

PLANNING AND ZONING COMMISSION
July 24, 2013 MEETING PACKET
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**AGENDA
CITY OF GUNNISON
PLANNING & ZONING COMMISSION
REGULAR MEETING
Rev 7/16/2013**

**DATE: WEDNESDAY, JULY 24, 2013
TIME: 7:00 P.M.
PLACE: CITY HALL, COUNCIL CHAMBERS, 201 WEST VIRGINIA AVE.**

7:00pm

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE TO THE FLAG**
- III. UNSCHEDULED CITIZENS**
- IV. CONSIDERATION OF THE JULY 19, 2013 MEETING MINUTES**
- V. ANNUAL THREE-MILE REVIEW**
- VI. COUNCIL UPDATE**
- VII. COMMISSIONER COMMENTS**
- VIII. PLANNING STAFF UPDATE**
- IX. ADJOURN TO WORK SESSION**

**WORK
SESSION**

CONTINUED DISCUSSION OF THE DRAFT *LAND DEVELOPMENT CODE*

- Setbacks and Solar Access

DRAFT UPDATE TO THE ZONING MAP

**TO COMPLY WITH ADA REGULATIONS, PEOPLE WITH SPECIAL
NEEDS ARE REQUESTED TO CONTACT THE CITY OF GUNNISON
COMMUNITY DEVELOPMENT DEPARTMENT AT 641.8090**

This agenda is subject to change, including the addition or deletion of items at any time. Regular Meetings and Special Meetings are recorded and action can be taken. Minutes are on the City website at www.cityofgunnison-co.gov. Work sessions are not recorded and formal action cannot be taken. For further information, contact the Community Development Department at 641-8090.

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**DRAFT MINUTES JULY 10, 2013
CITY OF GUNNISON PLANNING AND ZONING COMMISSION
REGULAR MEETING**

7:00PM

Page 1 of 4

MEMBERS	PRESENT	ABSENT	EXCUSED
Erik Niemeyer	X		
Erich Ferchau	X		
Andy Tocke	X		
Bob Beda	X		
Greg Larson	X		
Stephanie White			X
Councilor Stu Ferguson	X		

OTHERS PRESENT: Community Development Director Steve Westbay and Planning Technician Pam Cunningham

I. CALL TO ORDER AT 7:08 PM BY CHAIR GREG LARSON

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. UNSCHEDULED CITIZENS. There were none.

IV. CONSIDERATION OF THE JUNE 26, 2013 MEETING MINUTES. Commissioner Tocke moved and Commissioner Niemeyer seconded to approve the June 26, 2013 meeting minutes as presented.

Roll Call Yes: Ferchau, Beda, Larson, Ferguson, Niemeyer, Tocke
 Roll Call No:
 Roll Call Abstain:
 Motion carried

V. COUNCIL UPDATE. Councilor Ferguson updated the Commission on recent Council business:

- The majority of Council business has been background work to get the new Communications Center and Police Department going; those pieces seem to be coming together. It is an incredibly ambitious project because of the timeframe—the County wants Dispatch out of the County building by January 1st. Director Westbay interjected that the actual building structure is not complicated, but the electronics and lay of the land for operational needs complicate it quite a bit. Councilor Ferguson said there will be 15,000 feet of wire in the building.

Commissioner Beda asked if a Conditional Use will be required for the communications towers in the Industrial zone district where the new Communications Center will be located. Councilor Ferguson stated that they will need radio towers. Commissioner Beda asked how the towers will fit with the Airport Overlay zone and if they will need lights. Director Westbay replied that there is no Airport Overlay zone. Councilor Ferguson stated that as long as the towers are under a certain height lights won't be required. But it is a good point to see if a Conditional Use is required. Director Westbay will look into it.

- Most other Council business has been housekeeping.

VI. COMMISSIONER COMMENTS

- Commissioner Beda asked to be excused from the July 24th meeting and Commissioner Ferchau asked to be excused also.

VII. Councilor Ferguson moved to excuse Commissioners Beda and Ferchau from the July 24th meeting and Commissioner Niemeyer seconded the motion. Director Westbay asked if they would like to amend the motion to excuse Commissioner White from tonight's meeting. They both agreed to amend the motion and second. Motion to excuse Commissioners Beda and Ferchau from the July 24th meeting and Commissioner White from the July 10, 2013 meeting.

Roll Call Yes: Ferchau, Tocke, Beda, Larson, Niemeyer, Ferguson

Roll Call No:

Roll Call Abstain:

Motion carried

VIII. COMMISSIONER COMMENTS (continued)

- Commissioner Ferchau stated that he has had conversations with the County Commissioners about alternate locations for rebuilding the courthouse. He feels something as significant as that could trigger other things. He said "My thought is that we should slow down enough to consider putting the courthouse by the jail and moving the rodeo grounds out of town and look at the complexion of downtown and over time what do we need, parking being one consideration. Put a hotel over there, but the hotel people want to be accessible to the highway. Maybe a park and parking. I'd like a reaction to bigger picture thinking and does it make sense to formulate a bigger vision plan. The whole point of it was, it is very hard to raise big private money if people don't get to see big things happen. It is hard to do little pieces at a time. But if you are going after big money, if there is a bigger plan, it tends to be something, that if you put their name on it, they will give the money. What is the reaction to that? It is long range growth planning, but it is not government doing it. However, government is doing something that is a significant piece of that kind of puzzle. If you are going to have the energy and change that you want to play off of, whether it is the college, hospital, or ski area changing plans."

Councilor Ferguson stated, "That evokes discussion with City Council at their retreat. Their priorities are being refined and will be discussed next week. One of the items on the radar is that Carolyn [Councilor Riggs] is inquiring about what could be done to promote a pedestrian and bicycle-friendly downtown. CDOT came today [to meet with the City Manager and others]. They are talking about traffic calming devices and splitting traffic. One of the possible things is splitting Hwy 135 so that Main Street is one-way and a block over it is one-way in the other direction.

Chair Larson asked Commissioner Ferchau what kind of response he got from the County Commissioners. Commissioner Ferchau responded that all three are receptive to the thought. But, it doesn't seem like there has been conversation on their end to indicate that it stuck.

Chair Larson said that discussions about the rodeo grounds are always political. Commissioner Ferchau responded, "It is really a private enterprise trying to play with different pieces of the puzzle. We need a lot of private money to get the DOW facility on track."

Commissioner Beda asked where the rodeo grounds could be relocated. Director Westbay responded they could be in the Equestrian Meadows in Gunnison Rising, which is in the city. Discussion then followed about FAA regulations.

Commissioner Ferchau stated that “the point is it is very hard to spend time and money investigating if you aren’t at least willing to think about it.”

Commissioner Beda responded “we have pumped a lot of money into the Fred Field Center and the rodeo grounds lately. If we had not done that, it would be easier for people to accept.”

Discussion turned to the concept of a downtown plaza and a Downtown Development Authority. Councilor Ferguson stated that would fall to the purview of the P&Z and City Council.

Director Westbay interjected that staff and Council have been working to refine and prioritize the ideas that came out of the Council retreat. Within that context economic development has come forth as a big discussion item. City Council and staff are formulating ideas about the City’s role in that. Part of it will be the City permitting process to make applications easier and the other part is infrastructure to serve those needs. He said that “the other part is as we have started to wrap up the *LDC*, we are thinking about a new *Master Plan* and how it will work through a public process. It is a defining document that gets to Erich’s discussion about how we will grow and develop identifiable objectives. We are thinking in that strategic sense to some degree. We will get direction from Council in the next few weeks.”

Councilor Ferguson stated that Council is trying to reach a consensus in the next few weeks and will no doubt focus on economic development.

Director Westbay stated that the hardest part is the public process; master planning is reaching out to the public and articulating that in goals and objectives.

Commissioner Ferchau asked if there was other input. He would like to figure out how much more to pursue the conversation with the County Commissioners.

Commissioner Tocke responded, saying, “I haven’t really given that much thought at the level you are talking about. I could see moving the rodeo grounds could be an improvement. Some don’t care for it by residential areas. I think you are right that when you have a number of things come together you do get a refreshed energy. I haven’t given much thought to the details, but will.”

Commissioner Niemeyer stated that he thought the Courthouse was on the National Register. Commissioner Ferchau responded that a portion of it is and they will restore it.

Commissioner Ferchau said, “About the Downtown Development Committee, to the degree that it is more government doing more government projects, we need to get private enterprise involved.” Chair Larson responded that there have been several attempts at economic development and it starts out great but people lose interest.

Councilor Ferguson stated, “The Downtown Development Authority is a separate district and people vote to tax themselves to fund improvements for that district. There are pros and cons.

Where there is interest, there is a vehicle to generate a large amount of money. Should the people in the district chose to do that, it could be significant.” Director Westbay said, “It is a board that determines the allocations of the funding that will occur in the district. It is a process that uses bonding authority and property taxing levies to pay for capital improvements. Generally they are community-oriented improvements. For example, in Mt. Crested Butte the initial though was to develop the community areas within the base area.”

Commissioner Beda asked how many of the buildings [on Main Street] are owner-occupied versus leased and whether the tenants have any say. Director Westbay responded that “One of the mechanisms is it defers property tax to the schools for a set period of time into the Downtown Development Authority. It is deferral of tax from traditional coffers.” Commissioner Beda asked if they have to pay the taxes back after the deferral. Director Westbay responded that “The theory is the improvements will increase property tax values, so after the 18 year sunset the property values will increase. The practicality is it is always a contentious situation when you talk about taking money out of different coffers.” Chair Larson stated that with limited funding for schools, it could be contentious.

Commissioner Ferchau asked “Was there a conduit from Gunnison Rising that has a slowdown with a bike path that slows down traffic?” Director Westbay replied that there is a special provision to make improvements to the Georgia Avenue corridor. It is a streetscape design where pedestrian traffic and development links the city and the annexation.

IX. PLANNING UPDATE. Director Westbay updated the Commission on recent activity in the Community Development Office. Staff has been working on:

- the annual Three Mile Review;
- a draft update of the zoning map;
- building encroachment at the US Forest Service office;
- future population projections for the county and development of the Gunnison Sage-grouse listing; and,
- staff has been thinking about the Master Plan and how to move forward

X. ADJOURN. Chair Larson adjourned to a Work Session at approximately 7:40 p.m.

Greg Larson, Chair

Attest:

Pam Cunningham, Secretary

STAFF REPORT
THREE-MILE PLAN ANNUAL REVIEW

To: Gunnison Planning and Zoning Commission
From: Community Development Staff
Date: July 24, 2013
Cc: Gunnison County Planning Commission

STATE STATUTE PROVISIONS

Pursuant to Title 29, Article 20, *Colorado Revised Statutes (CRS)*, the State gives broad authority to local governments to plan for and regulate the use of land within their respective jurisdictions. Local governments also have the power to regulate the location of activities and developments that may result in significant changes in population density, to provide for phased development of services and facilities, and to regulate the use of land on the basis of impacts. The statute authorizes and encourages local governments to cooperate or contract with other units of government for planning and regulating land.

Once a *Three Mile Plan* has been established, it must be annually reviewed C.R.S. §31.12.105 1EI:

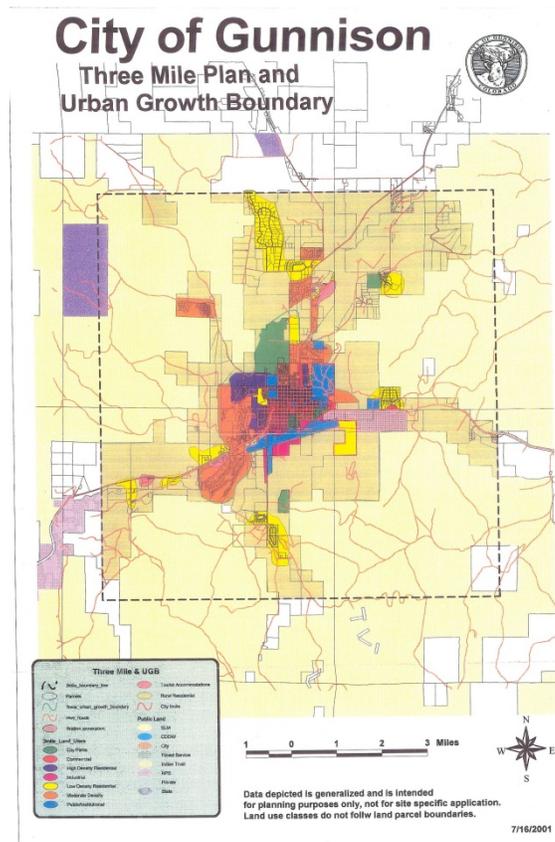
“... Prior to completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area that generally describes the proposed location, character...to be provided by the municipality and the proposed land uses for the area. **Such plan shall be updated at least once annually...**”

EXISTING *THREE-MILE PLAN* DOCUMENTS

Three Mile Plan: The current *Three Mile Plan* was last revised in December 1997 and is the guiding document for development within the three-mile planning boundary. The plan discusses existing conditions and future development potential, goals and objectives, preferred land use patterns, as well as implementation actions.

Three Mile Plan Intergovernmental Agreement: The *Three Mile Plan Intergovernmental Agreement (IGA)* was executed on July 3, 2001 between the City of Gunnison and the Gunnison Board of County Commissioners. It provides the policy for intergovernmental coordination, including the joint review process. The *IGA* also provides for a process to resolve disputes that may arise as a result of changes in circumstances after the execution of the agreement.

Wastewater Treatment Facility Agreement: The *Wastewater Treatment Facility Agreement* was also



executed on July 3, 2001 between the City and County and is the sole agreement regarding wastewater collection and treatment between the two. The agreement states that there is sufficient capacity to serve the areas contained within the three-mile planning area. The agreement sets forth provisions for capacity charges, facility operations, user fees, discontinuance of service, regulatory jurisdictions, and dispute resolution. One of the main provisions within this agreement relates to the protection of the City's sales tax, which states that "the City shall not be obligated to accept wastewater for treatment ... from any property that is approved by the County for retail or commercial use which generates sales tax revenue..."

CITY'S MASTER PLAN

Chapter 5 of the *City of Gunnison Master Plan (2007)* addresses some of the issues and topics regarding future development in the Three Mile area. In fact, the City's *Master Plan* provides significant revisions to future land uses, redesignates the Three Mile and Urban Growth Boundary, and established policy directives to help address future development in the surrounding area.

Excerpt from the City of Gunnison *Master Plan (2007)*:

Urban Growth Boundary (UGB)

The urban growth boundary (UGB) was last mapped in 1997 with projected land uses identified within that boundary. The UGB and Three-Mile Boundary have been moderately revised for this plan to reflect changing conditions in the area, such as population growth, infrastructure extensions, and transportation needs. However, the *Three-Mile Plan* will need to be further reviewed by both the City and the County and revised accordingly.

Consequences of Existing Land Use Development Patterns

Existing land use patterns within the urban growth boundary are problematic in several respects. Most of the residential ranchette properties that have been developed in recent years have a sprawling nature to them, and are contrary to compact land development patterns.

Secondly, these properties typically rely on individual septic disposal systems (ISDSs), and not a central sewer system. As a consequence, the City's water quality and potable water systems could be threatened.

Thirdly, traffic patterns are placing increasing pressure on existing roads, particularly on Highway 135 just north of the City limits. (*See Chapter 8, Transportation*).

ANNEXATIONS

Gunnison Rising. Gunnison Rising was annexed into the City on January 31, 2010, increasing the city area by 633 acres. The following table indicates specific zoning district designations, assigned residential unit caps (minimum and maximum), the number of recreation vehicle space allocations, and the maximum amount of non-residential floor area for Gunnison Rising.

Land Use	PUD Zoning District Designation	Acres	Residential Unit Minimum	Residential Unit Cap	Gross Floor Area Non-Residential	Recreational Units
Single-Family Residential	R-1	16	1	4	Per Conditional Use*	N/A
Residential	R-2	234	235	340	Per Conditional Use*	N/A
School District Site	R-2 M	10	N/A	N/A	N/A	N/A
Residential Village	R-2 M	63	100	270	Per Conditional Use*	N/A
Commercial / Mixed Use	C M	48	0	120	174,000	N/A
Parks/Open Space	O	62	N/A	N/A	N/A	N/A
Highway 50 ROW Dedication	N/A	13	N/A	N/A	N/A	N/A
Recreational Resort	CRV	64	N/A	N/A	10,000	350
Commercial	C	5	N/A	N/A	20,000	N/A
Business & Research Park	I M	37	N/A	N/A	250,000	N/A
Western Pavilion	C/WP	12	N/A	N/A	Existing structures to remain	N/A
Government	GOV	17	N/A	N/A	70,000	N/A
Equestrian Meadows	O/E	52	N/A	N/A	N/A	N/A
TOTAL		633		734	484,000	350

*(Note: Non-residential uses which may be allowed through conditional use approval are not reflected in this table.)

VanTuyl Ranch. City staff initiated an *Annexation Petition*, in 2012, for the VanTuyl Ranch property and the 5.32 acre parcel owned by the Gunnison County Library Board. The City annexed the 389.58 acres on February 12, 2013. The VanTuyl Ranch and Library Site are designated as follows:

Land Use	PUD Zoning District Designation	Acres	Residential Unit Minimum	Residential Unit Cap	Gross Floor Area Non-Residential	Recreational Units
Agriculture and Open Space	AG	384.26	1	4	533,602	N/A
Library	LIB	5.32	N/A	N/A	26,000	N/A
TOTAL		389.58	1	4	546,602	0

THREE-MILE BOUNDARY AND URBAN GROWTH BOUNDARY

The attached maps show the existing Three-Mile Boundary (square shape); the existing Urban Growth Boundary; proposed boundary changes; and, sewer service areas within the three-mile area.

The Urban Growth Boundary can be defined as an area in which urban growth is encouraged considering two factors: need and location. The Urban Growth Boundary should not be confused with the sewer service areas that extend outside of the Urban Growth Boundary.

REVIEW OF PAST THREE-MILE COUNTY REFERRAL APPLICATIONS

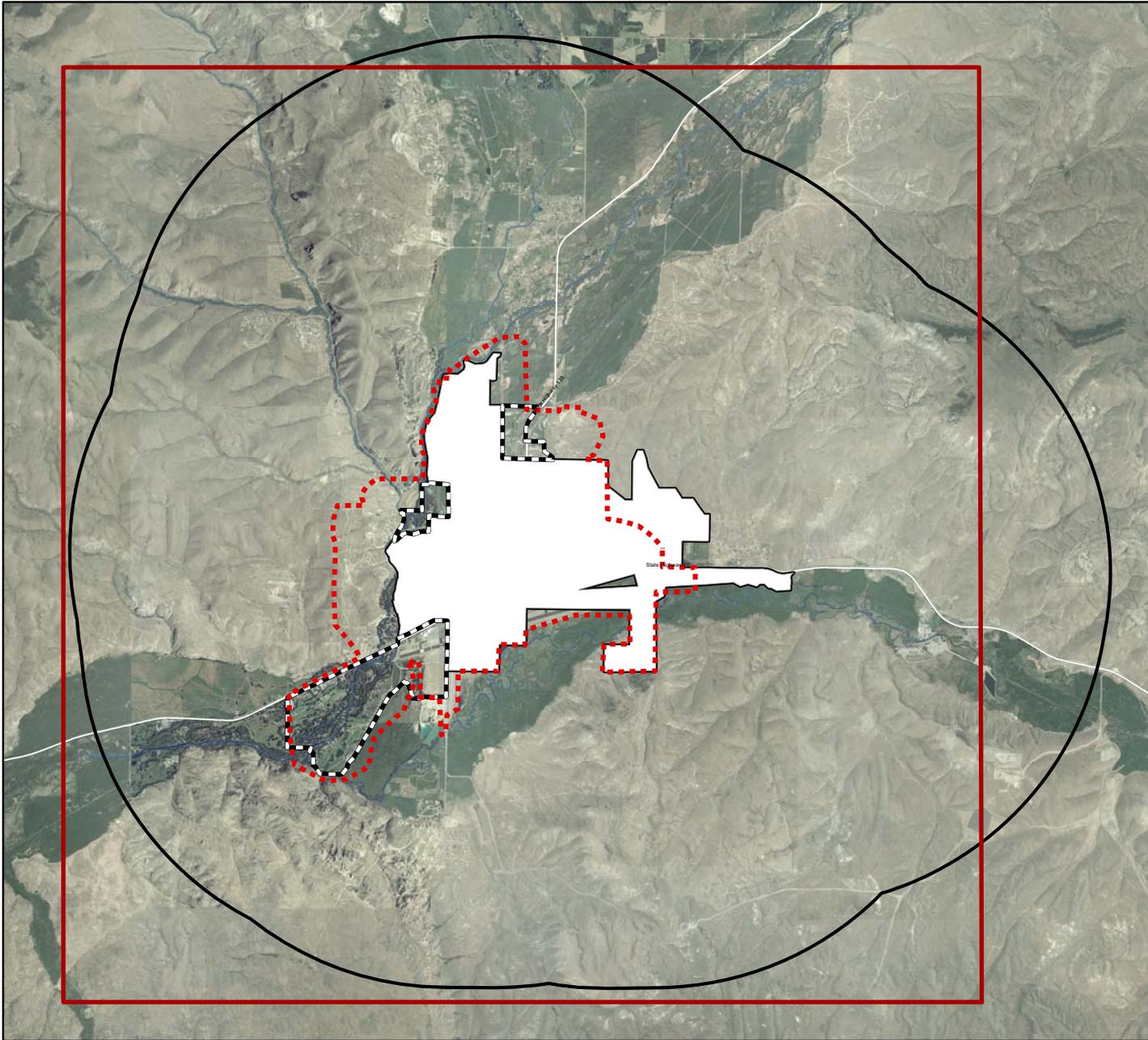
App#	Name	Location	Comments	Date Reviewed by PZ
LUC 2012	Vista Business Center Subdivision	East Highway 50 adjacent to the east boundary of Signal Peak Industrial Park	Three-Mile designation of Rural Residential (1 unit per 5-35 acres). Stated concerns for stormwater management, water quality, highway access and visual impacts.	April 25, 2012
LUC-2012	Tomichi Pit – Sketch Plan and Preliminary and Final Plan	East Highway 50 adjacent to the west boundary of Signal Peak Industrial Park	Three-Mile designation of Rural Residential (1 unit per 5-35 acres). Initial concern for visual impacts, ground water quality, highway access and air quality. Concerns were addressed at the preliminary and final plan application through mitigation plans.	August 22, 2012 and June 12, 2013

STAFF OBSERVATIONS

1. The *Land Development Code* is currently under revision by staff and the Planning and Zoning Commission. While the updated standards will not affect future land uses in the Three-Mile area, related development requirements may set bench-mark standards for areas being contemplated for annexation.
2. Staff is proposing to update the *City of Gunnison Master Plan* in 2013 and 2014, thereafter, update of the *Three-Mile Plan* would be initiated.
3. Revisions to the *Intergovernmental Agreement* will be considered when the *Three-Mile Plan* is updated.

RECOMMENDATIONS

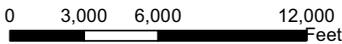
1. Begin exploring sources funding sources for the *Three-Mile Plan* update.
2. Include the *Three-Mile Plan* update in the FY2014 budget.



Proposed Three-Mile Boundary and Urban Growth Boundary

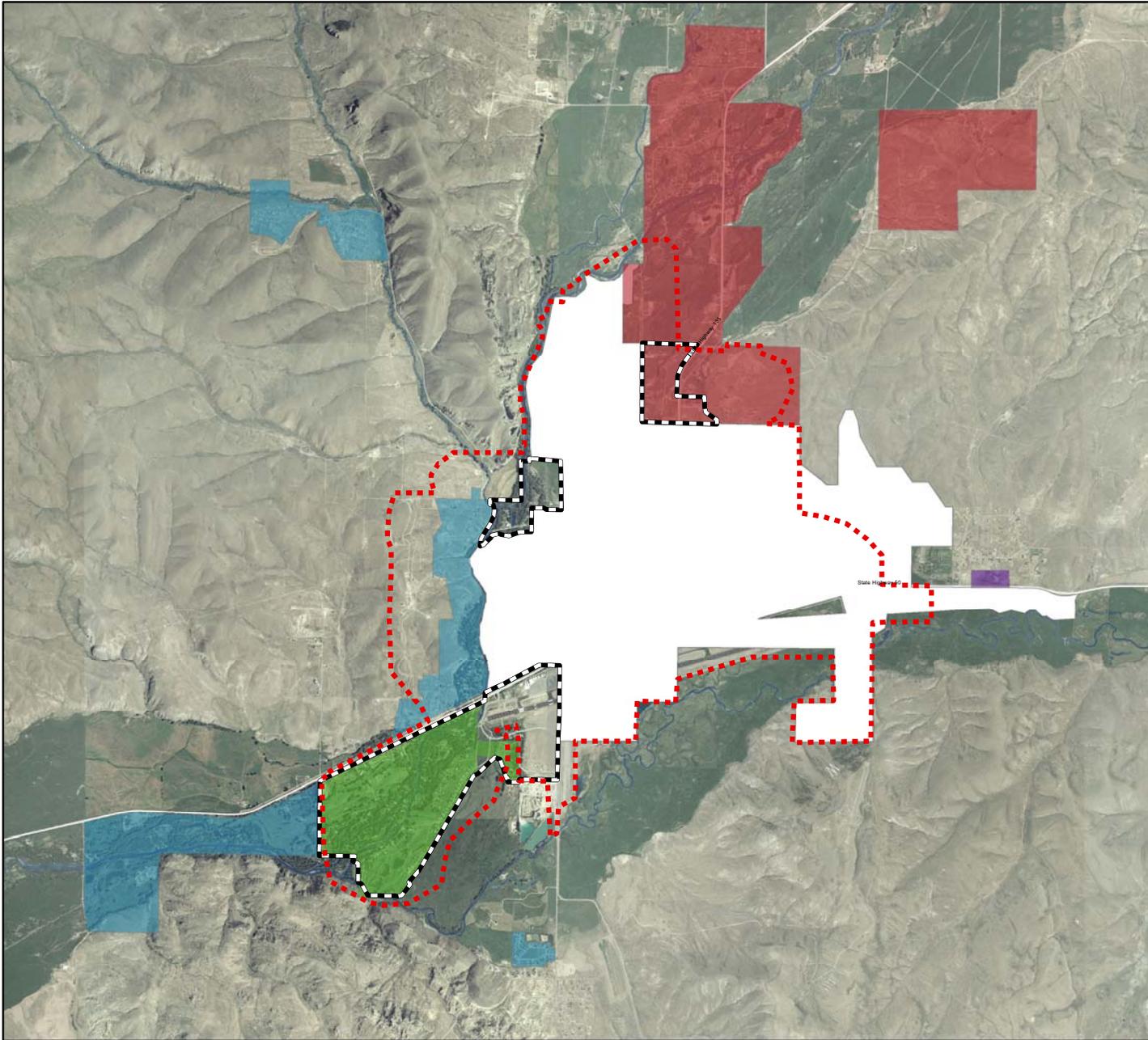
Legend

- Existing Urban Growth Boundary
- Existing Three-Mile Boundary
- Proposed Urban Growth Boundary
- City Boundary
- Proposed Three-Mile Boundary



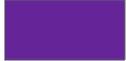
Community Development
 201 West Virginia Avenue
 PO Box 239
 Gunnison, CO 81230
 970-641-8090

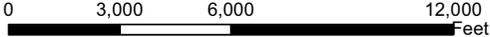
November 8, 2011



Sewer Service Areas

Legend

-  City Service Extension Area
-  Dos Rios Sewer
-  Dos Rios Water & Sewer
-  North Sewer District
-  Existing Urban Growth Boundary
-  Proposed Urban Growth Boundary
-  City Boundary



Community Development
 201 West Virginia Avenue
 PO Box 239
 Gunnison, CO 81230
 970-641-8090

November 8, 2011



MEMORANDUM

TO: Planning and Zoning Commission
FROM: Steve Westbay
DATE: July 24, 2013
RE: Solar Access Standards

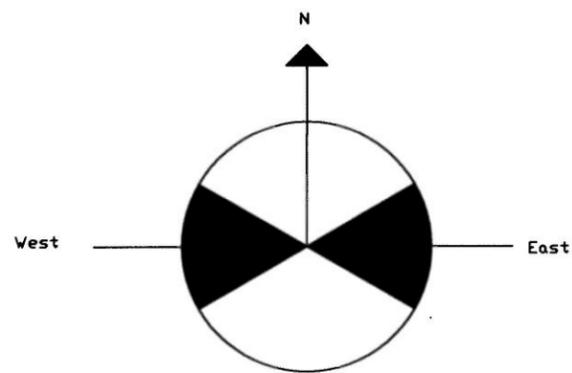
Developing Solar Access Standards seems to be a struggle between providing adequate provisions that protect solar access on adjacent parcels and providing sufficient latitude to allow for easy and reasonable development of individual residential parcels. The draft standards being presented incorporate a combination of a solar fence provision applied to all residential dwellings (1, 2, 3 story buildings) and additional setback requirements for three-story dwelling units.

The premise of these draft standards is based on direction from the Planning and Zoning Commission to provide limited restrictions that allow for relative ease in developing one- and two-story dwelling units, and greater restrictions for the development of three-story dwelling units. The standards, when finalized, will be included in Section 2.6 (Dimensional Standards – Residential Districts) of the draft *LDC*.

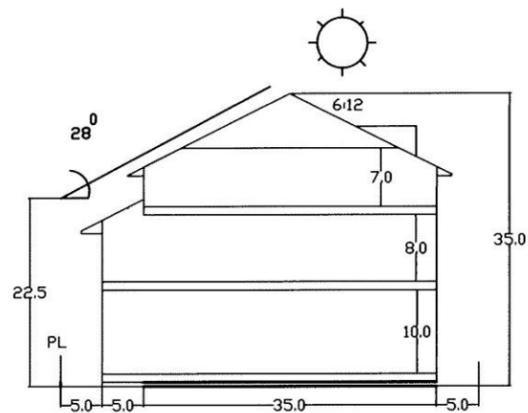
The proposed standards apply a 22.5 foot solar fence limitation for all residential dwelling units developed in residential zoning districts. One- and two-story dwelling units are only limited to this solar fence limitation. Based on the illustrations developed for this assessment, two-story dwellings can be developed with 10-foot-tall ceiling heights for both stories and an 8:12 roof pitch. The solar fence limitation can be easily met when the roof line is aligned in the same direction as the solar fence angle. However, when structures are oriented 90° to the solar fence, or the gable-end is perpendicular to the solar angle, encroachment into the solar access space can occur. However, if the dwelling is designed with a hip-roof design rather than a gable end, the solar angle issue can be overcome. Please refer to Elevations 1 and 2 to see the visual illustrations of the limitations established for two-story dwelling units.

Three-story dwelling units are subject to the 22.5 foot solar fence limitation and are also subject to additional setbacks for any building element that is greater than 22.5 feet in height. For any building element greater than 22.5 feet, that portion of the building element is setback an additional 1 foot (horizontal) for every 2.5 feet of height greater than 22.5 feet. However, the draft standards do allow for building elements to be setback only 5 feet as long as the roof line does not exceed 22.5 feet. Please refer to Elevations 3 and 4 to see the visual illustrations of limitations established for three story dwelling units.

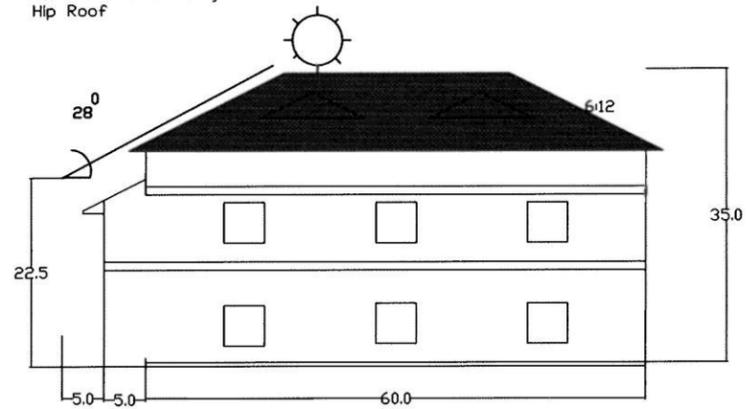
These solar access standards are rather difficult to describe by narrative, but illustrations help to provide an understanding of the proposed limitations. The draft LDC section is provided at the end of this memorandum. Staff will provide an overview of the proposed standards at the July 24th P&Z meeting, but if you wish to discuss them before the meeting please feel free to contact me.



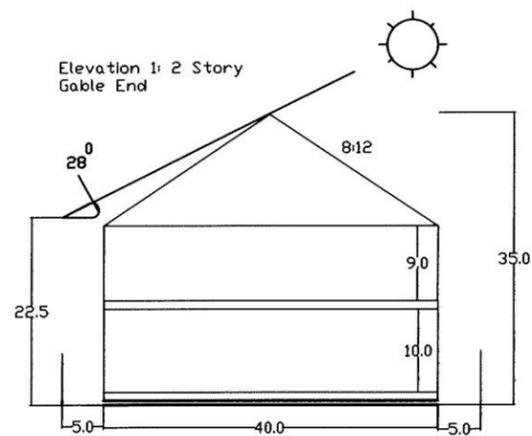
Elevation 3: 2 Story Gable End



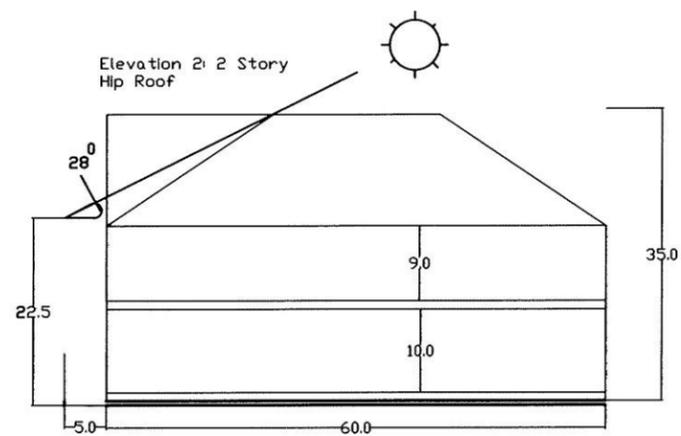
Elevation 4: 3 Story Hip Roof



Elevation 1: 2 Story Gable End



Elevation 2: 2 Story Hip Roof

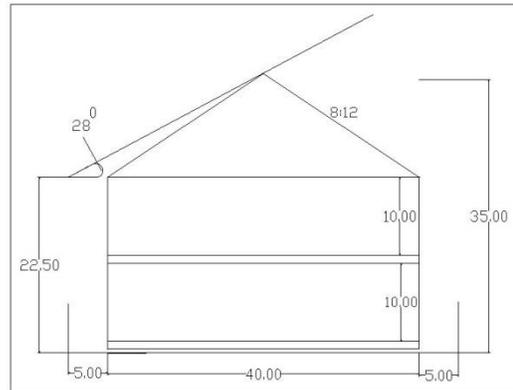


C. Dimensional Standards - Residential Zone Districts

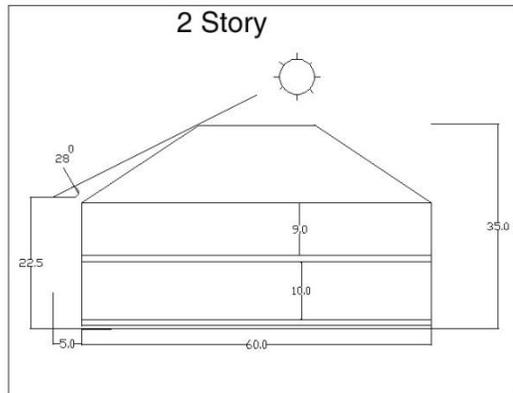
3. Solar Access Standards. In order to facilitate reasonable solar access for all residential properties, side and rear setback, and height standards in all residential districts are subject to certain limitations set forth herein.

A. Exception. Development which includes 25 percent or more affordable dwelling units as established in Section 13.7.D. of this *LDC* shall be exempt from solar access height limitations.

B. One- and Two-Story Dwellings. One- and two-story dwellings within any residential district shall be designed and constructed so as not to cast a shadow greater than a 22.5 foot-tall hypothetical wall located along the side and rear property lines, at noon MST on December 21st.

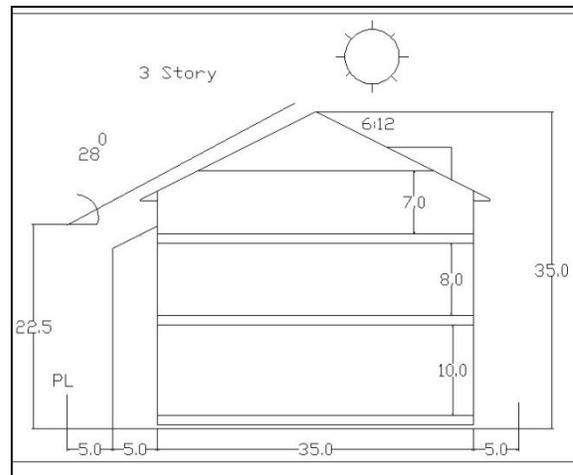


C. Three Story Dwellings. Three-story dwellings in any residential district shall be designed and constructed so as not to cast a shadow greater than a 22.5 foot-tall hypothetical wall located along the side and rear property lines, at noon MST on December 21st. Furthermore, any portion of such three story dwellings shall be setback from interior (side or rear lot line) north lot lines an additional 1 foot, beyond the minimum required, for each 2.5 feet or fraction thereof of exceeding 22.5 feet in height. For the purpose of application any side or rear lot line that has a bearing less than or equal to 30° from true east or west shall be considered a north boundary.



D. Alternative Compliance. Upon request by an applicant, the Community Development Director may approve an alternative site layout that may be substituted in whole or in part for a plan meeting the standards of this Section.

(1) *Procedure.* Alternative compliance plans shall be



prepared and submitted in accordance with submittal requirements for plans as set forth in this Section. The plan shall clearly identify and discuss the modifications and alternatives proposed and the ways in which the plan will better accomplish the purpose of this Section than a plan which complies with the standards of this Section.

- (2) *Review Criteria.* In approving an alternative plan, the decision maker shall find that the proposed alternative plan accomplishes the purposes of this Section equally or better than a plan which complies with the standards of this Section, or that site conditions including but not limited to lot size, lot configuration, topography are such that reasonable use of the property is precluded by the application of these solar access standards.

TO: P&Z Commission
FROM: Community Development Staff
DATE: July 24, 2013
RE: Proposed Zoning Changes

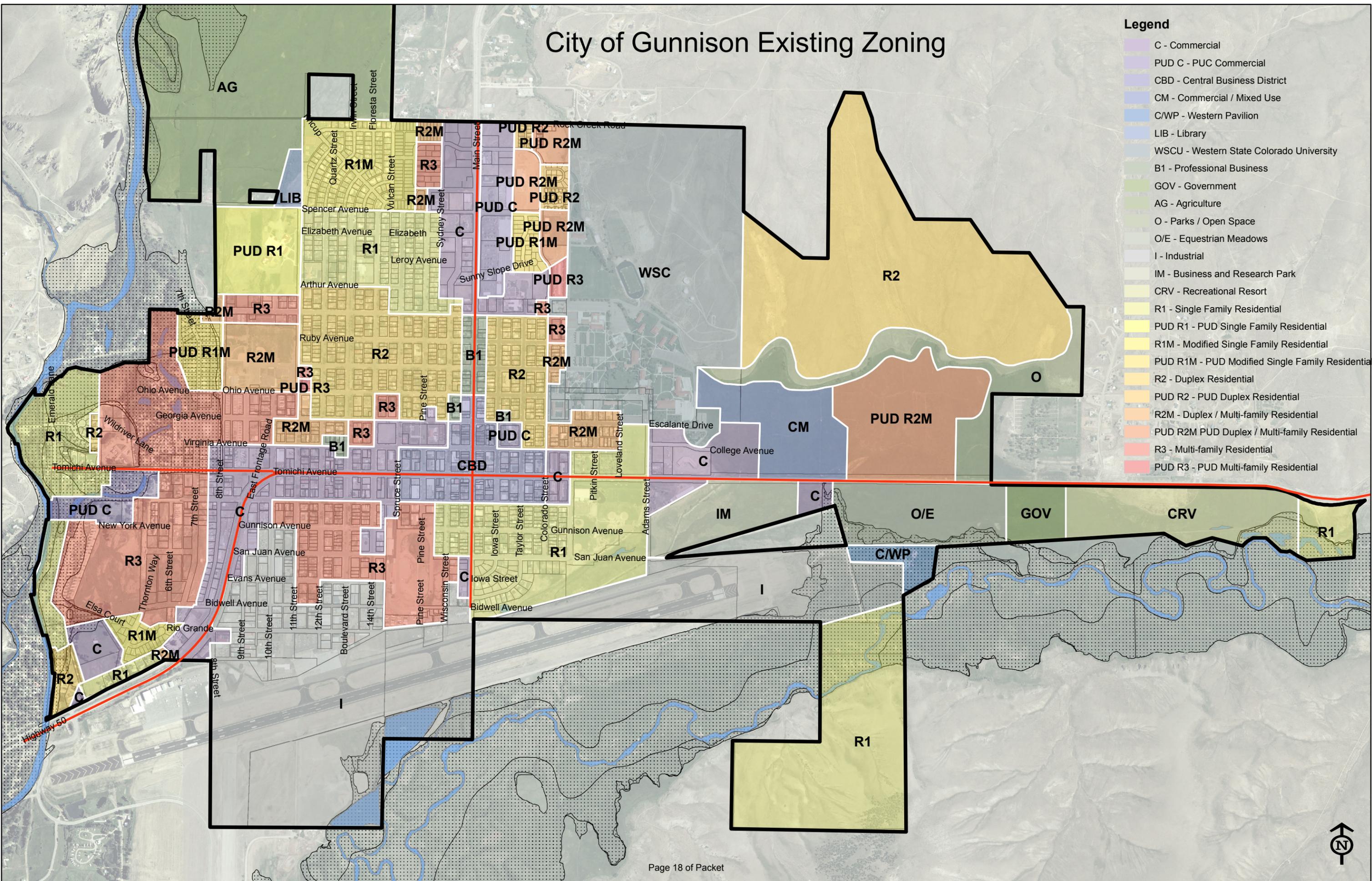
To prepare for discussion on specific zoning throughout the City, the following is a list of proposed changes that are indicated on your map:

- West Gunnison Neighborhood –
 - Commercial portion (old drive-in movie theater) changed to RMU
 - Twin Pines Mobile Home Park changed from R3 to R1
 - Large R3 area undeveloped changed to RMU
 - West Cove Condos change from PUD C (part of the Lazy K PUD) to R2
 - Lazy K/Diamond K changed from PUD C to R1 on the southern portion and R2 on the northern portion adjacent to Tomichi Avenue.
- Sunspot (8th Street and Ohio) changed from PUD R1M to R1M
- Ohio and 11th (small parcel) changed from PUD R3 to R3
- Community School changed from PUD R1 to R1
- Fairgrounds changed from R3 to Industrial
- Park and Wildlife and Fire Station (north of fairgrounds) changed from R3 to Commercial
- Courthouse changed from PUD C to Commercial
- WSCU entrance (old Ruland site adjacent to McDonalds) changed from R1 to WSCU
- Meldrum Townhomes (adjacent to WSCU along College Avenue) changed from Commercial to RMU
- Properties south of east Denver Avenue (adjacent to hospital) changed from R2 to B1
- Gunnison Center (City Market, Wal-Mart, True Value, Community Center, Rock Creek, and Meadows Park areas) changed from a PUD to stated zoning.
- All existing R2M throughout the City (except Gunnison Rising) changed to RMU to coincide with new *LDC*.
- WSC changed to WSCU

City of Gunnison Existing Zoning

Legend

- C - Commercial
- PUD C - PUC Commercial
- CBD - Central Business District
- CM - Commercial / Mixed Use
- C/WP - Western Pavilion
- LIB - Library
- WSCU - Western State Colorado University
- B1 - Professional Business
- GOV - Government
- AG - Agriculture
- O - Parks / Open Space
- O/E - Equestrian Meadows
- I - Industrial
- IM - Business and Research Park
- CRV - Recreational Resort
- R1 - Single Family Residential
- PUD R1 - PUD Single Family Residential
- R1M - Modified Single Family Residential
- PUD R1M - PUD Modified Single Family Residential
- R2 - Duplex Residential
- PUD R2 - PUD Duplex Residential
- R2M - Duplex / Multi-family Residential
- PUD R2M - PUD Duplex / Multi-family Residential
- R3 - Multi-family Residential
- PUD R3 - PUD Multi-family Residential



City of Gunnison Proposed Zoning

Legend

Proposed Zoning 7-15-13

- C - Commercial
- PUD C - Commercial
- CBD - Central Business District
- PUD CM - Commercial / Mixed Use
- PUD C/WP - Western Pavilion
- PUD LIB - Library
- WSCU - Western State Colorado University
- B1 - Professional Business
- PUD GOV - Government
- PUD AG - Agriculture
- PUD O - Parks / Open Space
- PUD O/E - Equestrain Meadows
- I - Industrial
- PUD IM - Business and Research Park
- PUD CRV - Recreational Resort
- R1 - Single Family Residential
- PUD R1 - Single Family Residential
- R1M - Modified Single Family Residential
- PUD R1M - Modified Single Family Residential
- R2 - Duplex Residential
- PUD R2 - Duplex Residential
- RMU - Residential Mixed Use
- PUD R2M - Duplex / Multi-family Residential
- R3 - Multi-family Residential

