

Redlands 360 Planned Development **Outline Development Plan and Planned Development Zoning**

A. Project Description

Location

The project location can be generally described as 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, elevated with spectacular panoramic views of the valley. It is dry with sandy to rocky soil conditions and limited rock outcrops; there is about 300 feet of elevation change in a little over 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. There are five parcels that make up the 600 acres project and all are vacant.

Acreage

All five properties are approximately 600 acres.

Proposed Use

Preliminary discussions with planning staff supports creating an Outline Development Plan (ODP) with a Planned Development (PD) zone to best achieve this Residential Planned Community. City code processes for Annexation and Metro District were initiated in advance of the forthcoming ODP and PD zone submittal. To restate and simplify the intent of the entitlement requests, we propose: annexing two parcels under a PD Zone, rezoning one parcel from R4 to PD, and providing an Overall Development Plan in conjunction with the requested PD zone on all five parcels / 600 acres.

The Outline Development Plan includes approximately 3.2 acres of Commercial, 54 acres of Multifamily / High Density product, 345 acres of single family product, 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 rim trails, and legitimizes other significant existing bike and hike trails.

B. Public Benefit

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

- the development of properties within the City 201 boundary;
- the creation of a residential project meeting the intentions and densities of the Growth Plan;
- road and utility improvements that meet City standards, including drainage, pavement, walks;
- utility extensions, upgrades, and improvements;
- drainage improvements that control historic and developed flows;
- residential development is clustered to respect the land, consolidate infrastructure, and maximize open space;
- extensive on and off street pedestrian and bike networks are preserved and proposed, legitimizing and stabilizing the numerous 'social trails' existing on the property;
- significant open space dedication ... approximately over 30% of the entire project.

C. Neighborhood Meeting

Forthcoming.