

2007-027 MP1& GPA 2007-025
H ROAD / NORTHWEST AREA PLAN AMENDMENT

ACTION REQUESTED:

1. To amend 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.
2. To adopt an Overlay District for the Study Area and the 22 Road and H ½ Road Corridors.
3. To amend the Grand Valley Circulation Plan

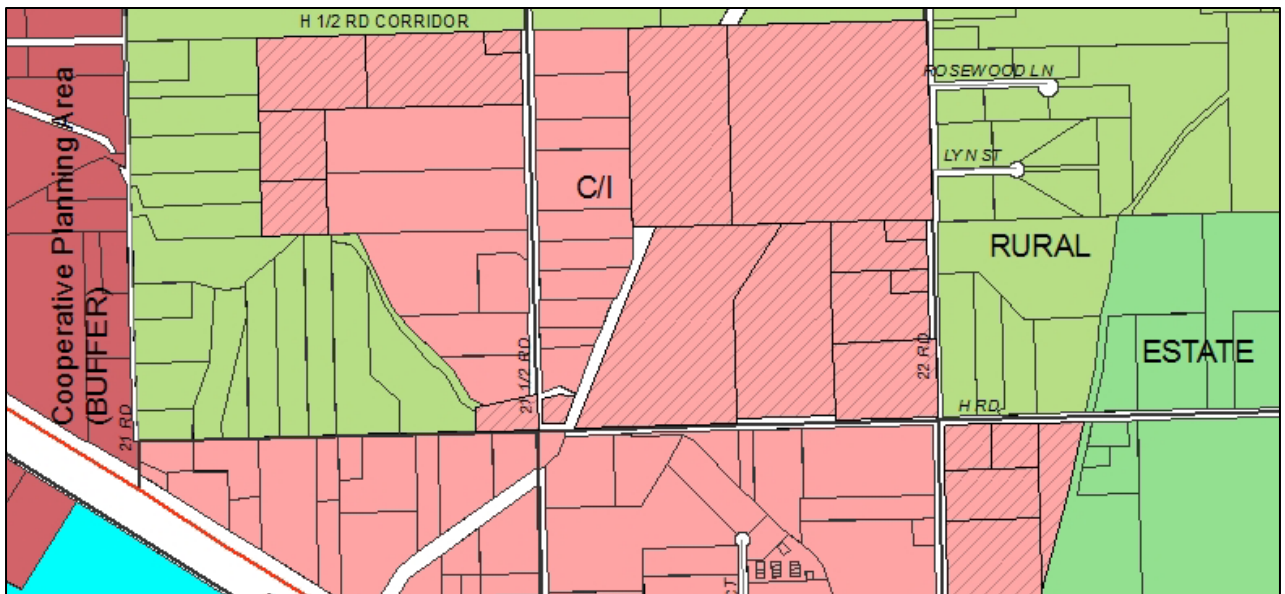
Revise the Grand Valley Circulation Plan and the future land use designation of entire study area to be Commercial/Industrial with the following polices and performance standards.

PROPOSED Amended Grand Valley Circulation Plan Map



Proposed 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. Intersection improvements are identified at the intersections of 21 ½ Road and US Hwy 6 where the Plan establishes this intersection for a proposed traffic control location such as a traffic signal or other traffic control improvements; and the intersection of Valley Court and US Hwy 6 and 22 Road and US Hwy 6 where traffic movements will likely need to be restricted in the future.

PROPOSED Amended Future Land Use Map



In September 2006 the Study Area contained:

- Approximately 250 Acres
- 37 Parcels
- 30 ownerships
- 14 residences on 13 parcels
- 15 businesses on 126 parcels
- 8 vacant parcels

H Road/Northwest Planning Area **General Policy Statements**

Affected Area: The following performance standards shall affect the entire H Road/Northwest Planning (Study) Area.

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 Planning (Study) Area.

22 Road Corridor and H ½ Road Corridor **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.

Parking Lots. All parking lots located within the front half of the parcel (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)