

Redlands Mesa Second Amended ODP

General Project Report

and attached ODP Plan Exhibit

April 10th, 2020

Prepared for:

City of Grand Junction
Grand Junction, CO 81501

Prepared by:



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- General Project Report –

Establishment of the Redlands Mesa Second Amended ODP (Outline Development Plan) which follows the Redlands Mesa Original ODP of December 16, 1998, and the Redlands Mesa Amended ODP of February 12, 2012, and which now encompasses Parcels 13A Remainder, 15B, 18, 19, 20, 21, and 22, all more particularly described on the ODP Plan Exhibit attached hereto.

Owner: BrightStar Redlands Mesa Investment, LLC, and Robert M. Stubbs and David Weckerly.

A. Project Description:

Location: The development is located in an area known locally as Redlands Mesa. This request pertains to the remaining undeveloped/unplatted parcels referenced above. Nothing will be platted in this application. This application is to establish a Second Amended ODP, based on and to follow the Original ODP of December 16, 1998, and the Amended ODP of February 12, 2012.

Parcel Numbers: 2945-204-70-029, 2945-240-70-031, 2945-204-67-004, 2945-203-01-046, 2945-202-44-001, 2945-174-43-001, 2945-202-15-001.

Note: Parcel 2945-204-67-003 (Edge of the World at Redlands Mesa) is currently in the review process at the Planning Department.

Acreeage: Combined, approximately 36 acres for these remaining undeveloped parcels.

Proposed Use: The remaining neighborhoods will be a mix of multifamily and single family homes, and will offer short-term rentals in specific locations. See the ODP Plan Exhibit for details and for specific zoning and densities. Note that this ODP does not change HOA affiliations of any parcels - those in Redlands Mesa Master HOA remain in that HOA, those in The Ridges remain under The Ridges Covenants.

B. Public Benefit

The public enjoys the golf course, open space, walking and biking opportunities and the trail system - see currently approved Outline Development Plan (ODP) - as well as a local restaurant/bar facility in the existing clubhouse in the Redlands Mesa

Development. This Redlands Mesa Second Amended ODP is specifically and importantly designed to further the *sustainability* of the core of this general neighborhood area via the offering of a variety of housing types. These homes will be a mix of multifamily and single family, and will additionally offer short-term rentals in specific locations (see the ODP Plan Exhibit).

This ODP will complete the circulation of High Desert Road as originally planned and required by the City of Grand Junction, which calls for the connection through parcels 2945-174-43-001 and 2945-202-44-001.

C. Neighborhood Meeting

A neighborhood meeting was required; however, due to COVID 19 and limitations on the size of gatherings, none was held. This requirement was waived by the City Council at their March 23, 2020, meeting.

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

The project will comply with the amended zoning requested for this property. Subsequent development will ensure all City requirements are met.

Parcels 2945-202-44-001, 2945-174-43-001, and 2945-202-15-001 are located within The Ridges planned development and subject to the City of Grand Junction Amended Plan for The Ridges whereby all new development shall comply with the current code. Inclusion of these parcels complies with the requirement to adhere to current code. Inclusion of these parcels in this Redlands Mesa Second Amended ODP shall allow for a higher level of comprehensive and coordinated planning and development of the sites to achieve the goals of this ODP and of The Ridges Covenants.

2) Land use in the surrounding area:

The existing developed portion of The Ridges borders the parcel to the north, Grand Junction Land Company zoned PD and Monument Valley Subdivision to the west, Monument Road and Redlands Mesa Development are to the south, existing developed Ridges parcels and City of Grand Junction parks property to the east. The proposed subdivisions are complementary to the surrounding uses.

3) Site access and traffic patterns:

Site access will be assessed in future submittals. This submittal does not call for construction at this time.

4) Availability of utilities, including proximity of fire hydrants:

Redlands Mesa is served by the following:

Ute Water
City of Grand Junction Sewer
Mesa County Drainage Authority
Ridges Metropolitan District
Xcel Energy
City of Grand Junction Fire
Charter (Cable)
CenturyLink (Phone)

5) Special or unusual demands on utilities:

There will be no unusual demand on utilities as a result of the ODP.

6) Effects on public facilities:

The approval of the proposed ODP will have no adverse effect on public facilities.

7) Hours of operation:

Not applicable for this submittal.

8) Number of employees:

Not applicable for this submittal.

9) Signage

Not applicable for this submittal.

10) Site Soils Geology:

Not applicable for this submittal.

11) Impact of project on-site geology and geological hazards:

None are anticipated.

(1) Approval Criteria. An ODP application shall demonstrate conformance with all of the following:

(i) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

The proposed ODP asks for a portion of rezone from Residential Low/Residential Medium to Residential Medium. The ODP establishes zoning and densities on the properties per the ODP Plan Exhibit.

- (ii) The rezoning criteria provided in GJMC 21.02.140;
 - (a) [Rezone] Approval Criteria. In order to maintain internal consistency between this code and the zoning maps, map amendments must only occur if:
 - (1) Subsequent events have invalidated the original premises and findings; and/or
No event has invalidated the original findings, however, this submittal would amend density from the priorly approved ODP. This ODP establishes zoning and densities on the properties per the ODP Plan Exhibit.
 - (2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or
This Second Amended ODP adds additional parcels into the Redlands Mesa ODP without increasing the originally approved Redlands Mesa maximum density on the Redlands Mesa original parcels.
 - (3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or
Public and community facilities are adequate to serve the type and scope of land use.
 - (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
This area has a diverse topography and not an adequate amount of buildable land. That calls for the land to be used efficiently while preserving sensitive areas.
 - (5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.
The public enjoys the golf course, open space, walking and biking opportunities and the trail system - see currently approved Outline Development Plan (ODP) - as well as a local restaurant/bar facility in the existing clubhouse in the Redlands Mesa Development. This Redlands Mesa Second Amended ODP is specifically and importantly designed to further the sustainability of the core of this neighborhood via the offering of a variety of housing types. These homes will be a mix of multifamily and single family, and will additionally offer short-term rentals in specific locations (see the ODP Plan Exhibit).

This ODP will complete the circulation of High Desert Road as originally planned and required by the City of Grand Junction, which calls for the connection through parcels 2945-174-43-001 and 2945-202-44-001.
- (iii) The planned development requirements of Chapter 21.05 GJMC;
The criteria of this section, (a) through (g), were reviewed and the criteria are met with this ODP. Criteria (h), Public Art is not directly provided for with this ODP

although there is an iron horse statue at the landscaped cul-de-sac of Iron Horse Court. The Planned Development complies with the development standards of the default zone (R-4) and all other applicable code provisions except for the requested minimum density allowed and variations in setback requirements. However, parcels 2945-202-44-001, 2945-174-43-001, 2945-202-15-001, and “18” (please refer to ODP exhibit for location) will have their own setbacks.

- (iv) The applicable corridor guidelines and other overlay districts in GJMC Titles 23, 24 and 25;

The only section applicable in this chapter is Section 21.00.07.020 – Environmental/sensitive land regulations – and is addressed below.

The project consists of varied topography, rock outcrops, and broken terrain providing a variety of site conditions, which naturally allow for the separation of the proposed uses and neighborhoods. These same constraints also limit and/or control site access and buildable terrain. The challenge of the site design is to respect the topographic constraints and unique character of the site while providing constructible road alignments, building sites, and the golf course. This ODP would continue to take advantage of the natural aspects of the site itself such as the rock outcrops and native vegetation, with special attention paid to the spectacular views in all directions. Land unsuitable for development because of geologic constraints is to be preserved in its natural state. This includes drainage ways, steep terrain (slopes in excess of 30%) and rock outcroppings.

- (v) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;

This was demonstrated with both the Original and the previously Amended ODPs.

- (vi) Adequate circulation and access shall be provided to serve all development pods/areas to be developed;

Adequate circulation and access will be provided and improved to areas.

- (vii) Appropriate screening and buffering of adjacent property and uses shall be provided;

This rezone and ODP only calls for residential uses, with the exception of the existing Golf Course and restaurant.

- (viii) An appropriate range of density for the entire property or for each development pod/area to be developed;

The neighborhoods will range from a mix of multifamily to single family homes, and will offer short-term rentals in specific locations. See the ODP Plan Exhibit for details and for specific zoning and the wide range of densities.

- (ix) An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed;

The ODP confirms and establishes minimum default standards for the remaining undeveloped and newly created and annexed parcels within this Redlands Mesa Second Amended ODP. Those default standards, if not encumbered by Ridgeline Development Standards found in 21.07.020(g), shall be:

Parcels 2945-204-70-031, 2945-204-70-029, 2945-204-67-004, and “19” (please refer to ODP Exhibit map and submitted descriptions for location):

Minimum Front Yard Setback

20’ West Ridges Blvd. – from r-o-w (path side)

30’ West Ridges Blvd. – from r-o-w (non-path side)

Note: path side is that side 40’ from control line shown inside r-o-w.

20’ From r-o-w (all others unless otherwise depicted on plat)

Minimum Rear Yard Setback

20’ From property line (common rear yard lot lines)

20’ From property line (adjacent to golf or open space)

5’ Internal side setback

15’ Minimum between buildings

15’ Perimeter side setback

20’ Minimum Street Frontage

40’ Building Height

65% Maximum lot coverage

Parcels 2945-202-44-001, 2945-174-43-001, 2945-202-15-001, and “18” (please refer to ODP Exhibit map and submitted descriptions for location):

Minimum Front Yard Setback

10’ From r-o-w (all others unless otherwise depicted on plat)

Minimum Rear Yard Setback

5’ Internal side setback

10’ Minimum between buildings

0’ From Property Line

40’ Building Height

70% Maximum Lot Coverage

(x) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed; and

The applicant cannot predict how many phases it will take to complete the platting of the remaining parcels. The applicant is requesting the maximum 10 years be allowed to complete the platting of the remaining undeveloped parcels contained in this ODP.

(6) General Approval Criteria. No permit may be approved by the Director unless all of the following criteria are satisfied:

- (i) Compliance with the Comprehensive Plan and any applicable adopted plan.
This submittal requests an amendment from the Comprehensive Plan.
- (ii) Compliance with this zoning and development code.
This submittal is for a portion of rezone from Residential Low/Residential Medium to Residential Medium (considering the type of housing, location, buildable area, etc.) and to establish zoning and densities in parcels per the ODP Plan Exhibit.
- (iii) Conditions of any prior approvals.
There are no prior approvals with this submittal. Parcel 2945-204-67-003 (Edge of the World at Redlands Mesa) is currently under Preliminary/Final Review at the City Planning Department.
- (iv) Public facilities and utilities shall be available concurrent with the development.
All public facilities and utilities shall be available concurrent with this development.
- (v) Received all applicable local, State and federal permits.
None needed for this rezone and Outline Development Plan submittal.