

ISSUES RAISED REGARDING THE JUNCTION NORTH PUD PROPOSAL

The list below includes issues that were raised during the September 6, 2016, Plan Commission public hearing and in written comments submitted since the public hearing, as compiled by the Economic and Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. The applicant is the Director of the Economic and Community Development Department. Who will make interpretations or decisions that are granted to the “Director” by the Unified Development Ordinance as it relates to this property?

As indicated at the public hearing, this issue has been discussed in depth with the City’s legal counsel and has been addressed in Section 1.4 of the proposed Ordinance.

2. What warrants a Planned Unit Development (PUD) District for this proposed development?

Junction North is designed to fulfill the recommendations of the Grand Junction vision set forth in the City’s comprehensive plan. The PUD process is the best procedural mechanism to establish site-specific standards that implement the recommendations of the City’s comprehensive plan.

3. How does the proposed development and corresponding standards (i.e., lot size, lot width, setbacks, home size, building character) meet the Comprehensive Plan’s vision for this property?

The 2007 Comprehensive Plan encourages new development that resembles and complements existing building aesthetics in the downtown area. The plan encourages new homes that resemble older home styles. Early Grand Junction planning exercises identified a community desire to “attract as many households within walking distance of the downtown area as possible, as soon as possible.” This policy was later identified as one of the top ten priorities for the Grand Junction District as approved by the Plan Commission and adopted by the City Council in the Grand Junction Implementation Plan. As recommended in the Grand Junction Implementation Plan, the Junction North proposal is designed to preserve and enhance the residential integrity of the neighborhood. The standards and home elevations included in the Junction North proposal are substantially the same as or consistent with the concepts adopted and discussed throughout the Grand Junction planning process for at least the past 10 years.

4. Why are modified subdivision/platting processes, open space requirements, right-of-way requirements, and perimeter pathway standards being proposed for this development?

Junction North is a downtown infill redevelopment project. The proposal is designed to plug into the established infrastructure and existing neighborhood amenities. The Junction North proposal is not intended to be and is not designed to be a conventional subdivision therefore conventional subdivision requirements are not appropriate or logically applied in this context.