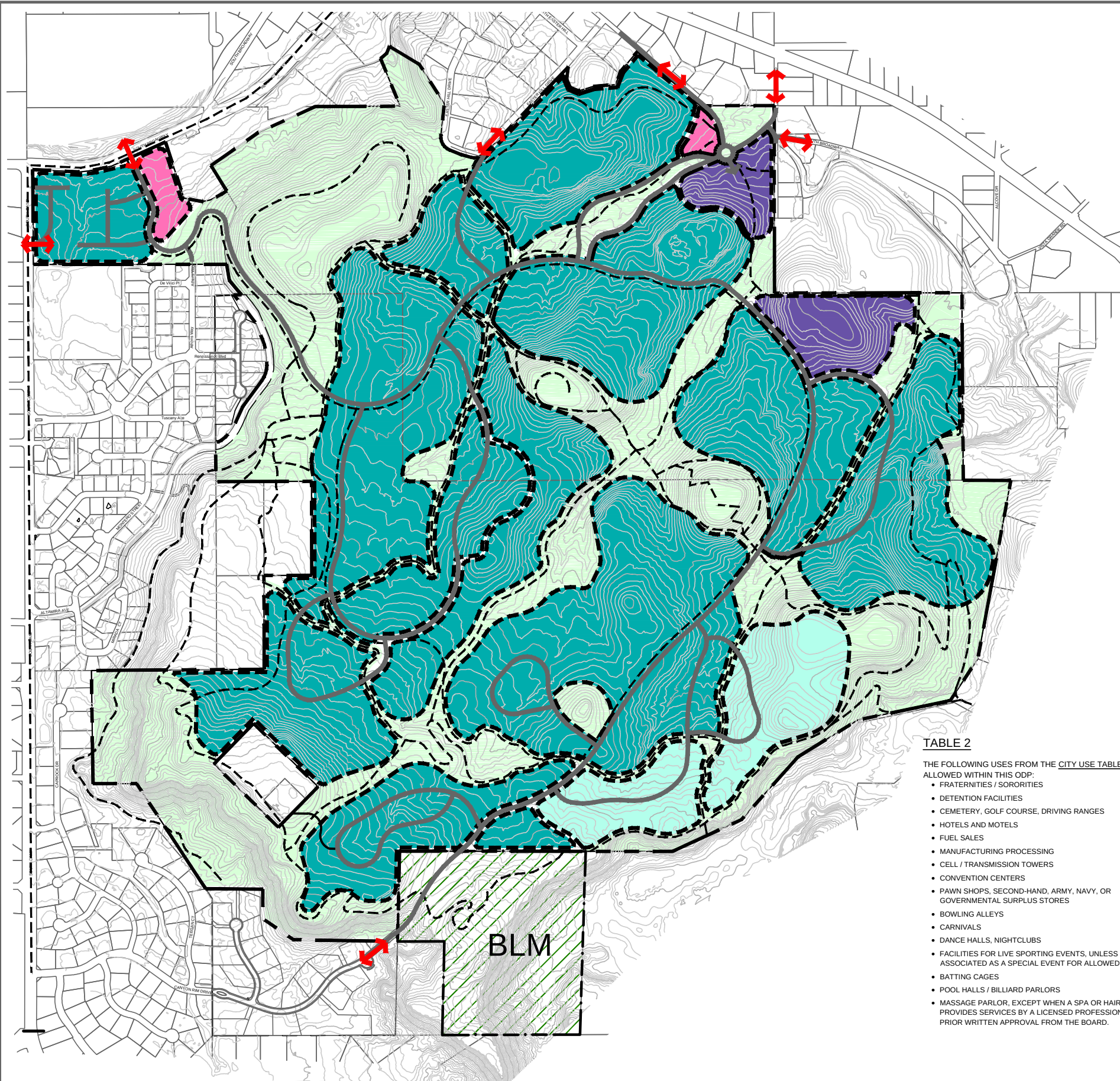
A. POTENTIAL PUBLIC PARKS (* TRADITIONAL)	35-45 ACRES	6-8%
B. POTENTIAL PUBLIC PARKS (** UNIQUE)	50-60 ACRES	8-10%
C. POTENTIAL OPEN SPACE AND PERIMETER TRAILS	93-113 ACRES	16-19%
D. TOTAL PARKS AND OPEN SPACE RANGE	±178 - ±218 ACRES	±30 - ±36%
TOTAL PROPERTY	600 ACRES	100%

*FOR EXAMPLE: LAWN, PLAY EQUIPMENT, PICNIC, POTENTIALLY PARKING AND RESTROOMS.
**FOR EXAMPLE: INCLINE/ADVANCED HIKING OR RUNNING, TRAIL CORRIDORS (ALL TYPES), CIRCUIT TRAINING/EVENTS, FRISBEE GOLF.

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Exhibit 6: Park Areas

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OUTLINE DEVELOPMENT PLAN LEGEND

--- PROJECT BOUNDARY LINE

RESIDENTIAL - Up to R-2

RESIDENTIAL - Up to R-12

RESIDENTIAL - Up to R-16

COMMERCIAL / MIXED USE

OPEN SPACE

TRAILS

ACCESS POINTS

- GENERAL NOTES**
1. THE PROJECT BOUNDARY ENCAPSULATES FIVE PROPERTIES THAT ARE RECEIVING A PD (PLANNED DEVELOPMENT) ZONE.
 2. THIS PD ZONE HAS UNDERLYING DEFAULT ZONES OF R-2, R-4, R-5, R-8, R-12, R-16, AND B-2. REFERENCE TABLE 1 ON THIS DRAWING FOR SPECIFIC DEVIATIONS TO BULK STANDARDS.
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Frontage (min. ft.)	20	20	20	20	20	20	n/a
Frontage on cul-de-sac (min. ft.)	30	n/a	n/a	n/a	n/a	n/a	n/a
Setback							
Principal Structure							
Front (min. ft.)	20	20	20*	20*	20*	20*	0
Side (min. ft.)	10	5	5	5	5	5	5
Side - abutt residential (min. ft.)	n/a	n/a	n/a	n/a	n/a	n/a	10
Rear (min. ft.)	25	25	15	10	10	10	0
Accessory Structure							
Front (min. ft.)	20	20	25	25	25	25	25
Side (min. ft.)	3	3	3	3	3	3	0
Side - abutt residential (min. ft.)	n/a	n/a	n/a	n/a	n/a	n/a	n/a
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B-2: Parking front setback for parking as a principal use - 30 ft., as an accessory use - 6 ft.							

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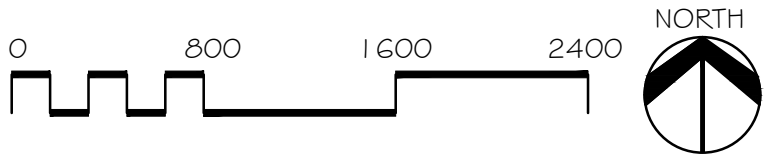
TABLE 3

LAND USE	AREA	DENSITY	% OF SITE
RESIDENTIAL - UP TO R-12	± 380 ACRES	1100-1500 UNITS	63.3%
COMMERCIAL / MIXED USE	± 5.5 ACRES	*0-100 UNITS	1.0%
IF RESIDENTIAL		UP TO 100 UNITS	-----
IF COMMERCIAL		UP TO 55,000 S.F.	-----
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TOTAL AREA	± 600 ACRES GROSS	*1300-1850 UNITS	100 %

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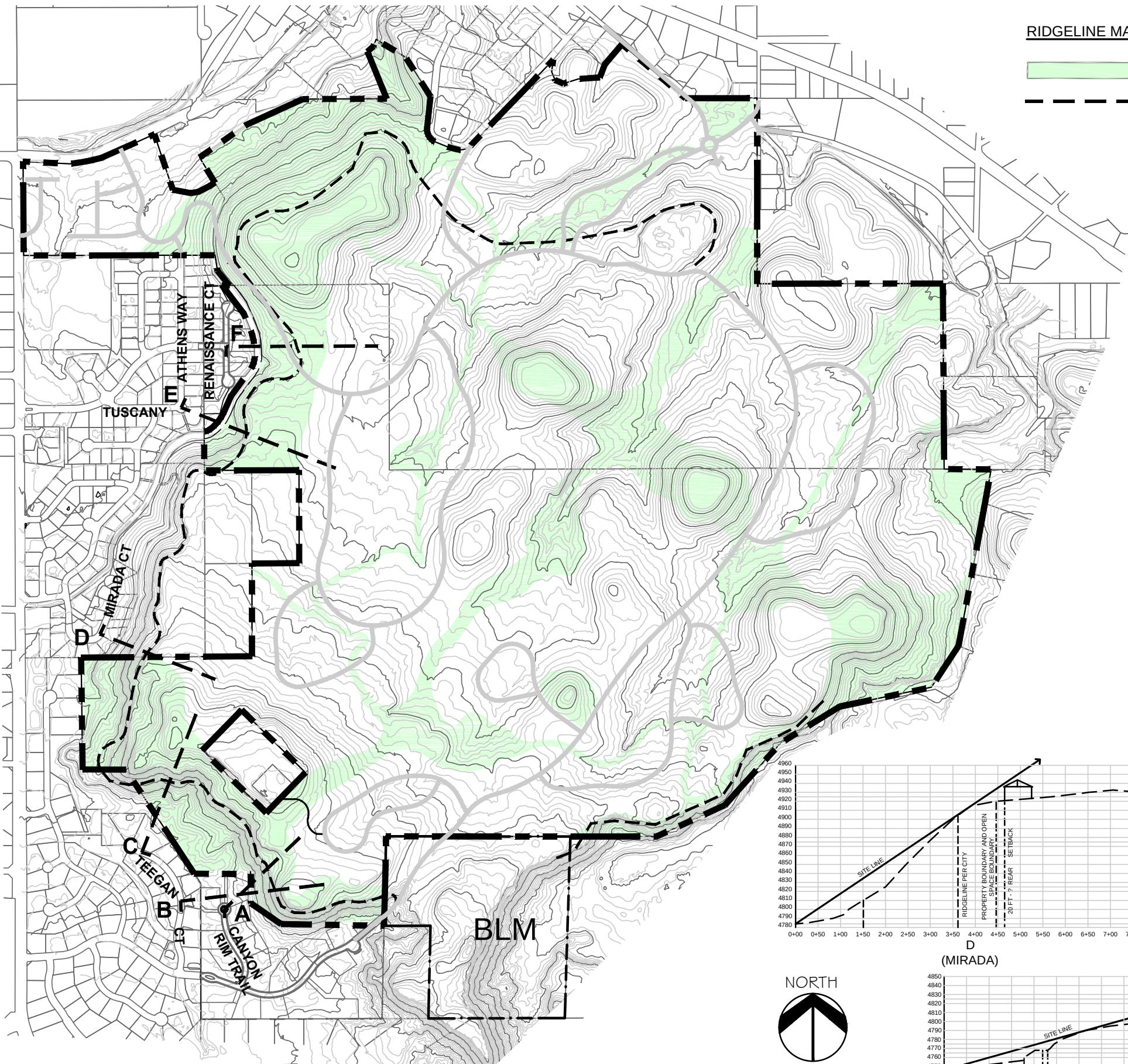
Exhibit 7: Outline Development Plan



L A P L A T A
COMMUNITIES

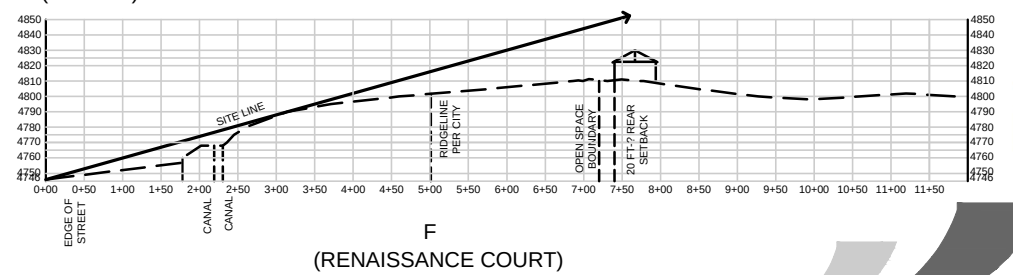
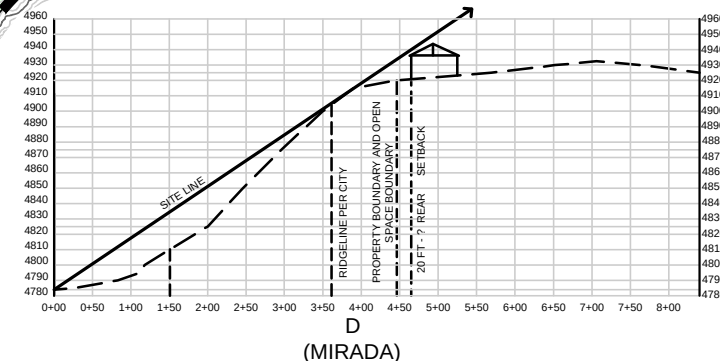
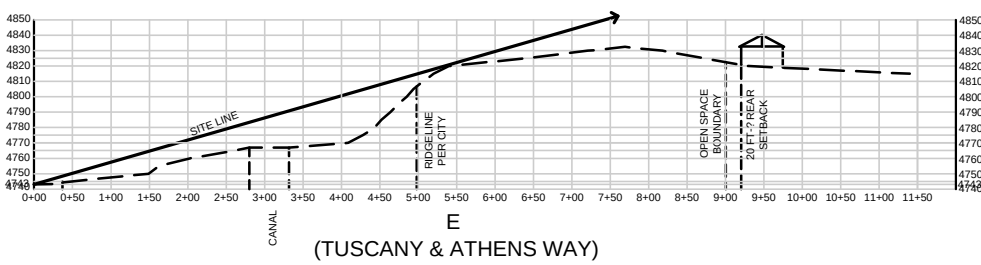
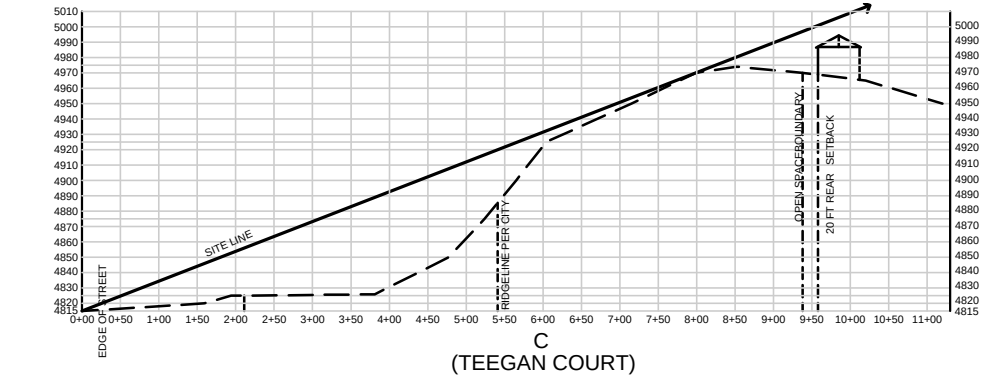
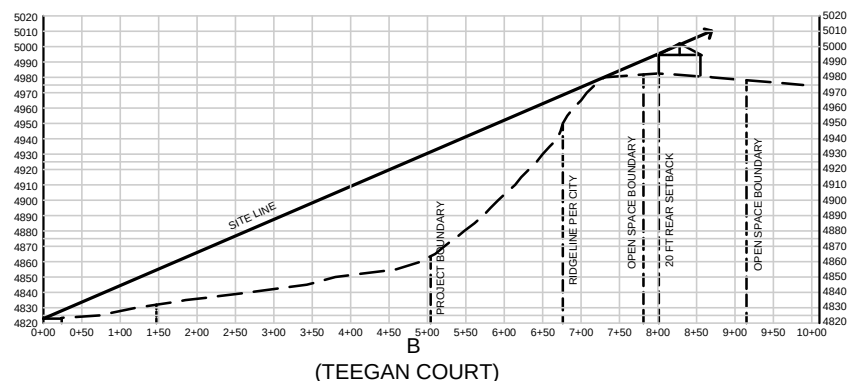
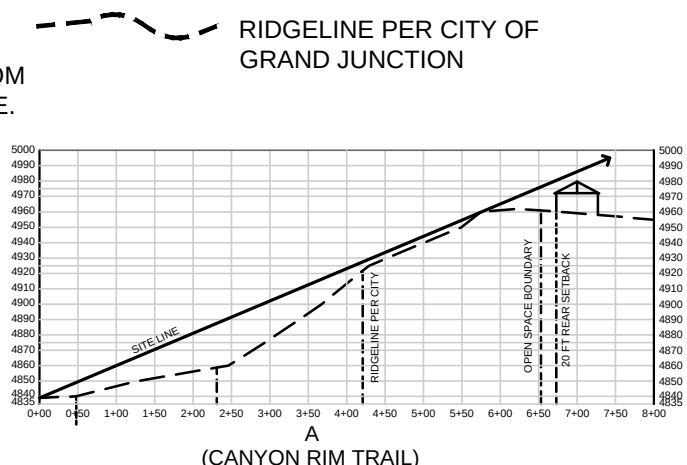
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RIDGELINE MAP LEGEND

- OPEN SPACE
- RIDGELINE SECTION LINES FROM NEAREST STREET CENTER LINE. SEE SECTIONS BELOW
- RIDGELINE PER CITY OF GRAND JUNCTION

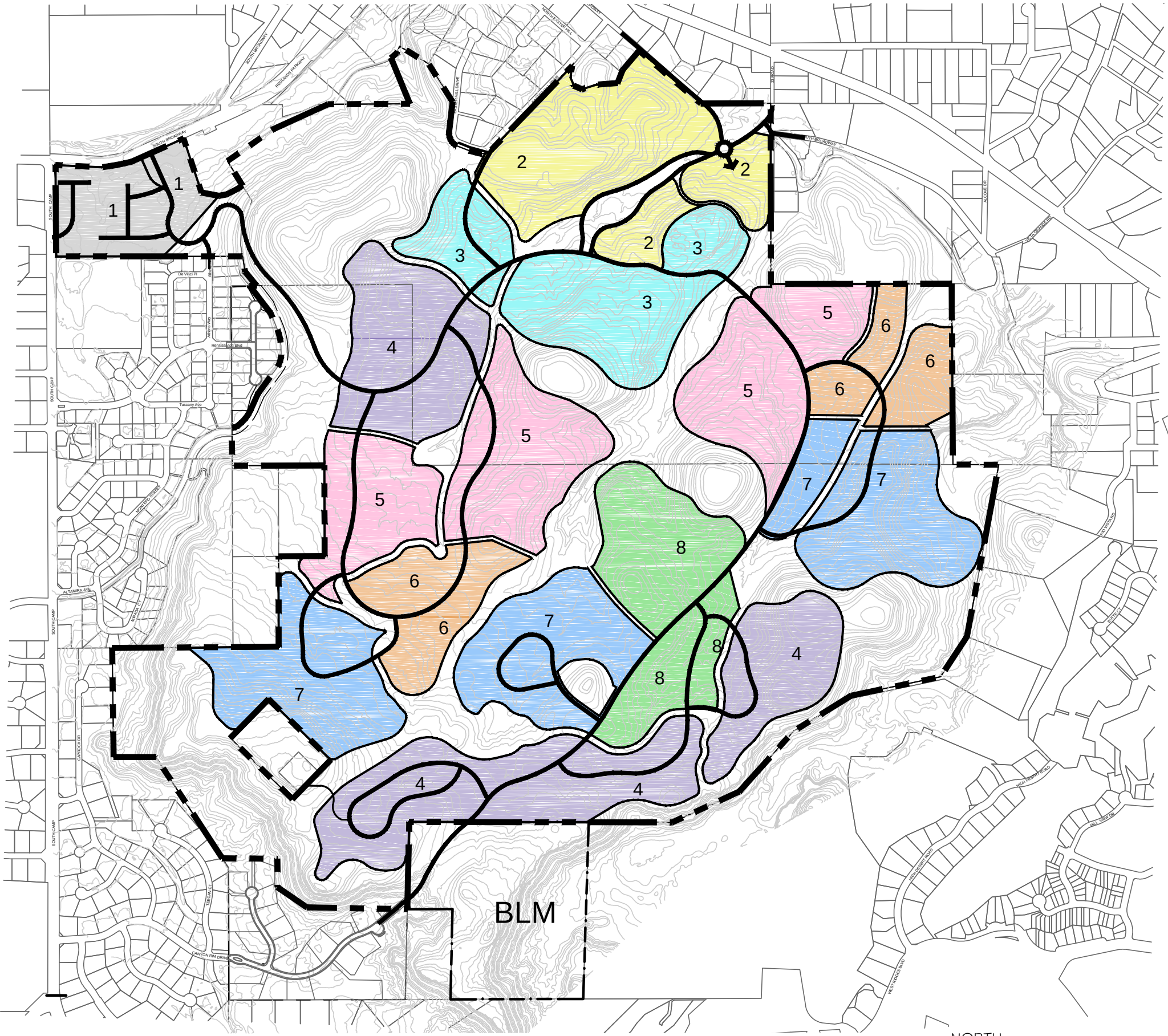


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Exhibit 9: Ridgelines and Sections



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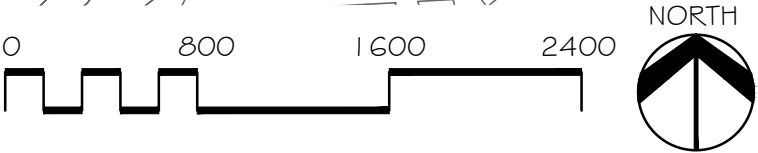
DEVELOPMENT PROGRESSION SCHEDULE

- 1 - TARGETED START 2021
- 2 - TARGETED START 2024
- 3 - TARGETED START 2027
- 4 - TARGETED START 2030
- 5 - TARGETED START 2033
- 6 - TARGETED START 2036
- 7 - TARGETED START 2039
- 8 - TARGETED START 2042

CITY COUNCIL REPORT SCHEDULE

PHASE #	ESTIMATED DATE OF COMMENCEMENT	
PHASE 1	2021	
PHASES 2-7	UPDATE MEETINGS WITH CITY COUNCIL	2026 2031 2036 2041
PHASE 8	2042	

Redlands 360
Exhibit 10: Development Progression Plan



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Landscape Architecture
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Redlands 360 Planned Development

Outline Development Plan and Planned Development Zoning

A. Project Overview and Description

In early 2019, after a number of meetings with City Staff, Grand Junction Land Company (Owner) and La Plata Communities LLC (Applicant) began a purposeful process that took specific entitlements to allow the efficient assembly, planning, and zoning of multiple properties into this request for approval of an Outline Development Plan (ODP) and Planned Development Zone (PD) for +/- 600 acres.

The original GJLC properties totaled 628.9 acres as five parcels, of which there was a mixture of incorporated and unincorporated, City and County Zone districts, and differing zone densities. Briefly, the development of the 7.5 acre Renaissance 360 Subdivision (platted 9/12/2020), annexation (7/15/2020) of the unincorporated parcels (PD zoning), the creation and June 17, 2020, approval of a Metro District (conditioned on the ODP approval), and the zoning and planning of the 23 acre Canyon Rim 360 Subdivision (submitted for review), have all been components of that purposeful process that will culminate with the successful approval of this ODP and PD Zone.

Location

The project location can be generally described as the large vacant land south and east of the intersection of the Redlands Parkway and South Camp Road. It is the northeast facing real estate north of the base of the Ute Water Storage Tanks, and elevated with spectacular panoramic views of the valley. It is dry with sandy to rocky soil conditions and limited rock outcrops; nearly 300 feet of elevation change exists over the span of a mile across the property, with a number of undulating drainage areas and hills. The property currently has a gated dirt road that is primarily for Ute Water to access their facilities. Five parcels make up the 600-acre project (see Exhibit 1: Existing Site Area).

Acreage

All five parcels which now total 600 acres will be planned as one Outline Development Plan (ODP) with Planned Development (PD) zoning.

Proposed Use

The Outline Development Plan includes approximately 5.5 acres of Commercial, 16.5 acres of higher density product (up to 16 units per acre), 380.2 acres of lower density product (up to R-12), and 198 acres of Open Space. The Open Space, which is more than 30% of the property, surrounds the Residential Planned Community, respects the natural conditions of the site, preserves the existing perimeter trails, and legitimizes other significant existing bike and hiking trails.

This proposal is for a mixture of Residential up to R-12 (1100 to 1500 lots), Multi-Family Residential up to R-16 (200 to 250 units), and the potential for up to 100 units within the Commercial / Mixed Use areas. This provides a total Outline Development Plan (ODP) Density request with a range of 1,300 to 1,850 units. For purposes of Metro District studies, traffic studies, etc., 1,335 residential units were considered along with the potential of up to 30,000 square feet of Limited Commercial Space. Using the residential unit count of 1,335 units creates a density of 2.22 units per acre; however, there will be a purposeful flexibility in the Outline Development Plan request for 1,300 to 1,850 housing units (single family, multi-family, and commercial) that creates an overall density range of 2.16 units per acre to 3.08 units per acre. This flexibility in density allows us to adapt to potential market changes over this long-term project.

B. Public Benefit

The Redlands 360 Planned Development will create a residential neighborhood that meets the intent of the Growth Plan, the development requirements of the City of Grand Junction, and the Circulation Plan. Public benefits include:

- o the development of infill properties within the City 201 boundary;
- o the planned development of a project with a +20-year development horizon;
- o the creation of a residential project meeting the intentions and densities of the Growth Plan;
- o the placement of residential development, clustered to respect the land, consolidate infrastructure, and maximize open space;

- o the creation of a development that will continue to promote the recreational opportunities that have been allowed over the last 20 years; extensive on- and off-street pedestrian networks are preserved and proposed, legitimizing and stabilizing the numerous 'social trails' existing on the property;
- o significant open space dedication, over 30% of the entire project; determination of public ownership and maintenance responsibilities subject to discussions with the City;
- o the creation of a Metro District for public improvement financing and assurances to the City for road and utility improvements that meet City standards, and parks and open space development and maintenance;
- o the creation of strong Design Guidelines to assure quality development that will maintain property values and ensure a consistent vision for the overall community;
- o drainage improvements that control historic flows.

C. Neighborhood Meeting

In anticipation of a large number of potential attendees, and to comply with local health orders and social distancing requirements for COVID-19, three separate meetings, each capable of hosting 175 attendees, were held at Colorado Mesa University, in the University Center Ballroom, on July 13th (two meetings) and July 14th, 2020. In an attempt to keep numbers evenly distributed, and neighborhoods somewhat intact, we assigned 'blocks' of invites to various meeting times. In addition, the presentation had been uploaded to GJ Speaks about one week prior to the meetings, and the meetings were also broadcast live.

Approximately 60 neighbors attended the presentations; in total over 300 were able to view and/or participate in discussions. The following analytics were provided by City Planning:

The Redlands 360 development group held three separate physical/virtual hybrid neighborhood meetings on July 13th and 14th. City staff assisted with the virtual component by publishing pre-recorded presentations regarding the project in advance on GJSpeaks.org. All three meetings were live streamed to GJSpeaks. Utilizing YouTube Analytics, City staff is able to determine virtual meeting participation. Among the three meetings, 97 virtual attendees watched the live stream with an average view duration of 34 minutes (the average meeting length was 104 minutes). In addition, the Applicant's pre-recorded presentation was viewed 110 times and the pre-recorded City staff presentation was viewed 63 times. All videos and live streams remain available to the public on GJSpeaks in addition to the 4 public comments that were received before the meetings. Lastly, utilizing Google Analytics, City staff is able to determine that the GJSpeaks webpage dedicated to hosting Redlands 360 project materials and videos has been viewed 245 times as of July 15 – the most public engagement the site has seen to date.

D. Project Compliance, Compatibility, and Impact

Adopted Plans and Policies

As noted, a Planned Development zone will allow the Redlands 360 Planned Development to best address compliance, compatibility, and impact with a well-planned, modern, and unique community. The proposed Outline Development Plan meets and exceeds the intent of the Comprehensive Plan / Future Land Use Plan (FLU), the development requirements of the City of Grand Junction, and vehicular, bicycle and pedestrian considerations of the Grand Junction Circulation Plan.

Regarding 'residential density' which can use existing zoning and the FLU as guidelines, there is significant acreage within the project area that has been zoned PD for many years but without an underlying plan. For this reason, current allowed density ranges cannot be determined by existing zoning; however, a current density range can be determined by the existing Future Land Use plan designations (see Exhibit 2: Future Land Use) There are six existing FLU designations on the subject 600 acres: Conservation, Residential Low, Residential Medium Low, Residential Medium, Residential Medium High, and Neighborhood Center. Allowed density ranges within all six of these existing FLU designations results in a very wide 'spread' of 850 units (or 1.4 units per acre) to 7275 units (or 12.1 units per acre). This potentially "allowed" density range may not be realistic, but its range of 1.4 to 12.1 units per acre is a comparison number to what is being proposed within Redlands 360 at 2.16 to 3.08 units per acre. Based on this analysis the proposed density is at the low end of what is allowed via adopted plans and policies. The following Code Sections further addressing project compliance, compatibility, impact, and adopted

policies are addressed in item 'E' below:

- o Section 21.02.150 – Planned Development (PD) and Outline Development Plan (ODP)
- o Section 21.07.020(f) – Hillside Development standards implementation
- o Section 21.07.020(f) – Ridgeline Development standards implementation

Surrounding Land Use

Surrounding land use noted in the City GIS is not the best indicator of the existing land use as it notes Single Family Residential, Entertainment / Recreation, Livestock, Communication/ Utilities, and Vacant as its categories.

Surrounding zoning provides a better indicator, and includes: City R-2 and R-4, and County PUD to the west; City R-1 and Redlands Mesa PD, and BLM to the south; City Redlands Mesa PD and County RSF-4 to the east; and City R-2 and PD, and County RSF-4 to the north (see Exhibit 3: Existing Zoning).

Site Access & Traffic Patterns

The Grand Junction Circulation Plan is an adopted Document that denotes the Existing and Proposed Road Standards (see Exhibit 4: Circulation Plan). In the exhibit you can see that Broadway / 340 (in red) is designated as a Principal Arterial; that the Redlands Parkway and South Camp (in dark blue) are designated as Major Collectors; Renaissance Blvd. and Canyon Rim Drive (in light blue) are designated as Minor Collectors; and two 'Proposed' roads through the property (in dashed yellow) are shown as Unclassified which signals the classification will be determined with the project. More specifically:

- Roads and access
 - o There are four access points into the project, three of which are on the City Circulation Plan
 - 23 Road, with a reconfigured intersection with South Broadway
 - Easter Hill Drive
 - The Redlands Parkway
 - The connection through Renaissance was prohibited by grade
 - The shift over to Redlands Parkway removes the awkwardness of backtracking through the Renaissance Neighborhood
 - There will still be a connection to Athens Way
 - Canyon Rim Drive
 - This connection has been looked at in more detail with the following being incorporated into the proposed plan:
 - o Approved narrowing of road sections through the Canyon Rim 360 parcel for traffic calming;
 - o The developers have been aiding the City in working with the BLM for crossing their property; road narrowing in Canyon Rim 360 to continue through BLM;
 - o Planning for specific deterrents to better distribute traffic in and out of all four accesses into Redlands 360:
 - the proposed road network does NOT connect the upper road system into a 'loop'; a 'loop' road within the proposed Redlands 360 Planned Development is not part of our vision, nor our plan, although we do support and provide a looped pedestrian trail connection.

A Traffic Study by Kimley – Horn and Associates was submitted in advance to the City; the Study was revised per feedback from the City. The revised traffic study along with a Comment Response Letter is provided with this submittal.

Availability of Utilities

All utilities are available and adjacent to the site.

Utility providers are:

- Water – Ute Water District
 - o With the Ute Water tank being at the high point of this property, there are existing large buried intake and outflow pipes that have been considered and avoided in the layout of the proposed plan.
- Sewer – City of Grand Junction
- Irrigation water – Redlands Water and Power

- Power – Xcel Energy
- Gas – Xcel Energy
- Communications – TBD

Special or Unusual Demands on Utilities

The proposed project has no special nor unusual demands on utilities. Recognizing that the Redlands 360 project is one of the largest planned residential projects that the community has considered, the plan proposes land uses and densities with lower demands than all of the guiding plans for density, traffic, water, and sewer that the City has developed and planned for.

Effects on Public Facilities

The Redlands 360 Planned Development will have expected, but not unusual impacts on Public Facilities. As noted, total residential units will be less than what the Future Land Use plan promotes.

Site Soils

Soil investigations were done by Huddleston Berry Geotechnical Engineers and that information is provided with this submittal.

Impact on Geology and Geological Hazards

No known geological hazards exist within the proposed development areas. Slopes greater than 30% are avoided.

Hours of Operation - NA

Number of Employees - NA

Signage Plans

Signage will be utilized at the project entries and throughout the planned development. The locations and detailed design will be addressed with each phased subdivision submittal.

Irrigation

In an effort to mitigate irrigation requirements on the site, the landscape vision for the community is to incorporate an enhanced desert- or xeric-look for both community common spaces (as well as residential lots), while avoiding the installation of large, unneeded irrigated turf areas where unnecessary. Seventy-five shares of Redlands Water & Power (RWP) available for this site. These shares will be used to irrigate parks and common open space landscaping, streetscapes and entry landscaping, as well as exposed, disturbed areas that require rehabilitation.

E. Additional General Report Discussion Items

- The following 'additional items' are addressed below:
 - o The Code Sections, noted above:
 - Section 21.02.150 – Planned Development (PD) and Outline Development Plan (ODP)
 - Section 21.07.020(f) – Hillside Development standards implementation
 - Section 21.07.020(f) – Ridgeline Development standards implementation
 - o Requests for credits and/or reimbursements

21.02.150 Planned Development (PD) and Outline Development Plan (ODP) (see Exhibit 7: Outline Development Plan)

The Planned Development (PD) / Outline Development Plan (ODP) is the culmination of the approval of a number of processes to date: the Annexation of 237.57 acres to allow the entire 600-acre project area into the City; the City Council approval of the Metro District for the proposed 600-acre ODP, and also including the 21-acre Canyon Rim 360 subdivision; road access associated with the now completed Renaissance subdivision; road standards associated with the Canyon Rim Subdivision (TEDS Exceptions). With this approval the entire 600 acres is incorporated, uniformly zoned as PD, and with an overall Outline Development Plan (ODP) that guides the character of this long term developed community.

The ODP/PD is requesting multiple modified underlying zone designations for R-2, R-4, R-5, R-8, R-12, R-16, and B-2 zones. The purpose of multiple underlying default zones is the desire for multiple product opportunities within the Redlands 360 development. Due to its size and anticipated +20-year buildout, the need to provide flexibility is essential.

The Code Sections in their entirety are included below, along with specific project responses.

Section 21.02.150 – Planned Development (PD) and Outline Development Plan (ODP)

*(a) **Purpose.** The planned development (PD) district is intended to apply to mixed use or unique single use projects to provide design flexibility not available through strict application and interpretation of the standards established in Chapter 21.05 GJMC. The PD zone district imposes any and all provisions applicable to the land as stated in the PD zoning ordinance. The purpose of the PD zone is to provide design flexibility as described in GJMC 21.05.010. Planned development rezoning should be used when long-term community benefits will be derived, and the vision, goals and policies of the Comprehensive Plan can be achieved. Long-term community benefits include:*

- (1) **More efficient infrastructure;***
 - The Redlands 360 Planned Development provides an efficient road network over 600 acres, connecting two primary and two secondary points of access into the project, respecting the GJ Circulation Plan, and funded by TCP and an approved Metro District;
 - The Redlands 360 Residential Planned Development provides new utilities to the entirety of the development;
 - See below for requests for infrastructure credits and reimbursements.
- (2) **Reduced traffic demands;***
 - The Redlands 360 Residential Planned Development will be connecting three access points into this 600-acre development that are identified on the GJ Circulation Plan: one on the south, one on the west, and one on the north, and with an additional point of access on the north which primarily serves as a second access for some of the initial phases of development.
 - The Redlands 360 Residential Planned Development significantly reduces traffic by limiting itself to an overall density of 1,300 to 1,850 units. This is at the lower end of both the current estimated FLU density (850 to 7,275 units) and the current proposed FLU (600 to 3,300 units).
 - The Redlands 360 Residential Planned Development is keenly focused on a very comprehensive pedestrian and bicycle trail network that will allow ease of access through, to, and from the project which also aids in reducing traffic. The ODP depicts over 13.5 miles of trails throughout the project.
- (3) **More usable public and/or private open space;***
 - The Redlands 360 Planned Development has approximately 198 acres of open space, which equates to +/-33% of the property;
 - This system includes on- and off-street pedestrian ways and trails that interconnect the entire community to HOA open spaces and potential public open spaces;
- (4) **Recreational amenities; and/or***
 - The Redlands 360 Residential Planned Development provides over 30% Open Space, which equates to over 198 acres. Within these 198 acres, public parks, traditional and unique park amenities, and over 6 miles of new trails will be provided.
 - These 'new' trails do NOT include the 7.5 miles of on-site Historic Trails that will be preserved, rehabilitated, and legitimized for public use through the approval of this project (see Exhibit 5: Trail Types).
 - A comprehensive exhibit detailing proposed trailheads, trails (historic and new), park locations and open space is included with this submittal (see Exhibit 6: Park Areas).
 - The Park Area Exhibit includes a Community Benefit Chart. This chart breaks down the commitments for the noted 198 acres of Open Space, recognizing that this too could fluctuate between 178 acres and 218 acres (198 acres being the average). The breakdowns include: 35 to 45 acres of potential 'Traditional' Public Parks (over half on slopes less than 10%, close to 90% on slopes less than 20%); 50 to 60 acres of

potential 'Unique' Public Parks; and 93 to 113 acres of potential open space and perimeter trails.

- See below for requests for park fee credits and reimbursements.

(5) *Needed housing choices.*

- The Redlands 360 Residential Planned Development is structured to provide multiple housing choices, and through this ODP and PD submittal is seeking the flexibility to 'adapt' the housing product types as market demand shifts over the anticipated +20-year build out of the project.
- Proposed housing product types are structured to potential lot sizes, the expectation that product type increases in size as lots increase in size. These lot sizes are noted on Table 1 on the Outline Development Plan.

(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.*

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

- (i) *The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;*
 - Submitted reports and exhibits demonstrate conformance. Recognition of this approval and demonstrated conformance is being requested as part of this submittal;
- (ii) *The rezoning criteria provided in GJMC 21.02.140;*
 - This code section is for Code Amendment and Rezoning. The property is five parcels, three of which were annexed with a PD Zone many years ago; the remaining two were annexed a few months ago and are awaiting the PD Zone approval through this process. For these reasons this criteria has been previously met.
- (iii) *The planned development requirements of Chapter 21.05 GJMC;*
 - Approval of demonstrated conformance with Chapter 21.05 has been addressed above, or within the ODP drawing, and is requested as part of this submittal;
- (iv) *The applicable corridor guidelines and other overlay districts in GJMC Titles 23, 24 and 25;*
 - These are not applicable to this submittal;
- (v) *Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;*
 - Adequate public services and facilities can be provided to this Planned Development, as described as part of this submittal;
- (vi) *Adequate circulation and access shall be provided to serve all development pods/areas to be developed;*
 - Approval of demonstrated conformance has been requested as part of this submittal;
 - TEDS Exceptions will be submitted concurrent with future subdivision submittals.
- (vii) *Appropriate screening and buffering of adjacent property and uses shall be provided;*
 - As this project is residential, and it abuts residential, screening is not needed;
- (viii) *An appropriate range of density for the entire property or for each development pod/area to be developed;*
 - This ODP requests a range of 1,300 to 1,850 housing units (both single family and multi-family that creates an overall density range of 2.16 units per acre to 3.08 units per acre. This flexibility in density allows us to adapt to potential market changes over this long-term project.
- (ix) *An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed;*
 - Approval of demonstrated conformance has been requested as part of this submittal;

- Product types have been grouped and associated with standard City zone designations, modified to meet the vision of the project; (see *Exhibit 7: Outline Development Plan*)
- (x) *An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed; and*
 - Approval of demonstrated conformance has been requested as part of this submittal, and is specifically addressed on the ODP drawing and associated Development Progress Plan.
 - As noted in the narrative above, this is a long term +20-year development project on 600 acres which requires flexibility to changing market demands. Subsequently, we are requesting a 25 year development schedule, with a commitment to update City Council every five (5) years on the progress of the targeted progression of development. (See *Exhibit 10: Development Progress Plan*)
- (3) *Decision-Maker.*
 - (i) *The Director and Planning Commission shall make recommendations to City Council.*
 - (ii) *City Council shall approve, conditionally approve or deny all applications for an ODP and accompanying planned development rezoning.*
- (4) *Additional Application and Review Procedures.*
 - (i) *Simultaneous Review of Other Plans. An applicant may file an ODP with a final development plan for all or a portion of the property, as determined by the Director at the preapplication conference.*
 - (ii) *Density/Intensity. Density/intensity may be transferred between development pods/areas to be developed unless explicitly prohibited by the ODP approval.*
 - (iii) *Validity. The effective period of the ODP/phasing schedule shall be determined concurrent with ODP approval.*
 - (iv) *Required Subsequent Approvals. Following approval of an ODP a subsequent final development plan approval shall be required before any development activity occurs.*

Section 21.07.020(f) – Hillside Development Standards (see Exhibit 8: Slope Analysis)

The Hillside Development Standards have been integral in the planning and design of this development, and meet the provisions of this code section:

The provisions hereof are designed to accomplish the following:

- (i) *Prohibit development or uses which would likely result in a hazardous situation due to slope instability, rock falls, or stormwater runoff and excessive soil erosion;*
 - Development has been clustered within the flatter slopes on the site; trail corridors will provide setbacks to the ridgelines; lots will have setback requirements from the ridgelines; and existing natural drainage corridors will be enhanced.
- (ii) *Minimize the threat and consequent damages resulting from hillside area fires by establishing fire protection measures and adequate emergency vehicle access;*
 - Roadways have been designed to meet City code; these roadways provide per code access to emergency vehicles; ridgeline setbacks will serve as buffers.
- (iii) *Preserve natural features, wildlife habitats, natural vegetation, trees and other natural plant formations;*
 - This development preserves over 30% of the site as dedicated open space. This open space captures the most diverse vegetative and topographic areas on the property.
- (iv) *Provide for safe vehicular circulation and access to recreation areas, natural drainage channels, paths and trails;*
 - In addition to safe vehicular circulation, this development acknowledges natural drainages and includes extensive bicycle and pedestrian circulation within the development and to the open space areas. Much of the open space area has over 7.5 miles of historic trails that will be legitimized by the approval of this ODP. Limited roadway conflicts with the open space/trail corridors are purposely designed to create safe pedestrian/biking passageways.
- (v) *Encourage the location, design and development of building sites in a manner that will provide for greater aesthetic appeal, blend with the slopes and hillside terrain, minimize the scarring and erosion effects of cutting, filling and grading of hillsides and prohibit development of ridge lines as defined; and*

- The homesites are clustered and placed on the flatter and most developable slopes, which while having excellent views to the Grand Valley, are themselves back dropped by the site.
- (vi) *Encourage preservation of open space by encouraging clustering or other design techniques to preserve natural terrain, views and vistas.*
 - As discussed above, over 30% of the property is dedicated Open Space that is achieved by clustering the homesites on the flatter portions of the site. Long established trails and open spaces are being preserved and enhanced for sustainability purposes and continued public use.

In meeting the intent of these Hillside Regulations there are a couple of components that we want to specifically address:

- The Regulation states:
Development on slopes of greater than 30 percent is not permitted ... AND Streets, roads, driveways and other vehicular routes shall not traverse property having a slope greater than 30 percent ... unless, after review by the Planning Commission and approval by the City Council, it is determined that:
 - a. *Appropriate engineering measures will be taken to minimize the impact of cuts, fills, erosion and stormwater runoff consistent with the purpose of this section; and*
 - b. *The developer has taken reasonable steps to minimize the amount of hillside cuts and also has taken measures to mitigate the aesthetic impact of cuts through landscaping or other steps.*
- We believe that this entire submittal demonstrates “that appropriate and engineering measures and reasonable steps” have been displayed to allow Planning Commission and City Council to approve the MINIMAL (see next bullet point) areas where lots or roads cross 30% slopes, yet meet City circulation plan intent.
- In closely reviewing the slope map with the road network superimposed on it, minimal areas of +30% slopes are ‘touched’ by the roads and lots. This is admirable in that the property is within very diverse topography, yet has managed to avoid the vast majority of +30% slopes. Very few ‘natural’ +30% areas are impacted by this development, and this ODP seeks acknowledgment that what is depicted is unavoidable and therefore ‘approved’ with this ODP.

Section 21.07.020(f) – Ridgeline Development Standards (see Exhibit 9: Ridgelines and Sections)

The Ridgeline Development Standards have been considered in the planning and design of this development. Of the proposed development area the potential for concerns is limited to the streets that abut the project on the west; this is where there are existing mesa cliffs and proposed homes could be quite visible. Six locations were examined and chosen to run sections on using code established criteria; within these six sections no ‘two story’ homes would be visible per the criteria.

- (1) *For all lots platted within the mapped ridgeline protection area shown on Exhibits 7.2.C1, 7.2.C2 and 7.2.C3, buildings, fences and walls shall be set back a minimum of 200 feet from the ridgeline.*
 - Of the above Exhibits, only 7.2.C.2 pertains. The provided sections address the real ridgeline along the west edge of the property, but takes exception to the ridgelines noted along the north and south edges of the property:
 - o There is no ridgeline along the north side, only the property sloping up to the north. The ‘Four Brothers’ hills within the project are clearly protected from becoming developed homesites;
 - o There is a ridgeline noted along the south edge that faces the Redlands Mesa Golf Course and Development, but the golf course sits below this ridge, and adjacent housing development is essentially at eye level with what is being proposed. Although there was no consideration for ridgeline development within the Redlands Mesa, the Design Guidelines / specific site setbacks will address ridgeline setbacks that still retain homesite settings within this Redlands 360 project that allow for similar view corridors.
- (2) *This setback shall not apply if the applicant produces adequate visual representation that a proposed new structure will not be visible on the skyline as viewed from the centerline of the mapped roads or that mitigation will be provided. Mitigation techniques might include:*
 - (i) *Earth tone colors to blend with the surrounding area;*
 - (ii) *The use of nonreflective materials;*
 - (iii) *Vegetation to screen and soften the visual impact of the structure; and/or*
 - (iv) *A reduction of building height or the “stepping” of the building height; or*
 - (v) *Other means that minimize the appearance from the road corridor.*

- Adequate visual representation has been provided.
- (3) *In no case shall the setback be less than 30 feet from the ridgeline. This regulation shall not apply to existing structures or lots platted prior to the effective date of this code or to fences constructed primarily of wire.*
 - It is understood that this will be determined at time of platting.
- (4) *The required setback shall be measured to the building envelope, to be established at the time of platting.*
 - It is understood that this will be determined at time of platting.
- (5) *Line of sight shall be measured from the centerline of the road most parallel to the ridgeline at the point most perpendicular to the center of the lot.*
 - This criterion was considered with the ridgeline sections included with the exhibit.
- (6) *Ridgeline shall be determined on a site-specific basis and shall be that point at which the line of sight is tangent with the slope profile*
 - As specific sites have not yet been determined, the sections display that the development areas are not of concern regardless of where the specific homesites ultimately occur.

Requests for Credits and/or Reimbursements

- As noted above, the Park Area Exhibit includes a Community Benefit Chart. This chart breaks down the commitments for the noted 198 acres of Open Space, recognizing that this too could fluctuate between 178 acres and 218 acres (198 acres being the average). The breakdowns include: 35 to 45 acres of potential 'Traditional' Public Parks (over half on slopes less than 10%, close to 90% on slopes less than 20%); 50 to 60 acres of potential 'Unique' Public Parks; and 93 to 113 acres of potential open space and perimeter trails. Redlands 360 requests all Open Space Fees (10% of appraised value) and Park Development Fees (individual residential unit fees paid at time of Building Permit, and increasing over time), be eliminated for this project for the following reasons:
 - o over 30% dedicated open space to the public;
 - o the commitment to pay for the construction of the public parks (via the Metro District);
 - o the commitment to maintain all parks and trails (via the Metro District);
 - o the certain investment in all the noted recreation facility development and perpetual maintenance at Redlands 360, which will far surpass the totals of current and future fees.
- Any street improvements for streets functioning as Collector streets or greater shall be eligible for either credit or reimbursement from the TCP fees associated with this development.
- For any water or sanitation pipelines and facilities constructed in excess sizing capacity available for third parties, the City shall agree to enter into a cost recovery agreement for the improvements.

F. Development Schedule and Phasing (see Exhibit 10: Development Progress Plan)

A Development Progress Plan has been provided. Again, due to the 600-acre size of this project and a +20-year anticipated buildout, a targeted development progression is currently based on logical development of infrastructure and variety of housing products, and is closely tied to the Metro District Plan.