



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