

H ROAD / NORTHWEST AREA PLAN

(City) GPA 2007-025 and (County) 2007-027 MP1

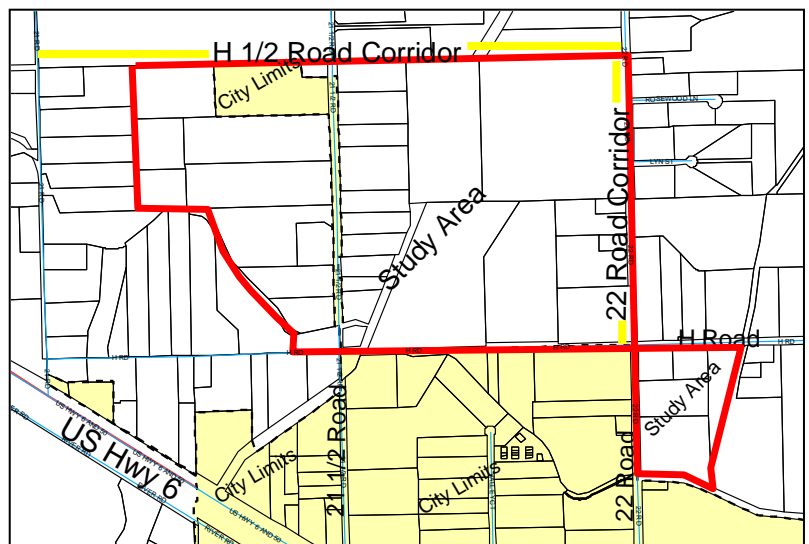
Background Information

The H Road/Northwest Area Plan is located in the 21 ½ Road and H Road vicinity. The Plan area was added to the Persigo 201 sewer service area (which is the Urban Growth Boundary) in March 2006. This Area Plan establishes appropriate future urban land uses and policies for ensuring compatible future development options for the study area. In September 2006 the Plan (Study) Area contained:

- Approximately 250 Acres
- 37 Parcels
- 30 ownerships
- 14 residences on 13 parcels
- 15 businesses on 16 parcels
- 8 vacant parcels

PLANNING PROCESS

The planning process began in the fall of 2006 with initial meetings among City, County and Colorado Department of Transportation staff. Focus groups were held to discuss traffic/ transportation needs and commercial/industrial needs for vacant land.



Planning staffs conducted baseline inventories and met with in-house and external service providers to help identify key issues prior to meeting with the public. Focus group meeting were held with Grand Junction economic development representatives, oil and gas representatives and property owners along the 22 Road and H ½ Road corridors. A public open house was held in November 2006. The entire schedule is outlined below:

September 20, 2006	City/County Meeting #1
October 3, 2006	Base Mapping Completed
October 4, 2006	City/County Meeting #2
October 17, 2006	Focus Group Meeting – Economic Development Needs
October 30, 2006	Focus Group Meeting - Transportation Needs
November 1, 2006	City Council’s Strategic Planning Team #1 Meeting
November 17, 2006	Sent Notice for Neighborhood Meeting
November 29, 2006	Neighborhood Meeting/Open House

December 8, 2006	City/County Meeting #3
January 16, 2007	City/County Meeting #4
February 6, 2007	Sent Invitation letter to 22 Road and H ½ Road residents
February 15, 2007	Focus Group Meeting - 22 Road and H ½ Road residents
February 21, 2007	City/County Meeting #5
March 8, 2007	Joint City/County Planning Commission Workshop
March 12, 2007	Newsletter/Notice for Public Hearing mailed
March 27, 2007	City/County Meeting #6
March 27, 2007	Joint City/County Planning Commission Hearing
April 18, 2007	City Council Hearing

Public input was solicited at the open house held November 29, 2006 and the February 15th focus group. Staff also received numerous written comments, phone calls, letters and comments by e-mail, and other personal communications throughout the planning period. The public meetings were well attended, more than 60 individuals signed in at the open house and 17 people attended the focus group meeting. Two newsletters were mailed to every property owner in the planning area and within ½ mile of the plan area. The City internet web site kept the public up-to-date on issues and progress of the plan.

PUBLIC COMMENTS

Public comments received at the Open House were clearly divided between those that expressed a desire to:

1. Not allow commercial/industrial land uses east of Pritchard Wash and only allow residential densities no greater than residential estates (2 to 5 acres per lot.); and
2. Make the entire study area commercial/industrial including the areas east of Pritchard Wash.

The comments from the adjacent residential neighborhood were in opposition to commercial/industrial land uses east of Prichard Wash for such reasons as compatibility, quality of life, noise, feared loss of property values, etc.

The need for commercial/industrial land uses east of Pritchard Wash was strongly supported by many of the property owners as well as the Grand Junction economic development community, oil and gas representatives, the Grand Junction Area Chamber of Commerce, and the business incubator staff and board. These groups, all stated the need for additional commercial/ industrial land in the Grand Junction area, especially industrial parcels greater than 10 acres in size.



22 Road (north of H Road) in foreground - looking west to Prichard Wash

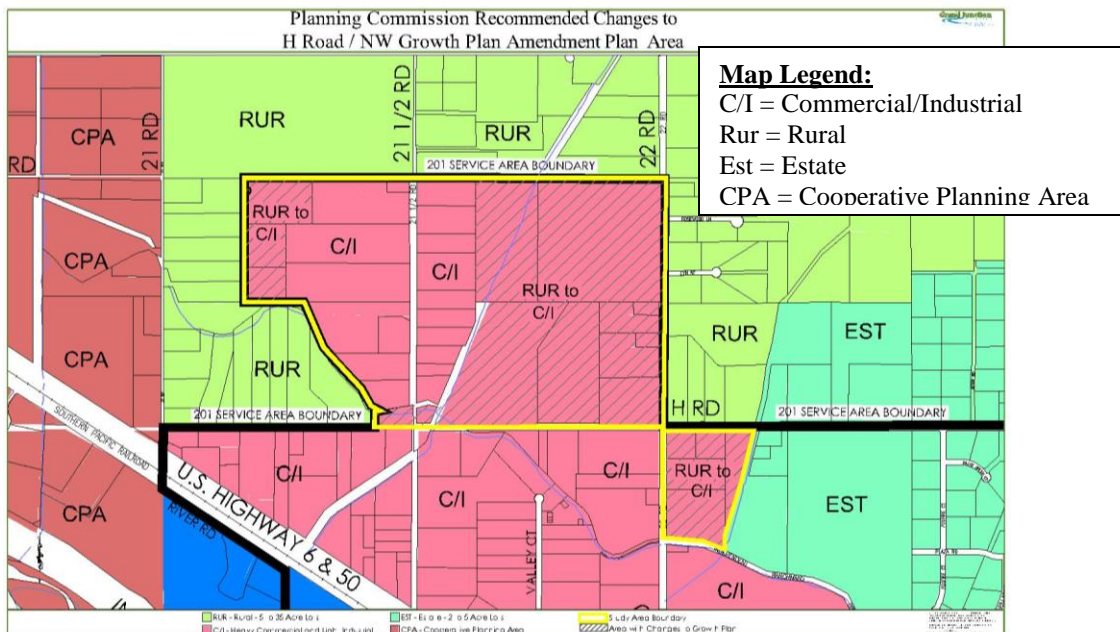
H Road/Northwest Area Plan Plan Adoption

Amendment to the Joint Urban Area Future Land Use Plan, an element of the Mesa County Master Plan, and a part of the Grand Junction Growth Plan in recognition that the area was added to the Persigo Sewer Service area in March 2006.

After six months of review, the City Planning Commission and the Mesa County Planning Commission held a public hearing on March 27, 2007 and approved the H Road/Northwest Area Plan. The City Council held a public hearing on April 18, 2007 and approved the Plan. The H Road/Northwest Area Plan includes the following elements:

1. An amendment to the City and County's Future Land Use Map from "Rural" to Commercial/Industrial (C/I) for all properties located within the Plan Area that are currently designated as "Rural".
2. Adoption of Policies and Performance Standards that will help mitigate impacts to the adjacent residential neighborhood(s) outside of the Plan area.
3. An amendment to the Grand Valley Circulation Plan to include the Plan area and establish an appropriate street network that will accommodate future growth in the area.

H Road/Northwest Area Plan Future Land Use Map



Cross-hatched area illustrates changes to the Future Land Use Map
(RUR to C/I = Rural to Commercial/Industrial)

H Road/Northwest Area Plan

Policies and Performance Standards

Policies

Affected Area: The following performance standards shall affect the entire H Road/Northwest Area Plan.

Truck Traffic. Site design shall direct truck (operations) traffic to the 21 ½ Road Corridor. All other traffic including customer or light vehicle traffic may also use 22 Road and H ½ Road.

Billboards. All signage as defined under the existing development codes and regulations of the City and County as off-premise signs are not allowed anywhere within the H Road/Northwest Area Plan boundaries.

Performance Standards

Affected Area: Development on all parcels abutting the west side of 22 Road from H Road to H ½ Road and the south side of H ½ Road from 21 Road to 22 Road shall be required to meet the following performance standards.

Corridor Aesthetics/Landscaping. All property frontages along these corridors shall provide at a minimum:

1. A 25 ft. wide landscaping strip the entire length of the frontage (excluding driveways).
2. A berm the entire length of the frontage with a minimum of 36 inches in height;

Fencing shall not be allowed within the 25 ft. landscape strip with the exception of split rail fences with up to 3 rails and not more than 4 feet in height.

Loading Docks and Fleet Parking. All loading docks and fleet/equipment parking shall be located in the rear half of the lot or behind the principal structure (i.e. south side of buildings fronting on H ½ Road and west of buildings fronting on 22 Road).

Outdoor Storage and Display. Outdoor storage areas shall be:

1. Adequately screened so as not to be visible from adjacent public roads (i.e. H ½ Road and 22 Road);
2. In the rear half of the lot or behind the principal structure (i.e. south of buildings fronting on H ½ Road and west of buildings fronting on 22 Road);
3. Trash dumpsters shall be fully screened and located in the rear half of the lot or behind the principal structure.

Parking Lots. All parking lots located within the front half of the parcel or front of the principal structure (adjacent to 22 Road and H ½ Road rights-of-way) shall only be used for customer parking.

Architectural Standards. Applies only to building facades facing the 22 Road and H ½ Road rights-of-way. Building form shall incorporate projected and recessed elements to provide architectural variety, such as entryways, special functional areas, rooflines, and other features including the following requirements.

1. Blank, windowless walls are discouraged. Where the construction of a blank wall is necessary, the wall shall be articulated.
2. Large monolithic expanses of uninterrupted facades (greater than 50 ft.) are not allowed. Pilasters, texture transitions, windows and stepping of the wall plane are required.
3. Buildings with flat roofs shall provide a parapet with an articulated cornice.
4. All primary buildings shall use materials that are durable, economically maintained, and of quality that will retain their appearance over time including but not limited to stone, brick, stucco, and pre-cast concretes.

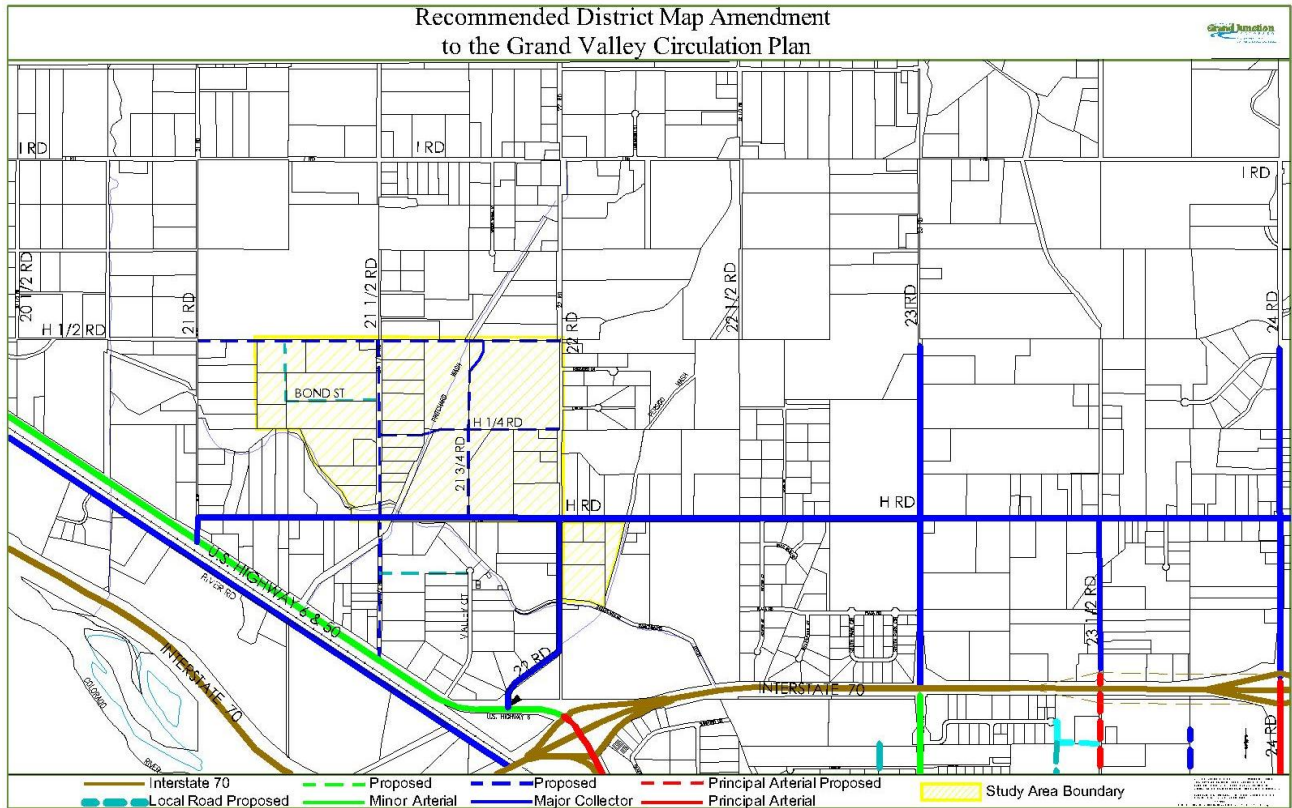
Signage Standards. Only monument style signs at a maximum of 8 ft. in height with a maximum total of 64 square feet per sign face shall be allowed. Signs shall not be internally illuminated. External illumination is allowed.

Other Standards. The following are adequately addressed under existing development codes and City of Grand Junction and Mesa County regulations and therefore conformance must be met through the development process under then existing code requirements.

- Retail Sales/Wholesale Sales Area
- Odors
- Glare
- Parking Lots
- Lighting Standards
- Noise (regulated in Colorado Revised Statutes 25-12-103. Maximum Permissible Noise Levels and City Municipal Codes Section 16-106)

H Road/Northwest Area Plan

Grand Valley Circulation Plan Map Amendment



Changes to the Grand Valley Circulation Plan includes adding major collector roads including 21 ½ Road between US Hwy 6 and H ½ Road, H ¼ Road between 21 ½ Road and 22 Road; 21 ¾ Road between H Road and H ½ Road, and H ½ Road between 21 Road and 22 Road. The Plan also identifies the need for a local street to be constructed between Valley Court and 21 ½ Road and Bond Street and H ½ Road.

Potential Intersection improvements were identified through the planning process for the intersections of 21 ½ Road and US Hwy 6 where the potential exists for a proposed traffic control location such as a traffic signal or other traffic control improvements. The two intersections of Valley Court and 22 Road with US Hwy 6 where traffic movements may need to be restricted in the future were not included in the final Grand Valley Circulation Plan amendment, although they were identified as needing additional study.