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**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET**

TUESDAY, MAY 25, 2021 @ 5:30 PM

This meeting will be held as an in-person/virtual hybrid meeting. Join the meeting virtually by registering using the link below:

<https://attendee.gotowebinar.com/register/6874273555632811278>

After registering, you will receive a confirmation email containing information about joining the webinar.

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s) from May 11, 2021.

Regular Agenda

1. Consider a request by Prodigy Home & Development LLC to zone approximately 13.33-acres from County RSF-R (Residential Single Family – Rural – 5-acre lot sizes) to a City R-8 (Residential – 8 du/ac) for the Blue Mesa Estates Annexation, located at 3085 D ½ Road. | [Staff Presentation](#) | Phone-in comments dial **8046**.
2. Consider a request by Jesse Reed to zone approximately 0.73-acres from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-8 (Residential – 8 du/ac) for the Reed Annexation, located at 2733 B ¼ Road. | [Staff Presentation](#) | Phone-in comments dial **4444**.

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
May 11, 2021 MINUTES
5:30 p.m.

The meeting of the Planning Commission was called to order at 5:30 p.m. by Vice Chair Christian Reece.

Those present were Planning Commissioners; Vice Chair Christian Reece, George Gatseos, Ken Scissors, Keith Ehlers, Andrea Haitz, Sandra Weckerly, and Shanon Secrest.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen (Community Development Director), Rick Dorris (City Development Engineer), and Jace Hochwalt (Senior Planner).

There were 25 members of the public in attendance.

CONSENT AGENDA

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

1. Approval of Minutes

Minutes of Previous Meeting(s) from April 13, 2021.

REGULAR AGENDA

1. Paxton Valley Rezone **File # RZN-2021-183**

Consider a request by WDM Corporation to Rezone Three Parcels Totaling Approximately 2.49 from R-2 (Residential – 2 units/acre) to R-12 (Residential 12 units/acre) located at the southwest corner of 26 ½ Road and Northacres Road.

Staff Presentation

Jace Hochwalt, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for Staff

Commissioner Gatseos asked a question about public right-of-way and accesses.

Applicant Presentation

Ty Johnson, Vortex Engineering, representing the owner, gave a presentation regarding the request.

Questions for Applicant

Commissioner Ehlers asked to hear public comment before asking questions of the applicant and staff.

Public Hearing

The public hearing was opened at 5 p.m. on Tuesday, May 4, 2021 via www.GJSpeaks.org.

The following made comments in opposition to the request: Lori (?), Alysia (?), Jerry Mutzler, Betty Morton-Perich, Michelle Deshazer, Lynn Defreez, Walt Bergman, the other Joseph Gillespie, Greg Glenn, Jonathan Phelps, Suzanne Steel, Carol Bergman, Wendell Perich, Rick Rieger, Shawn Glenn, Scott Webster, Mark Ward, Ed Riddle, Gail Weis (?), and (virtually) John Gordon.

The following made comments regarding the request on GJSpeaks: Kirsta Jacobs, Suzanne Steel, Thomas Wright, Miriam Grafe, Gregory M. Glenn, Jaye Sarapata, Nancy Psencik, Lonnie Grossnickle, Nicole Burkey, Robert L Cherveney, Jessica Miley, William Feely, Leslie W Perich, Lori A. Sommers, Eric Gustavson, Amy Gustavson, Julie Jussel, David Roozee, Alicia Gleason Morrill, and Margaret Pilcher.

The public hearing was closed at 6:58 p.m. on May 11, 2021.

Questions for Applicant or Staff

Commissioner Gatseos asked Mr. Johnson a question about the implementing zone districts in the land use category.

Commissioner Secrest asked a question about drainage retention on a potential future proposed development.

Commissioner Scissors asked a question regarding the R-12 density and the preference of the applicant.

Commissioner Ehlers asked a question about density on a future development.

Commissioner Gatseos asked Jamie Beard, Assistant City Attorney, regarding review criteria.

Discussion

Commissioners Ehlers, Scissors, Gatseos made comments in support of the request.

Commissioners Weckerly and Haitz made comments regarding the request. Commissioner Ehlers followed up to his earlier statement.

Commissioner Secrest made a comment regarding the request.

Tamra Allen noted that a comment had been made in the virtual platform and asked Planning Commission for direction to read into the record. Commissioner Ehlers made a motion to reopen the public comment portion of the hearing for the reading of Ms. Gillespie's written comment. Commissioner Gatseos seconded the motion. The motion carried 7-0. Ms. Allen read Ms. Kathleen Gillespie's comment into the record.

Motion and Vote

Commissioner Scissors made the following motion, "Madam Vice Chair, on the Paxton Valley Rezone request from a R-2 (Residential 2 units/acre) zone district to an R-12 (Residential 12 units/acre) zone district for a 2.49-acre property located at the southwest corner of 26 ½ Road and Northacres Road, City file number RZN-2021-183, 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 Ehlers seconded the motion. The motion carried 7-0.

2. Other Business

None.

3. Adjournment

The meeting adjourned at 7:34 p.m.



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: May 25, 2021

Presented By: David Thornton, Principal Planner

Department: Community Development

Submitted By: David Thornton, AICP, Principal Planner

Information

SUBJECT:

Consider a request by Prodigy Home & Development LLC to zone approximately 13.33-acres from County RSF-R (Residential Single Family – Rural – 5-acre lot sizes) to a City R-8 (Residential – 8 du/ac) for the Blue Mesa Estates Annexation, located at 3085 D ½ Road. | [Staff Presentation](#) | Phone-in comments dial **8046**.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Prodigy Homes & Development LLC is requesting a zone of annexation to R-8 (Residential – 8 du/ac) for the Blue Mesa Estates Annexation. The approximately 13.33-acre parcel of land is located at 3085 D ½ Road in Pear Park. The properties have a Comprehensive Plan Land Use Map designation of Residential Medium (5.5 – 12 du/ac). The subject property currently contains one single-family detached home along with various accessory structures.

The Applicant is requesting annexation into the City limits per the Persigo Agreement between Mesa County and the City of Grand Junction in anticipation of future residential subdivision development. The zone district of R-8 is consistent with the Comprehensive Plan. The request for annexation will be considered separately by City Council.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicant, Prodigy Homes & Development LLC, have requested annexation of 13.33-acres of land into the City limits, located at 3085 D ½ Road in Pear Park, in anticipation of future residential subdivision development. The Blue Mesa Estates Annexation consists of one property of 13.33-acres including a portion of the D ½ Road right-of-way. The Applicant is currently only requesting a zone of annexation to R-8 (Residential – 8 du/ac).

The Applicant's properties are currently in the County and retains a County zoning of RSF-R (Residential Single Family – Rural – 5 acre minimum lot sizes). Surrounding properties to the east and west are also zoned R-8 in the City ranging in size from 0.11 to 0.13-acres for the developed lots and larger acreages of 2.84 acres to 11.68 acres for the larger undeveloped lots. The properties to the north across D ½ Road from the proposed annexation are zoned R-5 in the City and RSF-4 in Mesa County with lot sizes ranging from 0.27 to 1.47 acres in size. The area south of the annexation is in Mesa County and zoned PUD with developed lot sizes adjacent to this property between 0.15 and 0.26 acres in size. The subject property has a Comprehensive Plan Land Use designation of Residential Medium (5.5 – 12 du/ac). The requested zone district of R-8 is in conformance with the Land Use designation for the area.

The surrounding area both within the City limits and County are largely developed with single-family detached homes on each platted lot or parcel. Further subdivision development and/or lot splits are possible in the future for other properties in the area, specifically to the north of D ½ Road that are large enough to accommodate such development.

NOTIFICATION REQUIREMENTS

Neighborhood Meeting:

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held on February 10, 2021 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. Public comment was also offered through the GJSpeaks platform. The Applicant, Applicant's Representative and City staff were in attendance along with two (2) citizens.

Questions at the Neighborhood Meeting centered mainly on the proposed future subdivision of the property, what the proposed density is, how will the subdivision be accessed, traffic concerns, will there be an HOA, what the number of stories the homes will be, streetlights and fencing. An official application for annexation and zoning was submitted to the City of Grand Junction for review on March 4, 2021.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. The subject property was posted with an application sign on March 15, 2021. 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 May 14, 2021. The notice of this public hearing was published May 18, 2021 in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review is set forth in Section 21.02.140 (a) and includes 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 as identified:

(1) Subsequent events have invalidated the original premises and findings; and/or The property owner has petitioned for annexation into the City limits with a requested zoning district of R-8 which is compatible with the existing Comprehensive Plan Land Use Map designation of Residential Medium (5.5 – 12 du/ac). Since the Applicant's properties are currently in the County, the annexation of the properties is a subsequent event that will invalidate the original premise; a county zoning designation. In addition, the 2020 One Grand Junction Comprehensive Plan defined the density range for the Residential Medium Land Use category with a range of 5.5 to 12 du/ac. The existing County RSF-R zone district at a maximum density of one dwelling unit per five acres does not implement the Residential Medium Land Use category. The proposed R-8 zone district does implement the Residential Medium Land Use category. Therefore, Staff has found 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 adoption of the Comprehensive Plan in 2020, designated these properties as Residential Medium (5.5 – 12 du/ac). The Applicant is requesting an allowable zone district that is consistent with the lower end of the density range allowed by the Residential Medium category. Adjacent properties to the west and east are already annexed and zoned R-8. The character and/or condition of the surrounding area has not changed in recent years as the area continues to be largely developed with single-family detached homes on each lot in similar density ranges. Because there has been no apparent change of character and/or condition and the area has not significantly changed, 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

Adequate public and community facilities and services are available to the properties and are sufficient to serve land uses associated with the R-8 zone district. City Sanitary Sewer and Clifton Water are both presently available within the D ½ Road

right-of-way. Properties can also be served by Xcel Energy electric and natural gas. A short distance away, a little more than ½ mile is Pear Park Elementary School. A little further to the south and west is a gas station and convenience store. Major shopping is within 2-miles to the northwest in Grand Junction and includes a Walmart Superstore and to the northeast in Clifton which includes a City Market grocery store and other associated restaurants, retail/office establishments along with a branch of the Mesa County Library. Staff has found the public and community facilities are adequate to serve the type and scope of the residential land use proposed and therefore has found 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 properties and surrounding area to the south, east and west are designated on the Comprehensive Plan Land Use Map as Residential Medium (5.5 – 12 du/ac) with Residential Low to the north. A future neighborhood center has been identified at the intersection of 31 Road and D ½ Road. The proposed zoning designation of R-8 meets the intent of achieving the desired density for the properties, with this request, to develop at the low end of the Residential Medium (5.5 – 8 du/ac) category. For properties already annexed into the City limits, this area of Pear Park is predominately zoned R-8 with some R-5 to the north. The R-8 zone district also comprises the largest amount of residential acreage within the City limits. Because a majority of this area is currently zoned R-8, staff is unable to find that there is an inadequate supply of R-8 zoning in the City and therefore finds this criterion has not been met.

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

Annexation and zoning of the properties will create additional land within the City limits for city growth and it helps fill in the patchwork of unincorporated area that is surrounded by the City limits. The annexation is also consistent with the City and County 1998 Persigo Agreement. The requested zone district will provide an opportunity for housing within a range of density that is consistent with the Comprehensive Plan to meet the needs of the growing community. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan's goal of promoting a diverse supply of housing types that meet the needs of all ages, abilities, and incomes identified in Plan Principle 5: Strong Neighborhoods and Housing Choice, Chapter 2 of the 2020 One Grand Junction Comprehensive Plan. Therefore, Staff finds that this criterion has been met.

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code provides that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. Though the R-12 zone district could be considered, the R-8 zone district is consistent with the recommendations of the Plan's Land Use Map and compatible with the surround neighborhood.

In addition to the zoning requested by the petitioner, the following zone districts would also be consistent with the Comprehensive Plan designation of Residential Medium (5.5 – 12 du/ac) for the subject properties.

- a. R-12 (Residential – 8 to 12 du/ac)
- b. CSR (Community Services and Recreation)
- c. Mixed Use Residential (MXR-3)
- d. Mixed Use General (MXG-3)
- e. Mixed Use Shopfront (MXS-3)

Further, the zoning request is consistent with the following chapters, goals and principles of the Comprehensive Plan:

Plan Principle 3: Responsible and Managed Growth

Goal: Support fiscally responsible growth and annexation policies that promote a compact pattern of growth...and encourage the efficient use of land.

Goal: Encourage infill and redevelopment to leverage existing infrastructure.

Plan Principle 5: Strong Neighborhoods and Housing Choices

Goal: Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes.

Chapter 3

Intensification and Tiered Growth Plan. Subject property is located within Tier 2 – In Tier 2, the City should promote the annexation of those parcels which are surrounded by, and or have direct adjacency to, the City limits of Grand Junction. Annexation and development of these parcels will provide development opportunities while minimizing the impact on infrastructure and City services.

Relationship to Existing Zoning. Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation.

- Guide future zoning changes. Requests for zoning changes are required to implement the Comprehensive Plan.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Blue Mesa Estates Annexation, ANX-2021-157, for a Zone of Annexation from County RSF-R (Residential Single Family – Rural) to a City R-8 (Residential – 8 du/ac), the following findings of fact have been made:

1. In accordance with Section 21.02.140 (a) of the Zoning and Development Code, the application meets one or more of the rezone criteria.

2. In accordance with Section 21.02.160 (f) of the Zoning and Development Code, the application is consistent with the adopted 2020 One Grand Junction Comprehensive Plan.

Therefore, City Staff recommends approval of the requested Zone of Annexation.

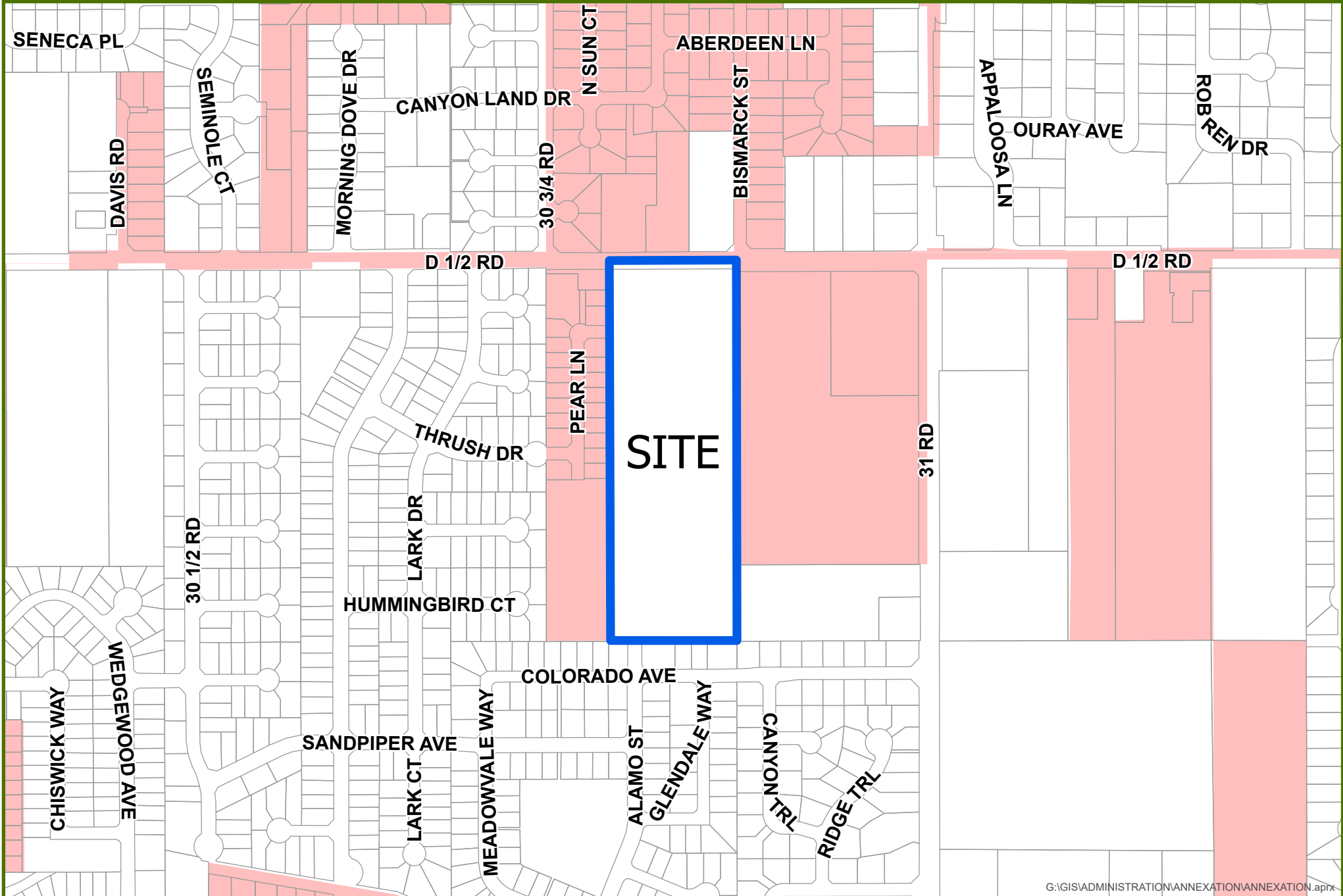
SUGGESTED MOTION:

Mr. Chairman, on the Zone of Annexation for the Blue Mesa Estates Annexation to R-8 (Residential – 8 du/ac) zone district, file number ANX-2021-157, 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. Maps
2. Neighborhood Meeting Minutes
3. Zone of Annexation Ordinance - Blue Mesa Estates Annex

BLUE MESA ESTATES ANNEXATION



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0 0.05 0.1 Miles

 Annexation

 City Limits

CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEMS

Date Created: 4/9/2021

BLUE MESA ESTATES ANNEXATION

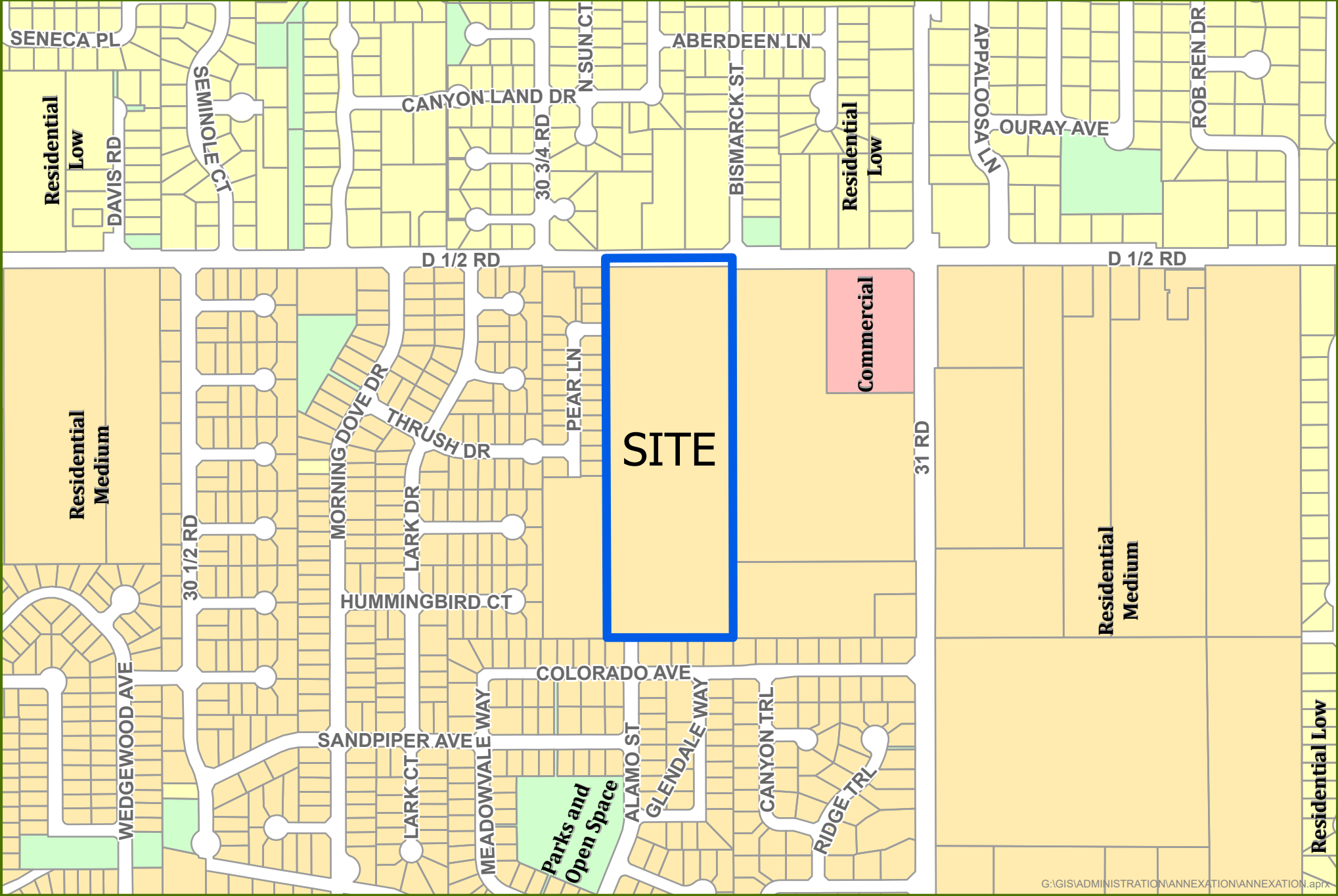


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Annexation

City Limits

BLUE MESA ESTATES ANNEXATION - LAND USE



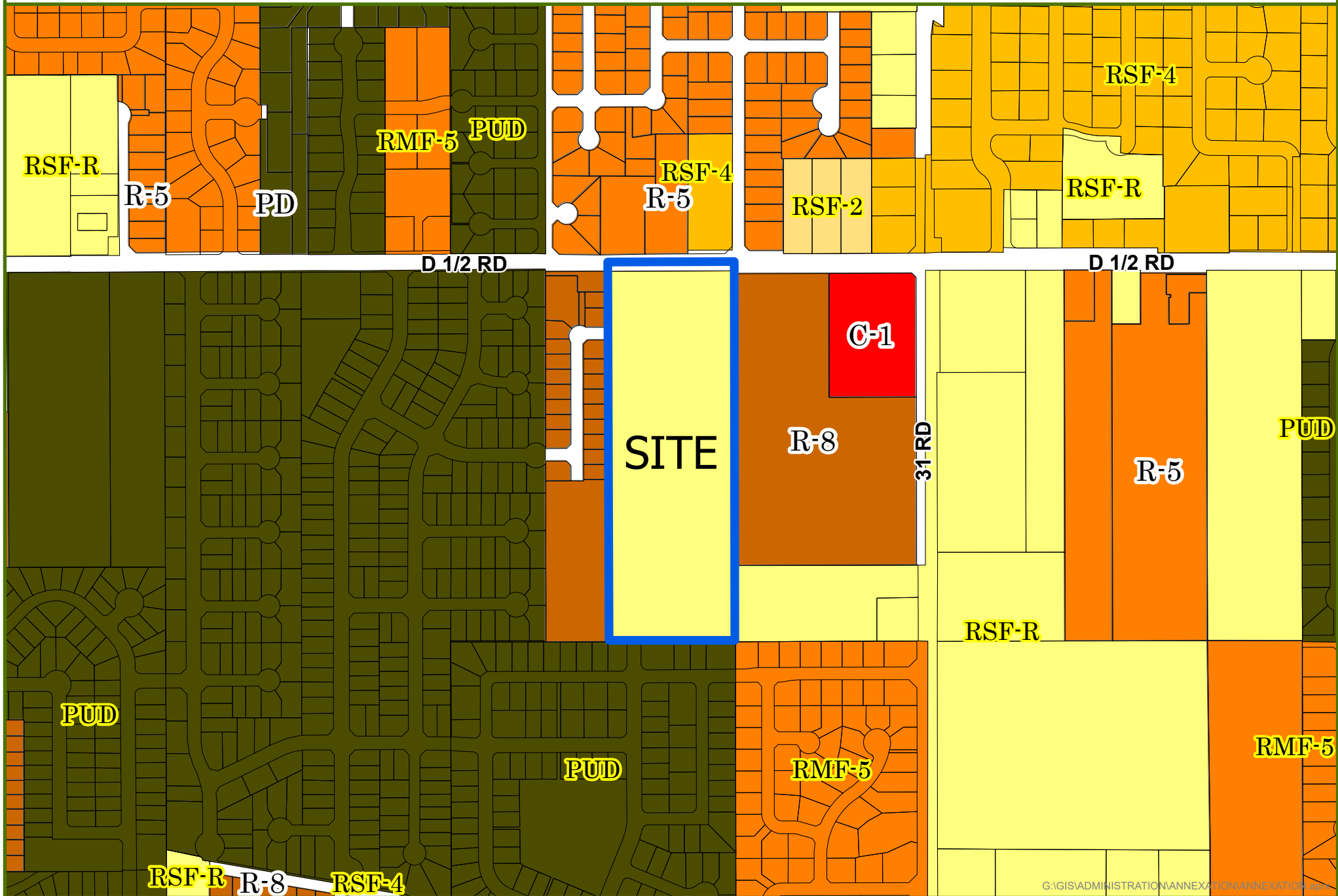
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 Annexation Boundary

BLUE MESA ESTATES ANNEXATION - ZONING



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 Annexation

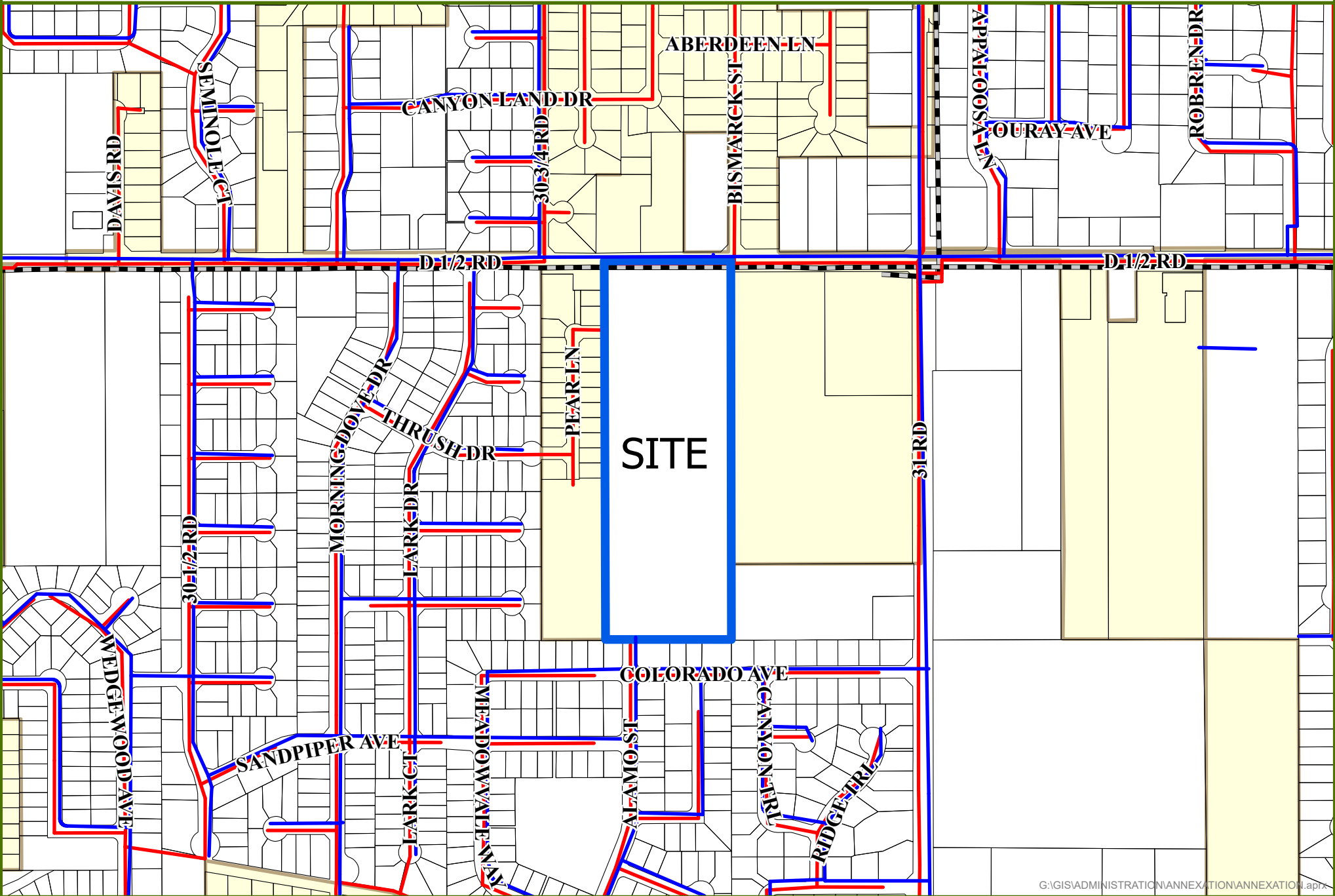
City Zoning
Packet Page 14

County Zoning

Date Created: 4/9/2021

CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEMS

BLUE MESA ESTATES ANNEXATION - UTILITIES



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CITY LIMITS

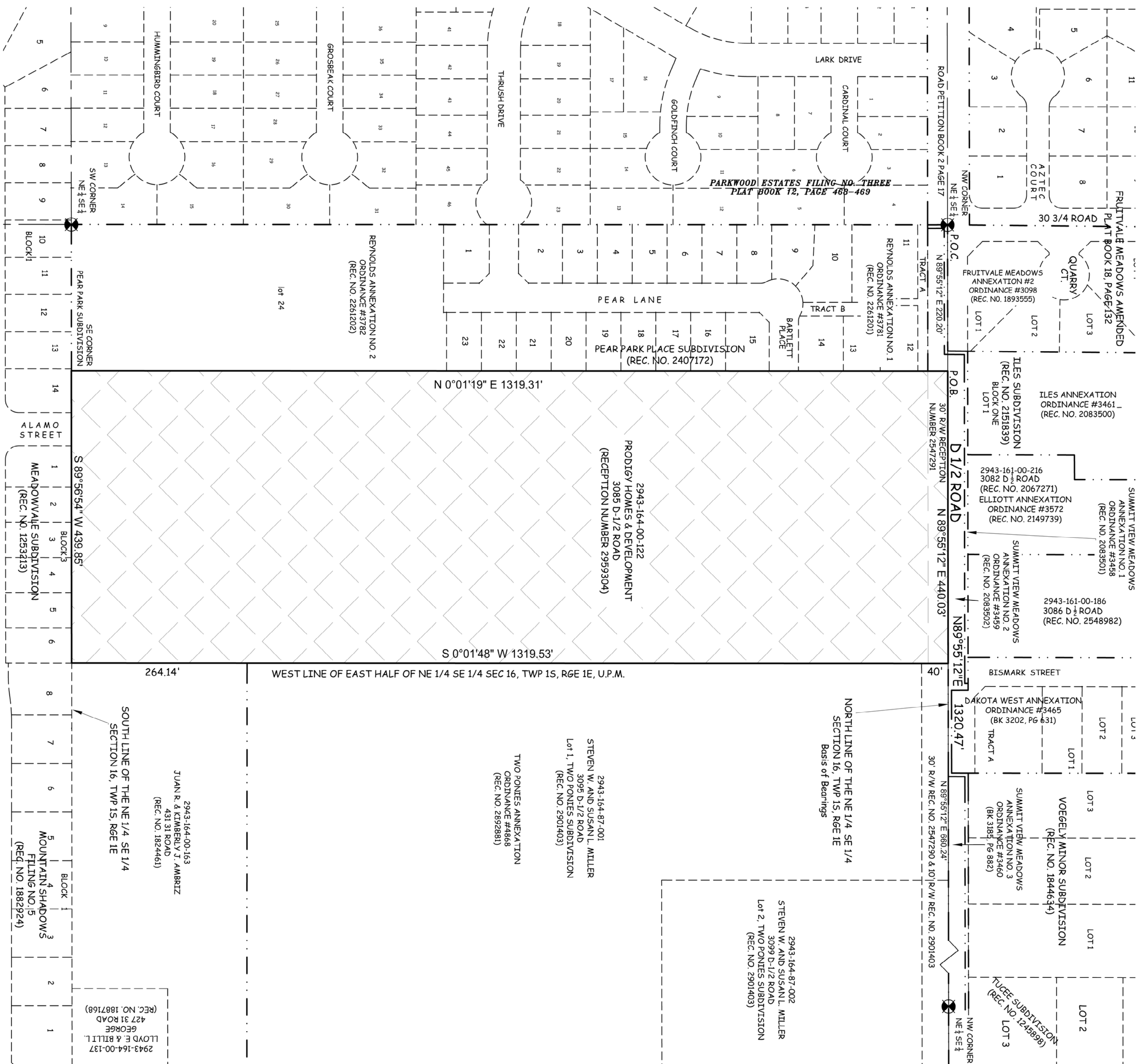
CLIFTON WATER

SEWER

NON-CITY FIBER

LYING IN THE NE 1/4 SE 1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

COUNTY OF MESA, STATE OF COLORADO



3518.73 FT

3518.73 FT

T 580468

13.33

0 ACRES LIES IN THE D-1/2 RD R,

Notice:

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

GRAPHIC SCALE



(IN FEET)

LINEAL UNITS USED HEREIN = U.S. SURVEY FOOT, AS ESTABLISHED

ORDINANCE NO.

THIS IS NOT A BOUNDARY SURVEY

EFFECTIVE DATE

PLS No. 38266
Renee B. Parent,
Professional Land Surveyor for the
City of Grand Junction
DATE: 03-12-2021

ABBREVIATIONS	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
ROE.	RANGE
U.M.	UT. MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG.	PAGE
REC.	RECEPTION

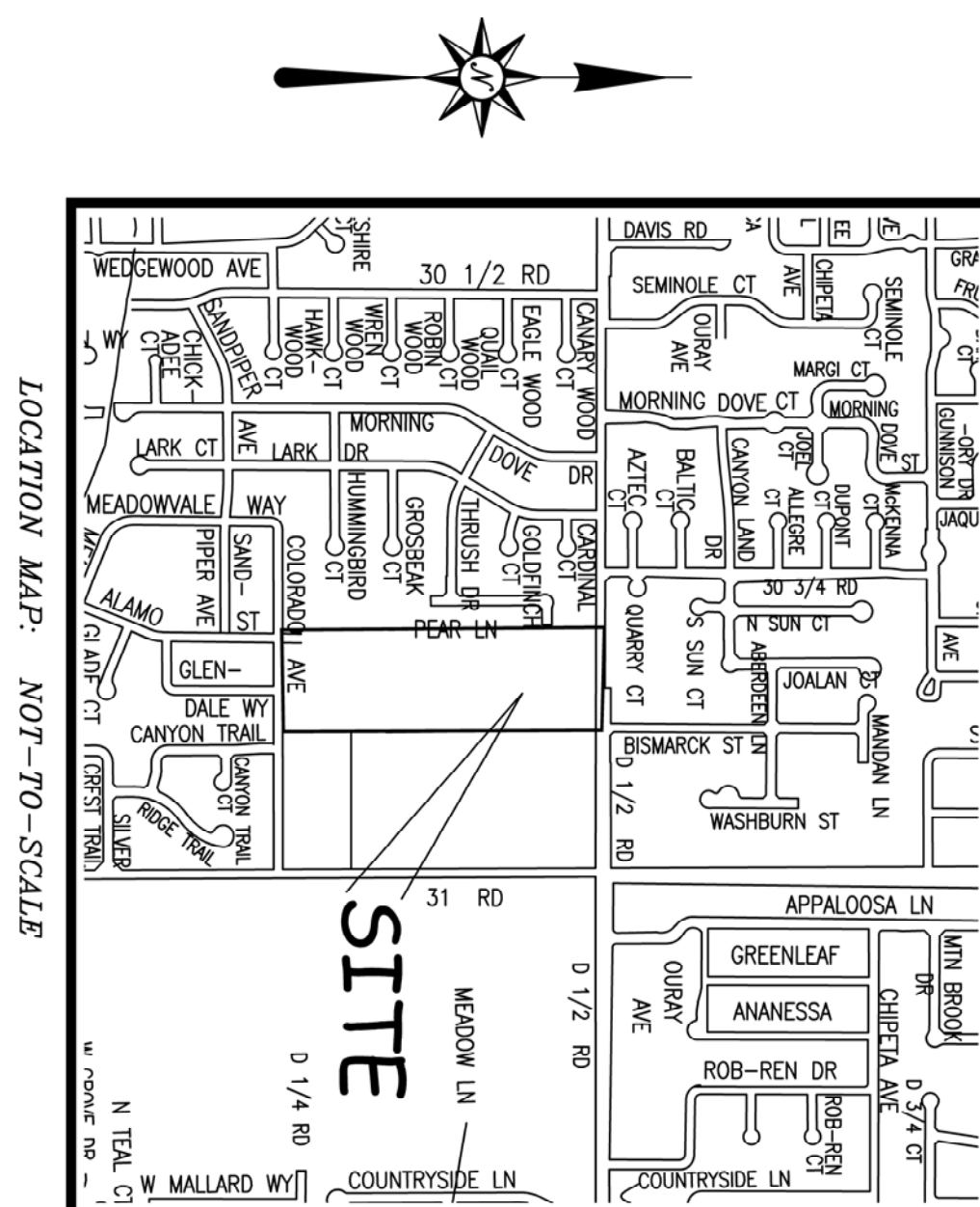
Containing 580468 Square Feet, or 13.33 Acres, more or less, as described

received under reception number 270172, hence no 01 12 C), a distance of 132.04 feet, the Point of Beginning.

DESCRIPTION

A parcel of land lying in the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section 16, Township 1 South, Range 1 East of the Ute Meridian, being those parcels of land described in deeds filed under Reception Numbers 2547291 and 2959304 and being more particularly described as follows:

COMMENCING the Northeast corner of said NE1/4SE1/4 of Section 16 and assuming the North line of said NE1/4SE1/4 of Section 16 bears N89°51'12"E with all other bearings contained herein being relative thereto, thence from said Point of Commencement N89°51'12"E, along said North line of the NE1/4SE1/4 of Section 16, a distance of 220.20 feet to the POINT OF BEGINNING; thence continuing N89°51'12"E, along said North line a distance of 4400.3 feet to a point on the West line of the East half of said NE1/4SE1/4 of Section 16, a distance of 1319.53 feet to a point on the South line of said NE1/4SE1/4 of Section 16; thence S89°56'54"W, along said South line a distance of 439.88 feet to the Southeast corner of PEAR PARK PLACE SUBDIVISION, a subdivision filed for record under Reception Number 2407172; thence N0°01'19"E, a distance of 1319.31 feet, to the Point of Beginning.



The Sketch and Description contained herein have been derived from subdivision plats, deed descriptions and Deposited Land Survey Plats as they appear in the office of the Meigs County Clerk and Recorder. This plat does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



Blue Mesa Estates Neighborhood Meeting Notes
Meeting was held 2.10.2021 VIA ZOOM @ 5:30PM

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Project Team Attendees: 210 invitations were mailed to the neighbors as required by the City of GJ.

Kim Kerk – Kim Kerk Land Consulting & Development-

Marie & Steve Stroshine-Prodigy Homes & Dev., LLC

Scott Peterson– Sr. Planner, City of Grand Junction

Stephen Swindell, PE Vortex Engineering

Neighborhood Attendees:

Marnie marniemm@hotmail.com

acelliot3082@hotmail.com

John: a silent zoom participant

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At 5:35 Kim Kerk (KK) started the meeting with intro – KKLCD, Scott Peterson, City planner, Stephen Swindell, PE, Vortex Engineering, and the role of each in the project. Kim explained the meeting purpose is to discuss the Rezone & Annexation Application for the future proposed Blue Mesa Estates subdivision. At the end of the presentation, questions and comments were discussed with the attendees.

Comment to neighbors: Meeting Minutes do go to the City of Grand Junction Planning for review of the comments provided during the meeting.

Kim stated that Prodigy Homes & Development intend to build a well thought out, appealing subdivision which includes remodeling the existing home.

Several good questions were asked about the proposed project:

Q: What is the Zoning now & what zoning will you be asking for?

SP: Currently the property is not in the City limits but is within the Persigo Boundary. Annexation is required to connect to sanitary sewer. Once Annexation into the City Limits is achieved, the Future Land Use designation for the property is Residential Medium (RM). Residential Medium Density (RM 4 - 8 du/acre) includes a mix of residential development types with gross densities of 4 to 8 dwelling units per acre which are anticipated in the neighborhood with this designation. Therefore the request to R-8 This subdivision is proposed to develop at about 5.5 units per acre.

Q: Where is the access to the subdivision?

KK: Bismarck St. will be continued from the north, Pear Ln. will be an entrance from the west, and Alamo St. from the south.

Q: What will be done about the increased traffic?

A: SP- A mandatory Traffic Impact Study is in progress to answer questions about the effect of the increase and what upgrades may be required. Possibly a turn lane could be warranted.

Q: Will there be an HOA?

KK: Yes, creating an HOA is mandatory as well as required approved landscaping & irrigation.

Q: Will they be single story?

355 Hancock St. Grand Junction, CO 81504
kimk355@outlook.com Ph: 970-640-6913



KK: Most likely there will be a combination of one and two-story single-family homes and some pods of multi-family as well. The subdivision design is not final yet. The homes will range in size from 1200 to 1800 sq. ft. The 1st building phase most likely will be on the west side and finished in 2 phases.

Q: Is this the property that will have a fire station?

KK: No, there is another lot to the east between this project and the fire station.

Q: Is there a park required for this project?

SP: A park is not required in this project. There are parks in the area and the City discourages too many small parks. Instead, a Parks Impact Fee will be collected in lieu of building a small park. The fee goes towards building larger more user-friendly parks, such as Lincoln Park & Canyon View Park. The City does have a Master Plan for Parks. The City owns a parcel on D 1/4 Rd. that is 7 +/- acres in the vicinity that is slated for a future park.

KK: Invited all attendees to make get her contact info and that everyone was welcome to reach out with any additional questions they might have about the project and the progress of same, in the coming days.

Meeting adjourned at 6:35 pm.

Post meeting: Kim Kerk fielded 2 additional phone calls that included the same questions as above, as well as those noted below.

A few additional comments from Mr. Ron Eichhorn, a neighbor to the immediate west expressed his concerns that:

- Construction would destroy his property. Kim noted this and stated they will be very conscientious about his property. Currently the existing home is under remodel to his immediate east. Contractors are aware of best construction management practices and he will have a beautifully remodeled home as his immediate neighbor.
- Mr. Eichhorn is selling his property and does not want his property to lose value. Kim responded that it would take about a year for the actual construction to even begin, after project approval process.
- Mr. Eichhorn said he was logged in to Zoom meeting but was not acknowledged by anyone. Kim apologized and filled him in on the meeting content.

Eva: Lives along 31 Rd. and asked these additional questions:

- Will streetlights be provided? 31 Rd. is so dark.
Subdivisions are required to include streetlights as part of project.
- Will the new houses have fences?
Fences will be required by the homeowner and that will be stated in the HOA documents, CC&R's, as well.



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING THE BLUE MESA ESTATES ANNEXATION
TO R-8 (RESIDENTIAL – 8 DU/AC) ZONE DISTRICT**

LOCATED AT 3085 D ½ ROAD

Recitals

The property owner has requested annexation of one property that totals 13.03-acres into the City limits in anticipation of future residential subdivision development.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of zoning the Blue Mesa Estates Annexation to the R-8 (Residential – 8 du/ac) zone district, finding that it conforms with the designation of Residential Medium (5.5 – 12 du/ac) as shown on the Land Use Map 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 the R-8 (Residential – 8 du/ac) zone district, is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code.

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

The following property be zoned R-8 (Residential – 8 du/ac) zone district.

A PARCEL OF LAND LOCATED IN IN THE NE1/4SE1/4 OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 1 EAST, OF THE UTE MERIDIAN, MESA COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE CE1/16 CORNER OF SAID SECTION 16, FROM WHICH THE E1/4 CORNER OF SAID SECTION 16 BEARS N89°55'12"E 1320.47 FEET RUNNING THENCE N89°55'12" ALONG SAID 1/16 LINE 220.20 FEET; THENCE S00°01'20"W 30.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF D 1/2 ROAD AND THE POINT OF BEGINNING;

RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE N89°55'12"E 440.03 FEET TO THE EAST LINE OF THE W1/2NE1/4SE1/4 OF SECTION 16; THENCE ALONG SAID EAST LINE S00°01'48"W 1289.53 FEET TO THE SOUTH LINE OF THE NE1/4SE1/4; THENCE ALONG SAID SOUTH LINE S89°56'54"W 439.85 FEET;

THENCE N00°01'20"E 1289.31 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF D
1/2 ROAD AND THE POINT OF BEGINNING.

PARCEL CONTAINS 13.02 ACRES.

INTRODUCED on first reading this _____ day of _____, 2021 and ordered
published in pamphlet form.

ADOPTED on second reading this _____ day of _____, 2021 and ordered
published in pamphlet form.

ATTEST:

President of the Council

City Clerk



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: May 25, 2021

Presented By: David Thornton, Principal Planner

Department: Community Development

Submitted By: David Thornton, AICP, Principal Planner

Information

SUBJECT:

Consider a request by Jesse Reed to zone approximately 0.73-acres from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-8 (Residential – 8 du/ac) for the Reed Annexation, located at 2733 B ¼ Road. | [Staff Presentation](#) | Phone-in comments dial 4444.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Jesse Reed is requesting a zone of annexation to R-8 (Residential – 8 du/ac) for the Reed Annexation. The approximately 0.73-acre parcel of land is located at 2733 B ¼ Road on Orchard Mesa. The property has a Comprehensive Plan Land Use Map designation of Residential Medium (5.5 – 12 du/ac). The subject property currently contains one single-family detached home along with various accessory structures.

The Applicant is requesting annexation into the City limits per the Persigo Agreement between Mesa County and the City of Grand Junction in anticipation of enlarging the property's land area through a subdivision process with the property adjacent to the south that is already within the City limits. The zone district of R-8 is consistent with the Comprehensive Plan. The request for annexation will be considered separately by City Council.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicant, Jesse Reed, has requested annexation of 0.73-acres of land into the City limits, located at 2733 B ¼ Road on Orchard Mesa, in anticipation of future residential subdivision development. The Reed Annexation consists of one property of 0.73-acres. The Applicant is requesting a zone of annexation to R-8 (Residential – 8 du/ac).

The Applicant's property is currently in the County and retains a County zoning of RSF-4 (Residential Single Family – 4 du/ac). Surrounding properties are zoned either R-4 or R-8 in the City and County and range in size from 0.83 to 13.32-acres. Much of the area is expected to further subdivided in the future and supported for urban growth in the Comprehensive Plan. The subject property has a Comprehensive Plan Land Use designation of Residential Medium (5.5 – 12 du/ac). The requested zone district of R-8 is in conformance with the Land Use designation for the area.

NOTIFICATION REQUIREMENTS

Neighborhood Meeting:

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held on March 4, 2021 in accordance with Section 21.02.080 (e) of the Zoning and Development Code. Public comment was also offered through the GJSpeaks platform. The Applicant and City staff were in attendance. No public attendees besides the owner was present.

An official application for annexation and zoning was submitted to the City of Grand Junction for review on March 4, 2021.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. The subject property was posted with an application sign on March 17, 2021. 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 May 14, 2021. The notice of this public hearing was published May 18, 2021 in the Grand Junction Daily Sentinel.

ANALYSIS

The criteria for review is set forth in Section 21.02.140 (a) and includes 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 as identified:

(1) Subsequent events have invalidated the original premises and findings; and/or The property owner has petitioned for annexation into the City limits with a requested zone district of R-8 which is compatible and implements the 2020 Comprehensive Plan Land Use Map designation of Residential Medium (5.5 – 12 du/ac). Since the Applicant's properties are currently in the County, the annexation of the properties is a subsequent event that will invalidate the original premise; a county zoning designation. In addition, the 2020 One Grand Junction Comprehensive Plan redefined the density range for the Residential Medium Land Use category from urban densities of 4 to 8 du/ac to a range of 5.5 to 12 du/ac. The existing County RSF-4 zone district no longer implements the Residential Medium Land Use category. The proposed R-8 zone district does implement the Residential Medium Land Use category. Therefore, Staff has found 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 adoption of the Comprehensive Plan in 2020, designated these properties as Residential Medium (5.5 – 12 du/ac). The Applicant is requesting an allowable zone district that is consistent with the lower end of the density range allowed by the Residential Medium category. The adjacent property to the east is already annexed and zoned R-8. The character and/or condition of the surrounding area has not changed in recent years as the area continues to be largely developed with single-family detached homes on large acreages as the area waits for future urban development to occur.

Because there has been no apparent change of character and/or condition and the area has not significantly changed, 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

Adequate public and community facilities and services are available to the properties and are sufficient to serve land uses associated with the R-8 zone district. City Sanitary Sewer and Ute Water are presently available within the B ¼ Road right-of-way and both extend their lines to the property. The property can also be served by Grand Valley Power for electric and Xcel Energy for electric and natural gas as the property is slit by these service providers.

Within one half mile is a major grocery store (City Market) in a shopping center with other neighborhood retail and personal services along with a branch of the Mesa County Library. The Dos Rios Elementary School and Orchard Mesa Middle School are approximately one mile away to the west and north respectively. Staff has found the public and community facilities are adequate to serve the type and scope of the residential land use in the area and therefore 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 The properties and surrounding area to the north, south, east and west are designated on the Comprehensive Plan Land Use Map as Residential Medium (5.5 – 12 du/ac). A neighborhood center is located approximately one-half mile away at 27 ³/₄ Road and US Hwy 50. The proposed zoning designation of R-8 meets the intent of achieving the long-term desired density for the property, to develop at the low end of the Residential Medium (5.5 – 8 du/ac) category. The large 13-acre property to the east was annexed and zoned R-8 in 2018. The R-8 zone district also comprises the largest amount of residential acreage within the City limits. Because a large portion of this area is currently zoned R-8, staff is unable to find that there is an inadequate supply of R-8 zoning in the City and therefore finds this criterion has not been met.

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

Annexation and zoning of the properties will create additional land within the City limits for city growth and it helps fill in the patchwork of unincorporated area that is surrounded by the City limits. The annexation is also consistent with the City and County 1998 Persigo Agreement. The requested zone district will provide an opportunity for housing within a range of density that is consistent with the Comprehensive Plan to meet the needs of the growing community. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan's goal of promoting a diverse supply of housing types that meet the needs of all ages, abilities, and incomes identified in Plan Principle 5: Strong Neighborhoods and Housing Choice, Chapter 2 of the 2020 One Grand Junction Comprehensive Plan. Therefore, Staff finds that this criterion has been met.

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code provides that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. Though the R-12 zone district could be considered, the R-8 zone district is consistent with the recommendations of the Plan's Land Use Map and compatible with the surround neighborhood.

In addition to the zoning requested by the petitioner, the following zone districts would also be consistent with the Comprehensive Plan designation of Residential Medium (5.5 – 12 du/ac) for the subject properties.

- a. R-12 (Residential – 8 to 12 du/ac)
- b. CSR (Community Services and Recreation)
- c. Mixed Use Residential (MXR-3)
- d. Mixed Use General (MXG-3)
- e. Mixed Use Shopfront (MXS-3)

Further, the zoning request is consistent with the following chapters, goals and principles of the Comprehensive Plan:

Plan Principle 3: Responsible and Managed Growth

Goal: Support fiscally responsible growth and annexation policies that promote a compact pattern of growth...and encourage the efficient use of land.

Goal: Encourage infill and redevelopment to leverage existing infrastructure.

Plan Principle 5: Strong Neighborhoods and Housing Choices

Goal: Promote more opportunities for housing choices that meets the needs of people of all ages, abilities, and incomes.

Chapter 3

Intensification and Tiered Growth Plan. Subject property is located within Tier 1 – In Tier 1, the City should promote the annexation of those parcels which are surrounded by, and or have direct adjacency to, the City limits of Grand Junction and direct development toward vacant and underutilized parcels. Annexation and development of this parcel will provide development opportunities while minimizing the impact on infrastructure and City services.

Relationship to Existing Zoning. Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation.

- Guide future zoning changes. Requests for zoning changes are required to implement the Comprehensive Plan.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Reed Annexation, ANX-2021-153, for a Zone of Annexation from County RSF-4 (Residential Single Family – 4 du/ac) to a City R-8 (Residential – 8 du/ac), the following findings of fact have been made:

1. In accordance with Section 21.02.140 (a) of the Zoning and Development Code, the application meets one or more of the rezone criteria.
2. In accordance with Section 21.02.160 (f) of the Zoning and Development Code, the application is consistent with the adopted 2020 One Grand Junction Comprehensive Plan.

Therefore, City Staff recommends approval of the requested Zone of Annexation.

SUGGESTED MOTION:

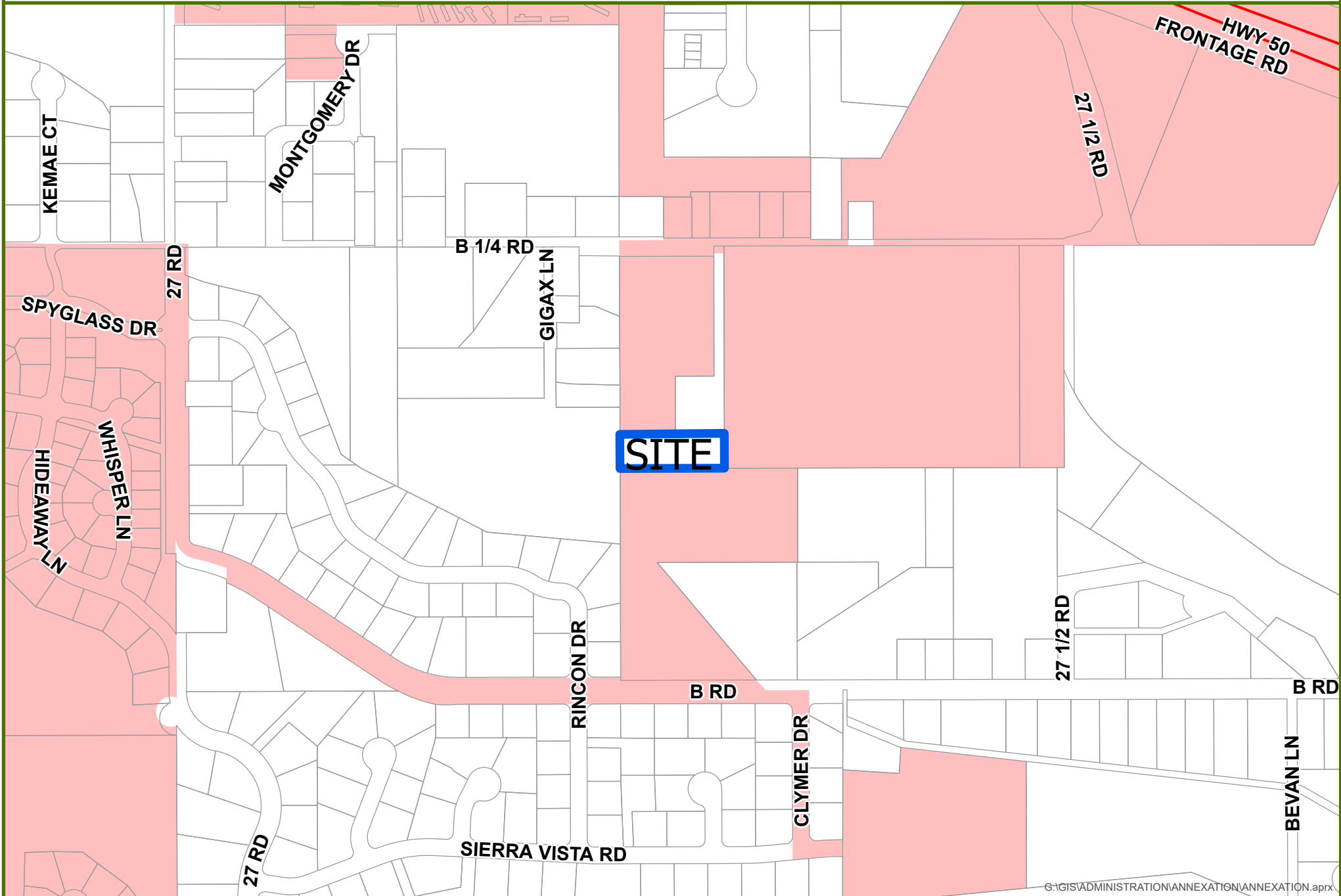
Mr. Chairman, on the Zone of Annexation for the Reed Annexation to R-8 (Residential

– 8 du/ac) zone district, file number ANX-2021-153, 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. Maps
2. Neighborhood Meeting Minutes - Reed Annexation
3. Zone of Annexation Ordinance - Reed Annex

REED ANNEXATION



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0 0.05 0.1 Miles



Annexation



City Limits

CITY OF
Grand Junction
COLORADO
GEOGRAPHIC INFORMATION SYSTEMS

Date Created: 4/9/2021

REED ANNEXATION



0 0.05 0.1 Miles

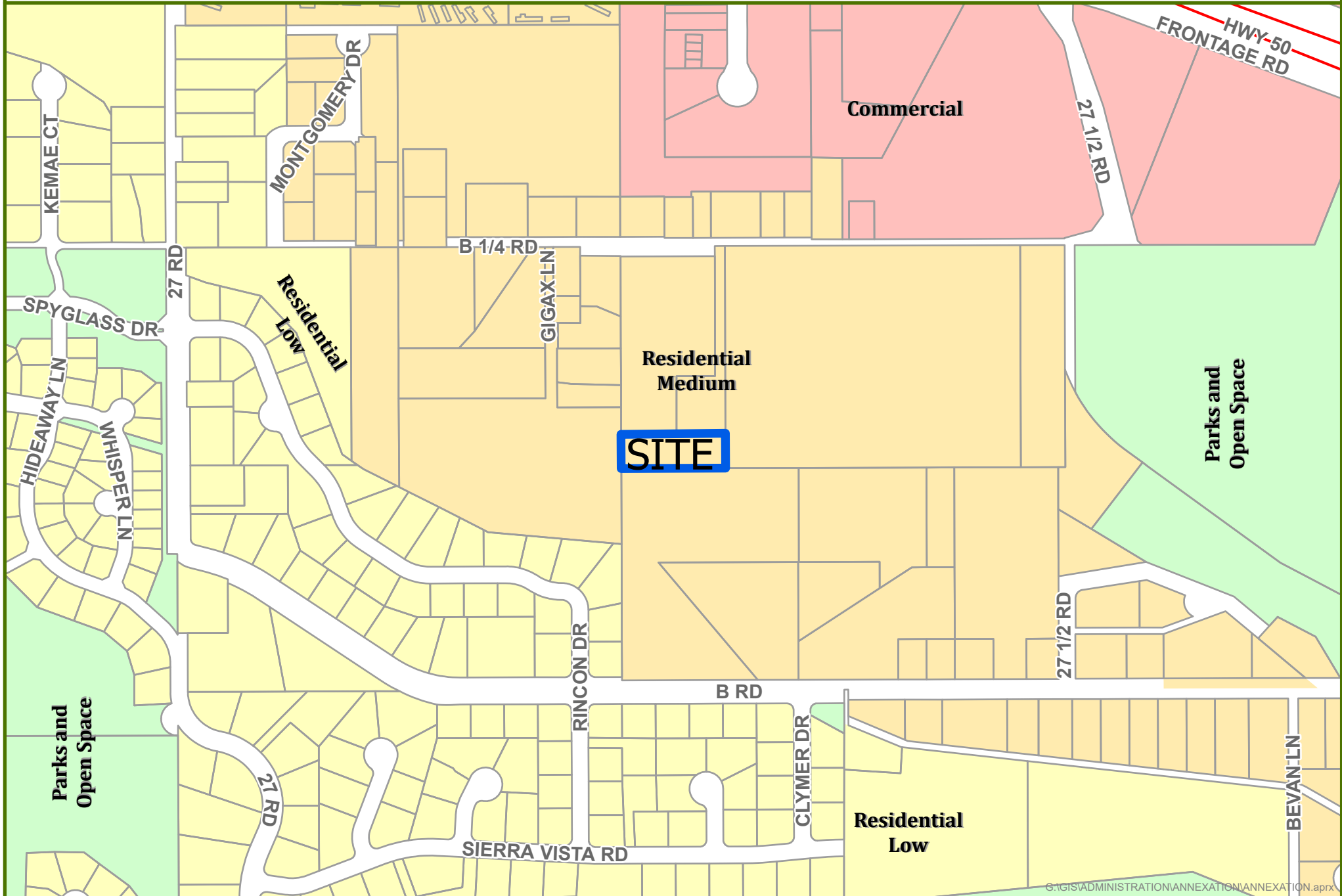


Annexation



City Limits

REED ANNEXATION - LAND USE



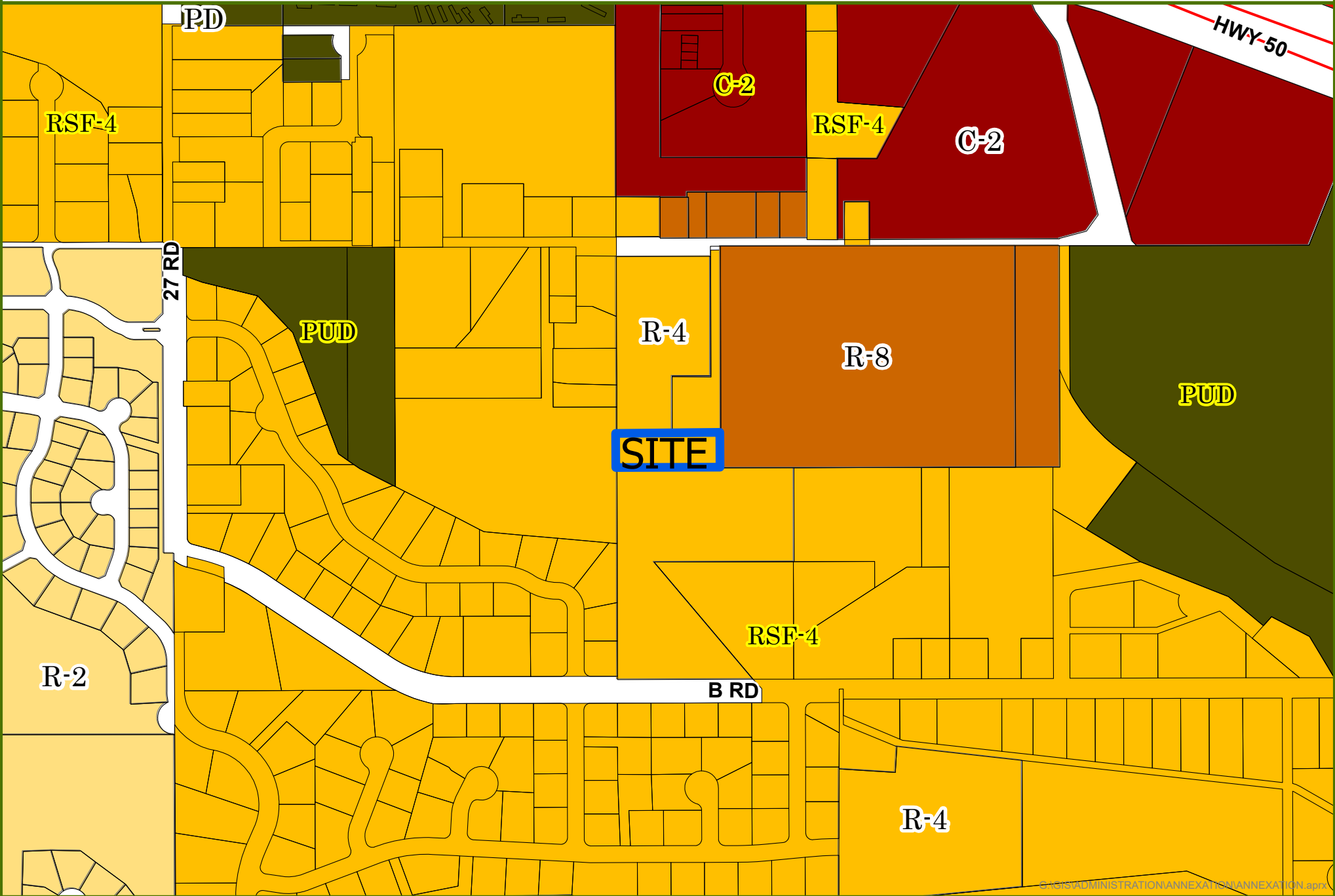
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0 0.05 0.1 Miles

 Annexation Boundary

REED ANNEXATION - ZONING



0 0.05 0.1 Miles

 Annexation

City Zoning
Packet Page 31

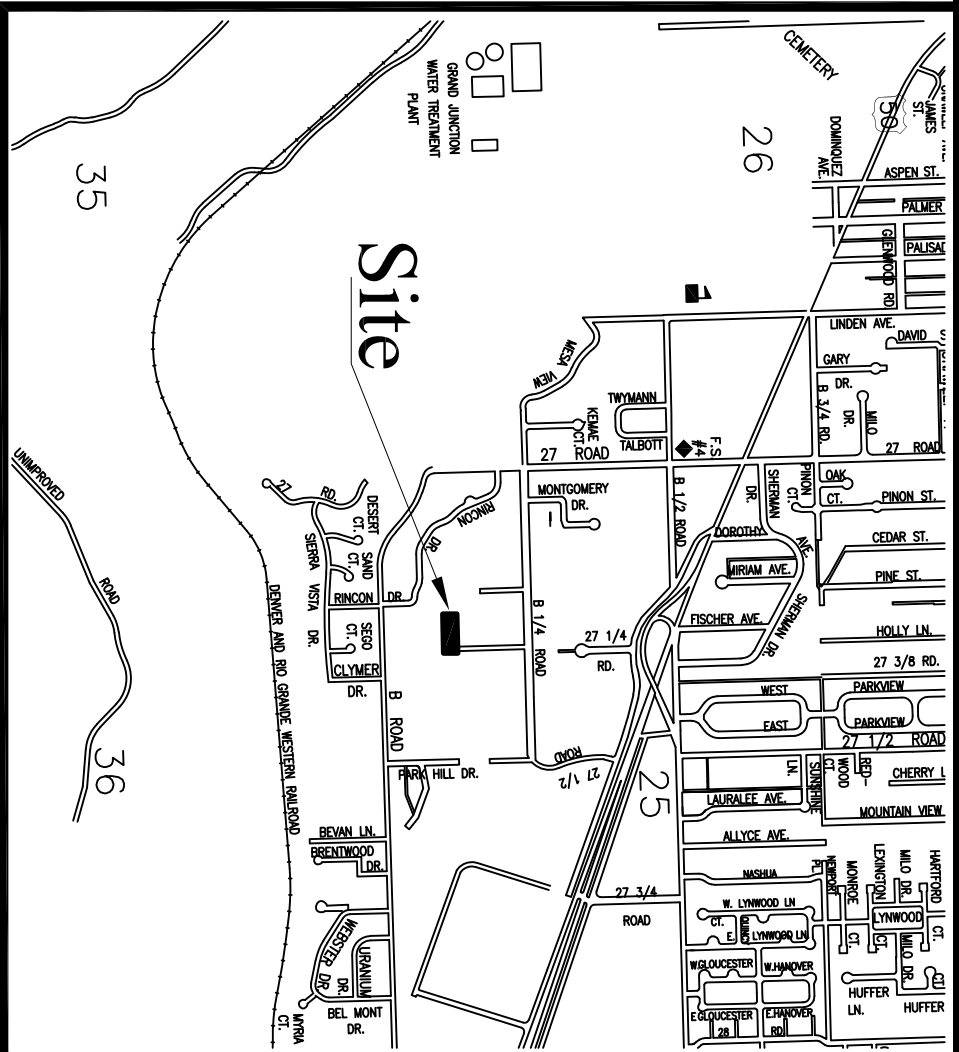
County Zoning

Date Created: 4/9/2021



REED ANNEXATION

SE 1/4 SW 1/4 OF SECTION 25,
TWP 15, R6E 1W, U.M. COUNTY OF MESA, STATE OF COLORADO

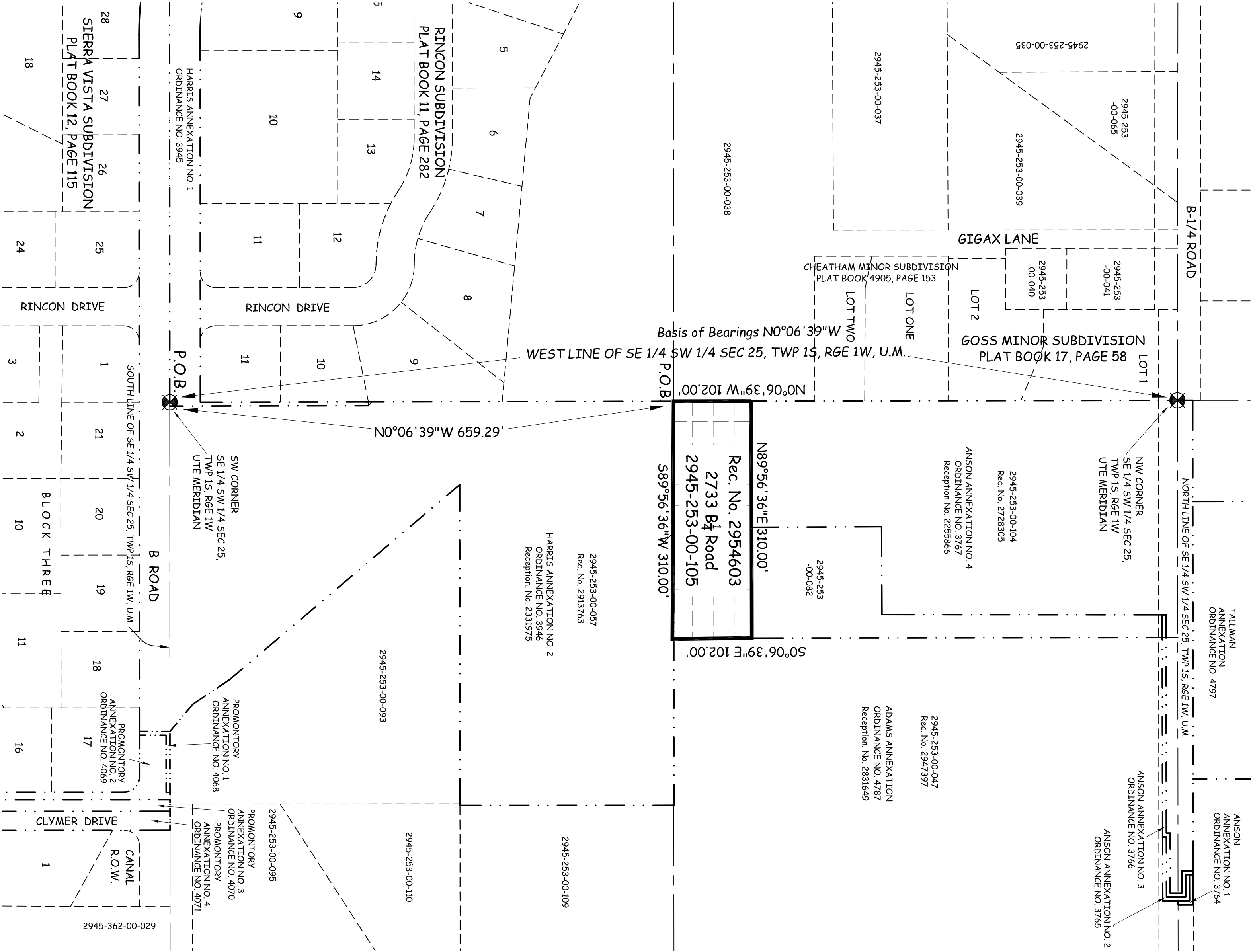


Legal Description

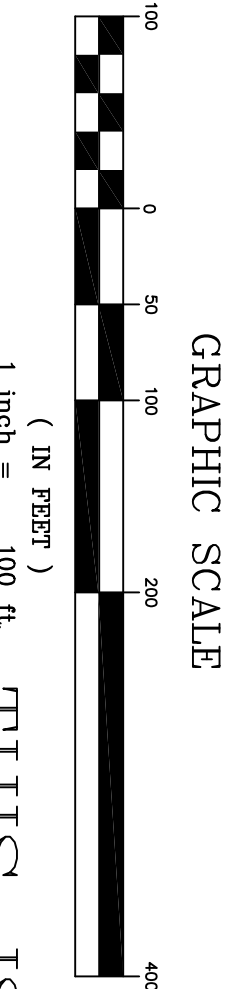
A parcel of land located in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 25, Township 15, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being a parcel of land described at Reception Number 2954603 and being more particularly described as follows:

Commencing at the Southwest corner of said Southeast Quarter of the Southwest Quarter, and assuming the West Line of said Southeast Quarter of the Southwest Quarter bears N0°06'39"W along said West line a distance of 659.29 feet to the Southwest corner said parcel described at Reception Number 2954603 being the Point of Beginning; thence along the boundary said Reception Number 2954603 for the following four (4) courses: N0°06'39"W a distance of 102.00 feet to the Southwest corner of Anson Annexation Number 4; N89°56'36"E a distance of 310.00 feet to the West line of Adams Annexation; S0°06'39"E a distance of 102.00 feet to the North line of Harris Annexation Number 2; S89°56'36"W a distance of 310.00 feet to the Point of Beginning.

Containing 31620 square feet or 0.73 acres more or less as described.



AREA OF ANNEXATION		
ANNEXATION PERIMETER	824.00 FT.	
CONTIGUOUS PERIMETER	577.00 FT.	
AREA IN SQUARE FEET	31620	
AREA IN ACRES	0.73	
ANNEXATION BOUNDARY		
EXISTING CITY LIMITS		



ORDINANCE NO. _____
EFFECTIVE DATE _____

ABBREVIATIONS	
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
R6E.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
SQ. FT.	SQUARE FEET
Δ=	CENTRAL ANGLE
RAD	RADIUS
AL	ARC LENGTH
CHL	CHORD LENGTH
CHB	CHORD BEARING
BLK	BLOCK
PB	PLAT BOOK
BK	BOOK
PG	PAGE

Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within one year after the date of the survey. This survey is not intended to constitute a legal survey, and is not intended to be used as a basis for establishing or verifying property boundary lines. The date of the certification shown herein.

DRAWN BY _____ R.B.P. DATE 03-23-21
DESIGNED BY _____ DATE _____
CHECKED BY _____ M.G. DATE _____
APPROVED BY _____ DATE _____

SCALE
1" = 100'

CITY OF
Grand Junction
COLORADO

PUBLIC WORKS

REED ANNEXATION

Renee B. Poretti, PLS No. 38266
Professional Land Surveyor for the
City of Grand Junction
DATE: March 22, 2021

MEETING NOTES

Neighborhood Meeting for Parcel 2945-253-00-105, 2733 B ¼ Rd, Grand Junction, CO 81503

Time: March 4, 2021 @ 5:30pm

Join Zoom Meeting: Neighborhood Meeting for Parcel 2945-253-00-105

Invite Link: www.zoom.us/join

Meeting ID: 872 6015 3422

Passcode: 7c5ABw

Audio Call Number: (646) 568-7788

Notes for this meeting:

- Meeting Started on the date/time stated above, March 4, 2021 at 5:30pm.
- There were no public attendees besides Jesse Reed (Owner) and Scott Peterson (Grand Junction Senior Planner).
- Casual talk about the proposed property and surrounding area for roughly 20 minutes, waiting to see if anyone else would join the meeting.
- No one else attended, the meeting ended.

Sincerely,

Jesse Reed

j.r.reed2010@gmail.com

970-462-9857

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING THE REED ANNEXATION
TO R-8 (RESIDENTIAL – 8 DU/AC) ZONE DISTRICT**

LOCATED AT 2733 B ¼ ROAD

Recitals

The property owner has requested annexation of one property that totals 0.73-acres into the City limits.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of zoning the Reed Annexation to the R-8 (Residential – 8 du/ac) zone district, finding that it conforms with the designation of Residential Medium (5.5 – 12 du/ac) as shown on the Land Use Map 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 the R-8 (Residential – 8 du/ac) zone district, is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code.

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

REED ANNEXATION

The following property be zoned R-8 (Residential – 8 du/ac) zone district.

A parcel of land located in the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of Section 25, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being a parcel of land described at Reception Number 2954603 and being more particularly described as follows:

Commencing at the Southwest corner of said Southeast Quarter of the Southwest Quarter, and assuming the West Line of said Southeast Quarter of the Southwest Quarter bears N0°06'39"W with all other bearings contained herein being relative thereto; thence N0°06'39"W along said West line a distance of 659.29 feet to the Southwest corner said parcel described at Reception Number 2954603 being the Point of Beginning; thence along the boundary said Reception Number 2954603 for the following four (4) courses: N0°06'39"W a distance of 102.00 feet to the Southwest corner of Anson Annexation Number 4; N89°56'36"E a distance of 310.00 feet to the

West line of Adams Annexation; S0°06'39"E a distance of 102.00 feet to the North line of Harris Annexation Number 2; S89°56'36"W a distance of 310.00 feet to the Point of Beginning,

Containing 31620 square feet or 0.73 acres more or less as described.

INTRODUCED on first reading this _____ day of _____, 2021 and ordered published in pamphlet form.

ADOPTED on second reading this _____ day of _____, 2021 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk