

**AGENDA
CITY OF GUNNISON
PLANNING & ZONING COMMISSION
REGULAR MEETING
Rev 9/5/2013**

DATE: WEDNESDAY, SEPTEMBER 11, 2013
TIME: 7:00 P.M.
PLACE: CITY HALL, COUNCIL CHAMBERS, 201 WEST VIRGINIA AVE.

7:00pm **WORK SESSION**

 Zoning Map Revision

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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TO: Planning and Zoning Commission
FROM: Community Development Staff
DATE: July 24, 2013/August 14, 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 (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

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Comments from Erich Ferchau (July 24, 2013)
RE: Zoning

GENERAL OBSERVATION:

IF WE CAN CHANGE ZONING, WHY CAN'T WE ESTABLISH A PRE-APPROVED ZONING CHANGE INSTEAD THAT ENABLES OWNERS OR POTENTIAL OWNERS OF PROPERTY TO SEE HOW THE LAND CAN BE ALTERNATIVELY ZONED WITHOUT REQUIRING A ZONING CHANGE PROCESS. ESPECIALLY IF THERE IS NO COMPELLING REASON TODAY TO MAKE THE CHANGE. IF THERE IS A PROBLEM THAT EXISTS THAT MUST BE REMEDIED, THEN A ZONING CHANGE MIGHT MAKE SENSE.

- West Gunnison Neighborhood –

- Twin Pines Mobile Home Park changed from R3 to R1 = disagree without the request of the owner. This is a major change in zoning despite a very established mobile home park. I believe the current owner owns surrounding land that they may consider for expansion of the mobile home park. If they are making this request, that is a different subject. Someone could develop a very appealing high density, high quality river front community in this area. We don't allow for subdivisions of land that create a nonconforming use, why would we change zoning and create a non-conforming use?

- West Cove Condos change from PUD C (part of the Lazy K PUD) to R2 = Are the existing condos in conformance with R2 zoning? I would think this would be R3.

- Lazy K/Diamond K changed from PUD C to R1 on the southern portion and R2 on the northern portion adjacent to Tomichi Avenue. = There is a commercial building (restaurant) that is partially remodeled on this property. I think it should remain that way.

- Community School changed from PUD R1 to R1 = I don't understand why this would not have a school designation. Is the R1 zoning reasonable at all?

- Fairgrounds changed from R3 to Industrial = If the fairgrounds stays in place, I do not understand the reason for a change. If the fairgrounds moves, an appropriate infill is more likely residential...likely R3. This puts more people in the center of town. Either way, a lot needs to happen for this to ever be an issue. I don't see the demand for more industrial given the business park, the proposed gravel pit and industrial east of town and the existing industrial land further west of the fairgrounds.

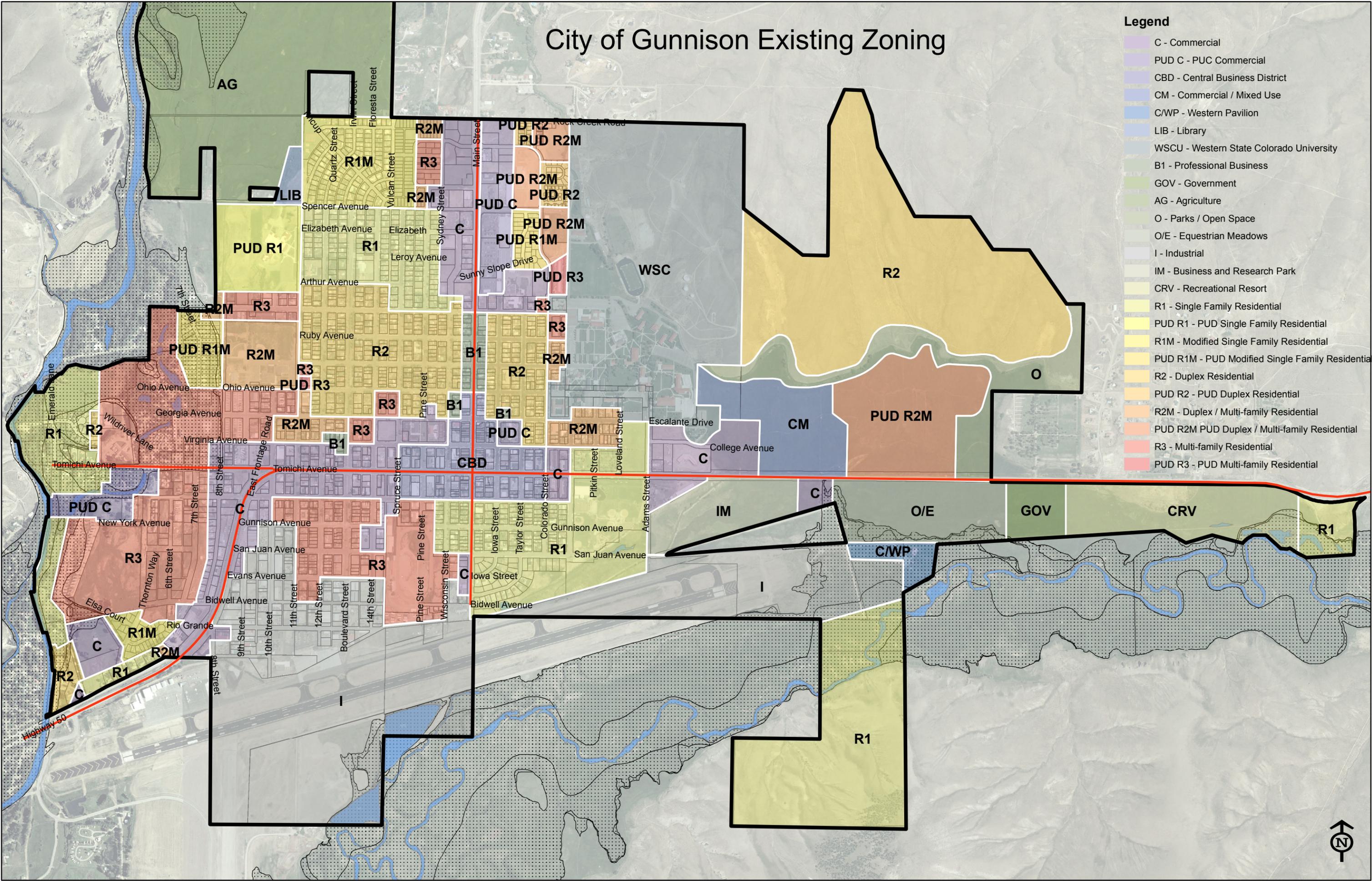
- Park and Wildlife and Fire Station (north of fairgrounds) changed from R3 to Commercial = Commercial expansion will occur east of town as soon as the infrastructure is in place. R3 makes sense to me unless there is a call for that change by a property owner.

- Courthouse changed from PUD C to Commercial = Commercial is fine. Would like to see this become something that draws people into the commercial district.
- Properties south of east Denver Avenue (adjacent to hospital) changed from R2 to B1 = Interesting. Would like to understand what is motivating this change.
- Gunnison Center (City Market, Wal-Mart, True Value, Community Center, Rock Creek, and Meadows Park areas changed from a PUD to stated zoning. = Why, if we are moving to more PUD projects are we changing from PUD to zoning?

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

