



**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
SPECIAL MEETING**

THURSDAY, SEPTEMBER 26, 2013, 6:00 PM

Call to Order

Welcome. Items listed on this agenda will be given consideration by the City of Grand Junction Planning Commission. Please turn off all cell phones during the meeting.

Copies of the agenda and staff reports are located at the back of the auditorium.

Announcements, Presentations and/or Prescheduled Visitors

Consent Agenda

Items on the consent agenda are items perceived to be non-controversial in nature and meet all requirements of the Codes and regulations and/or the applicant has acknowledged complete agreement with the recommended conditions.

The consent agenda will be acted upon in one motion, unless the applicant, a member of the public, a Planning Commissioner or staff requests that the item be removed from the consent agenda. Items removed from the consent agenda will be reviewed as a part of the regular agenda. Consent agenda items must be removed from the consent agenda for a full hearing to be eligible for appeal or rehearing.

1. Minutes of Previous Meetings

None available at this time.

***** END OF CONSENT CALENDAR *****

***** ITEMS NEEDING INDIVIDUAL CONSIDERATION *****

Public Hearing Items

On the following item(s) the Grand Junction Planning Commission will make the final decision or a recommendation to City Council. If you have an interest in one of these items or wish to appeal an action taken by the Planning Commission, please call the Planning Division (244-1430) after this hearing to inquire about City Council scheduling.

2. Community Hospital CUP - Conditional Use Permit

[Attach 1](#)

Consider a request for a Conditional Use Permit to allow a building greater than 200,000 square feet on 29.9 acres in a BP (Business Park Mixed Use) zone district.

FILE #: CUP-2013-404

APPLICANT: Bob Owens - Boulder Associates, Inc.

LOCATION: 2351 G Road

STAFF: Greg Moberg

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

**Attach 1
Community Hospital Conditional Use Permit - CUP-2013-404**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: September 26, 2013
PRESENTER: Greg Moberg

AGENDA TOPIC: Community Hospital Conditional Use Permit - CUP-2013-404

ACTION REQUESTED: Consideration of a Conditional Use Permit (CUP)

| BACKGROUND INFORMATION | | | | | |
|------------------------------|-------|---|-----|--|----|
| Location: | | 2351 G Road | | | |
| Applicants: | | Owner, Colorado West Healthcare System; Representative, Blythe Group & Co.; Applicant, Boulder Associates, Inc. | | | |
| Existing Land Use: | | Vacant land | | | |
| Proposed Land Use: | | Hospital and Medical Facilities | | | |
| Surrounding Land Use: | North | Vacant Land | | | |
| | South | Vacant Land | | | |
| | East | Pipe Laydown Yard | | | |
| | West | Vacant Land | | | |
| Existing Zoning: | | BP (Business Park Mixed Use) | | | |
| Proposed Zoning: | | No change proposed | | | |
| Surrounding Zoning: | North | MU (Mixed Use) | | | |
| | South | MU (Mixed Use) | | | |
| | East | MU (Mixed Use) | | | |
| | West | MU (Mixed Use) | | | |
| Growth Plan Designation: | | Commercial/Industrial | | | |
| Zoning within density range? | | X | Yes | | No |

PROJECT DESCRIPTION: New construction of a hospital and medical office building at 2351 G Road. Planning Commission will consider a request for a Conditional Use Permit to allow a building greater than 200,000 square feet on 29.29 acres in a BP (Business Park Mixed Use) zone district.

RECOMMENDATION: Approval of the Conditional Use Permit.

ANALYSIS

1. Background

In July of 2011, Colorado West Health Care System began the process of rezoning the property located at 2351 G Road in anticipation of developing the site as a medical complex. The rezoning was approved on September 7, 2011. The site was to include the relocated Community Hospital and medical office buildings and facilities. Canyon View Medical Plaza, the medical office building currently under construction, received site plan approval in November 2012 with a zero side yard setback. The setback reduction was approved through section 25.04.020(b) of the 24 Road Corridor Design Standards.

In addition to the rezoning and site plan approval, in December 2012 the property was also subdivided into two lots. Canyon View Medical Plaza is located on Lot 1 and the proposed hospital and future medical facilities are to be located on Lot 2. Lot 2 is currently 29.9 acres and has a proposed private road bisecting the parcel. At some future date it is expected that the property south of the private road will be further subdivided for additional development.

The requested CUP is for the development proposed north of the private drive on Lot 2. If development is proposed south of the private drive, development of that property will be subject to the standards and requirements in place at that time. The area south of the private drive will not be subject to the provisions of the proposed Conditional Use Permit.

Canyon View Medical Plaza is 87,433 square feet in two stories. The proposed hospital is a four story building approximately 137,000 square feet in size. The two buildings, built on separate lots, will be joined together separated by fire rated walls and fire protected openings. These two buildings are designed to be architecturally compatible and will have the appearance of one building; however, the buildings are located on separate lots and are considered individual buildings when calculating total building size.

The site plan application for the hospital has been reviewed and the applicable standards and criteria contained within the Grand Junction Municipal Code have substantively been met. An administrative variance of 10 percent has been approved to allow a maximum height of 71.5 feet. As of September 20, 2013, the site plan application has been given conditional approval subject to the submittal of final drawings.

Section 21.03.070(h) of the Grand Junction Municipal Code limits the maximum size for a building to 200,000 square feet absent a Conditional Use Permit. Though the first phase of the Hospital is less than 200,000 square feet (137,000) future expansion(s) will result in the total size of the building being approximately 264,000 square feet.

The four story portion of the hospital is designed to expand to the west by approximately 29,000 square feet and the single story portion is designed to expand to the south and west (including infill of the courtyard) for an additional 28,000 square feet. When all of the planned expansions occur, the building will have a total area of approximately 194,000 square feet. In addition to the planned hospital expansions an area has been set aside for a 3 story, 60,000 square foot medical office building which would include a 10,000 square foot connection to the hospital. Therefore, at build-out, the total area of the building will be 264,000 square feet.

| | |
|---|------------------------|
| Community Hospital – 1 & 4 stories: | +/-137,000 square feet |
| Hospital Expansion – 4 stories: | +/-29,000 square feet |
| Hospital Expansion – 1 story: | +/-28,000 square feet |
| Future Medical Office Building – 3 stories: | +/-60,000 square feet |
| Connection – 3 stories: | +/-10,000 square feet |
| | |
| Total hospital site: | +/-264,000 square feet |

Through a conditional use review a determination is made that a property may be utilized for a use, which under usual circumstances could be detrimental to other permitted uses, and which normally is not permitted within the same district. A conditional use permits a proposed location and may impose conditions on the use at that location in order to provide protection to adjacent land uses. A conditional use is not a use by right; instead it is the approval of a use that would otherwise be prohibited within a given zone district without approval of a conditional use permit. To obtain a Conditional Use Permit, the Applicant must demonstrate compliance with the criteria outlined under Section 21.02.110(c).

2. Consistency with the Comprehensive Plan

The site is zoned BP (Business Park Mixed Use) with a Comprehensive Plan Future Land Use Map designation of Commercial/Industrial. The site is also subject to the 24 Road Corridor Design Standards and Guidelines. It is because of the BP standards that a CUP is required.

This proposal is consistent with the following Goal of the Comprehensive Plan:

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

The request is for a Conditional Use Permit to allow a building greater than 200,000 square feet. The property is zoned BP and the proposed use is consistent with Future Land Use designation. The proposed use is an allowed use within the BP zone district; with approval of a CUP the BP standards will be met.

3. Section 21.02.110 of the Grand Junction Municipal Code

To obtain a Conditional Use Permit, the Applicant must demonstrate compliance with the following criteria:

(1) All applicable site plan review criteria in Section 21.02.070(g) of the Grand Junction Municipal Code (GJMC) and conformance with the SSID, TEDS and SWMM Manuals.

The site has been reviewed by and determined to meet all required standards of the Grand Junction Municipal Code, SSID, TEDS and SWMM manuals.

This criterion has been met.

(2) District Standards. The underlying zoning districts standards established in Chapter [21.03](#) GJMC, except density when the application is pursuant to GJMC [21.08.020\(c\)](#) [nonconformities];

The proposal has been reviewed and determined that the standards for the BP zone district have been met.

This criterion has been met.

(3) Specific Standards. The use-specific standards established in Chapter [21.04](#) GJMC;

There are no use-specific standards for the proposed use of the property.

This criterion has been met.

(4) Availability of Complementary Uses. Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to: schools, parks, hospitals, business and commercial facilities, and transportation facilities.

This property is located in an area that consists of industrial and commercial uses and vacant developable property. The site is near Mesa Mall, Canyon View Park, Highway 6 & 50 and I-70 giving the proposed use direct and easy access to complementary and supportive uses.

This criterion has been met.

(5) Compatibility with Adjoining Properties. Compatibility with and protection of neighboring properties through measures such as:

(i) Protection of Privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and/or vegetation shall be arranged to protect and enhance the property

and to enhance the privacy of on-site and neighboring occupants;

This property is located in an area that consists of industrial and commercial uses and developable property, there are no residential uses adjacent to or otherwise near the site. The proposed hospital will be surrounded by perimeter landscaping which has been designed to protect and enhance this site and the adjoining properties.

This criterion has been met.

(ii) Protection of Use and Enjoyment. All elements of the proposed plan shall be designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property;

With one exception (a pipe laydown yard to the east) the adjoining properties are vacant. The landscaping, building façade, parking and equipment screening has been designed to have minimal negative impact on the use and enjoyment of future uses of adjoining properties.

This criterion has been met.

(iii) Compatible Design and Integration. All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include; buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors. The plan must ensure that noxious emissions and conditions not typical of land uses in the same zoning district will be effectively confined so as not to be injurious or detrimental to nearby properties.

With one exception (a pipe laydown yard to the east) the adjoining properties are vacant. The landscaping, building façade, parking and equipment screening has been designed so that no noxious emissions and conditions not typical of land uses in the same zoning district will be effectively confined so as not to be injurious or detrimental to nearby properties.

This criterion has been met.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the Community Hospital application, CUP-2013-404 for a Conditional Use Permit, I make the following findings of fact and conclusions:

1. The requested Conditional Use Permit is consistent with the Comprehensive Plan.
2. The review criteria under Section 21.02.110(c) of the Grand Junction Municipal will be met upon approval of this request.

STAFF RECOMMENDATION:

Based on my experience and training and a thorough review of the application and the Code, I recommend that the Planning Commission approve the requested Conditional Use Permit, CUP-2013-404 with the findings and conclusions of approval listed above.

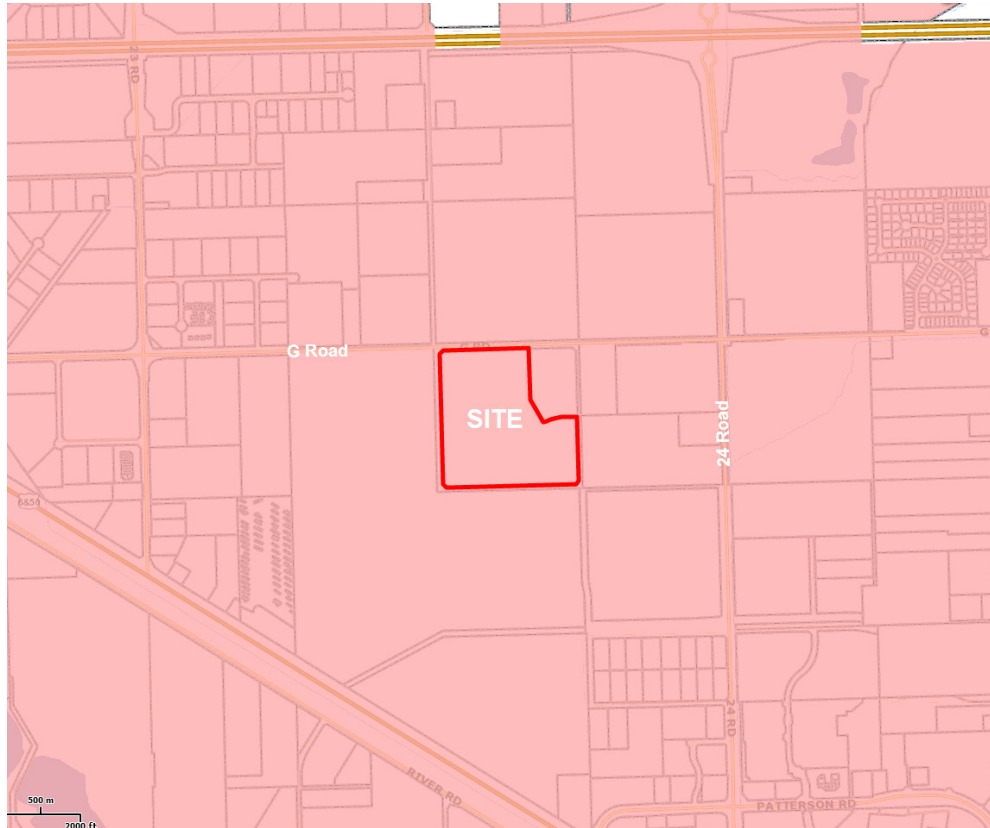
RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on the request for a Conditional Use Permit to allow a building greater than 200,000 square feet, File Number CUP-2013-404, I move that the Planning Commission approve the Conditional Use Permit with the facts and conclusions as stated in the staff report and as the same is supplemented by the testimony.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Existing City Zoning Map
Building Elevations
Site Plan
Expansion Diagram

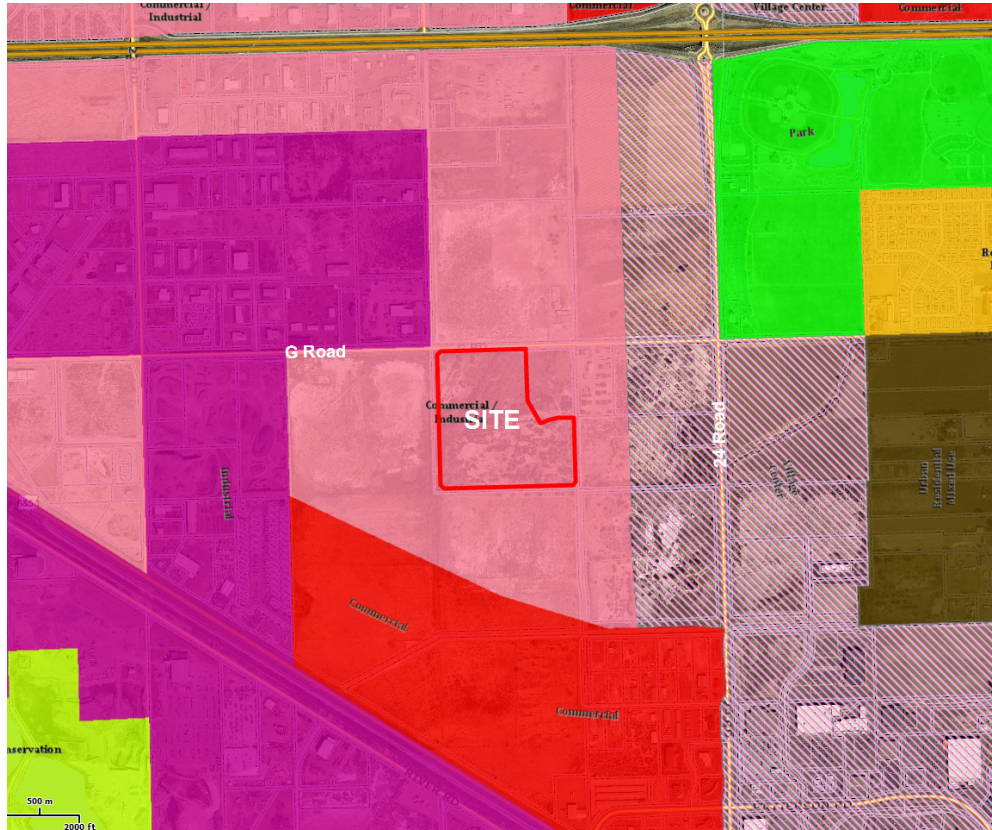
Site Location Map



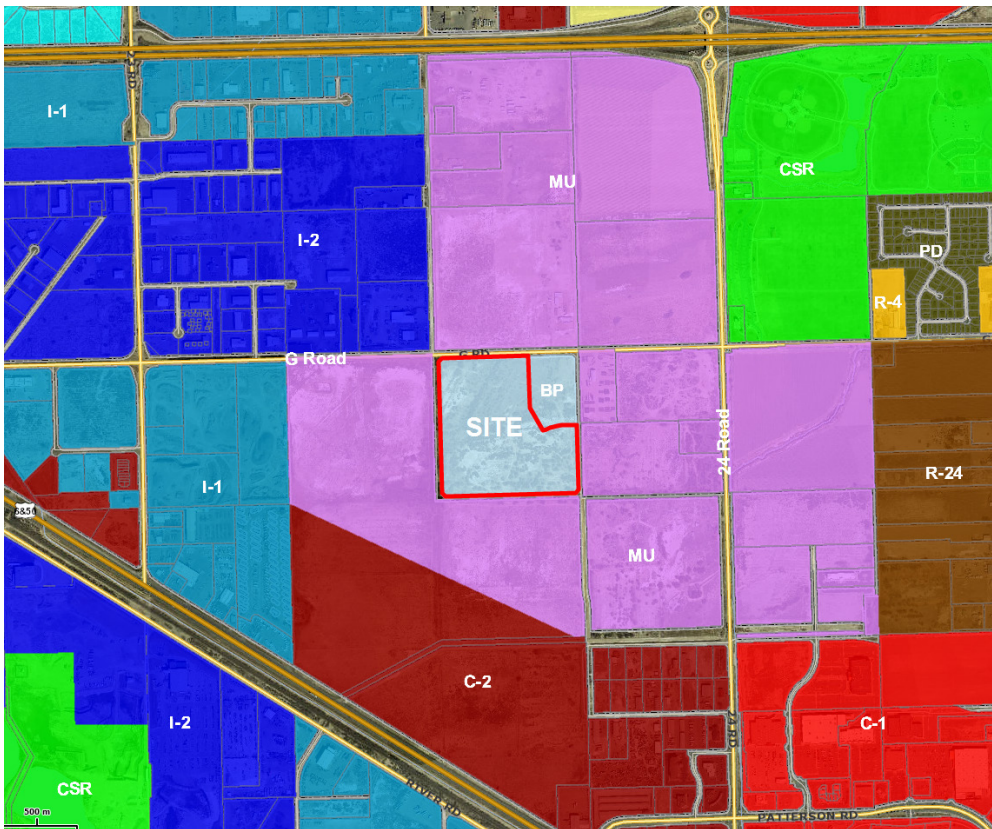
Aerial Photo Map



Comprehensive Plan Map



City Zoning Map



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GLAZING LEGEND

- GLAZING TYPE 1 (INSULATED GLAZING PANEL)
- GLAZING TYPE 2 (INSULATED GLAZING PANEL - LOW E/EMIT/VENTILATED)
- GLAZING TYPE 3 (INSULATED GLAZING PANEL)
- GLAZING TYPE 4 (INSULATED GLAZING PANEL - LOW E/EMIT/VENTILATED)

WIND SPEED GENERAL NOTE

VERIFY FLOOR/ROOF DECK, CURTAINWALL, ROOF AND SOFFIT MEMBRANE DESIGN WITH MANUFACTURER ACCORDING TO WIND LOADS SPECIFIED IN STRUCTURAL DRAWINGS FOR BOTH ULTIMATE DESIGN WIND SPEED AND NOMINAL DESIGN WIND SPEED AS INDICATED PER SD-22 AND AISC 341.

PROJECT NUMBER
111950.10

DRAWN BY

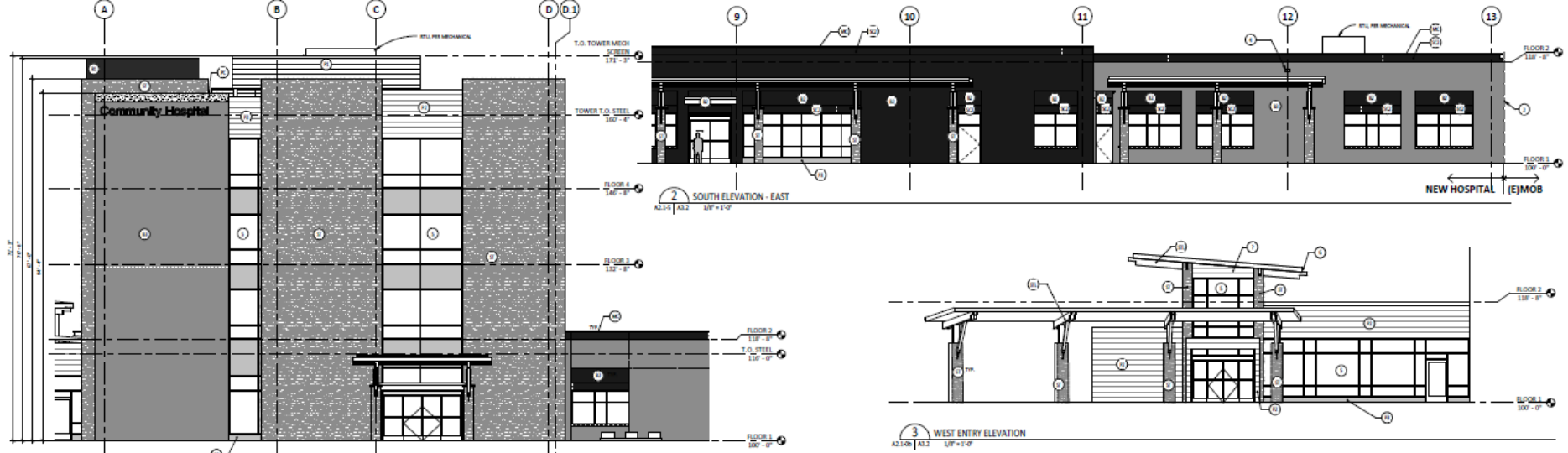
DATE
09/19/2013

REVISIONS

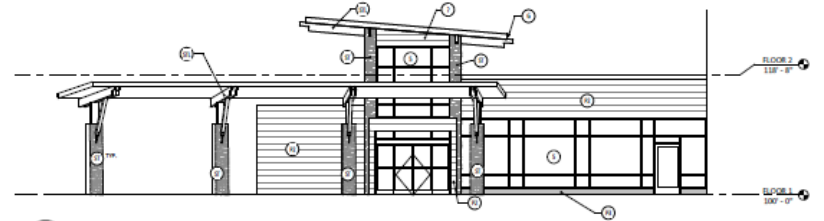
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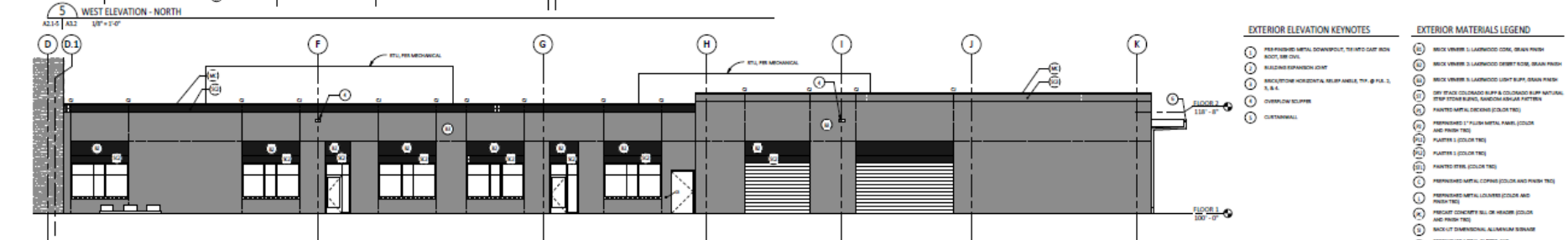
1 SOUTH ELEVATION - WEST
A2.3.1 | A3.2 | 1/8" = 1'-0"



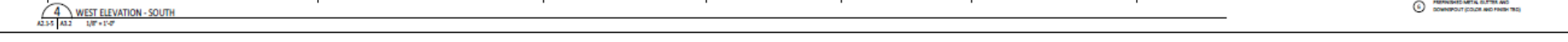
2 SOUTH ELEVATION - EAST
A2.3.1 | A3.2 | 1/8" = 1'-0"



3 WEST ENTRY ELEVATION
A3.1.04 | A3.2 | 1/8" = 1'-0"



5 WEST ELEVATION - NORTH
A2.3.1 | A3.2 | 1/8" = 1'-0"



4 WEST ELEVATION - SOUTH
A2.3.1 | A3.2 | 1/8" = 1'-0"

- EXTERIOR ELEVATION KEYNOTES**
- 1 PRE-PANCHED METAL DOWNPOUT, 1/4" HOT CUT IRON BODY, 3/8" DIA.
 - 2 BUILDING EXPANDED JOINT
 - 3 INSULATED HORIZONTAL SLIP ANGLE, 1/4" @ R.A. 3.
 - 4 OVERFLOW SCUPPER
 - 5 CURTAINWALL

- EXTERIOR MATERIALS LEGEND**
- 100 BRICK VENEER 5. LAWNWOOD CONC. BRICK FINISH
 - 101 BRICK VENEER 5. LAWNWOOD LIGHT BRICK, BRICK FINISH
 - 102 BRICK VENEER 5. LAWNWOOD LIGHT BRICK, BRICK FINISH
 - 103 DRY STACK COLORADO SLIP & COLORADO SLIP NATURAL STONE FINISH BRICK, BRICK FINISH PATTERNS
 - 104 PAINTED METAL SIDING (COLOR TBC)
 - 105 PERMANENT 1" ALUM. METAL PANEL (COLOR AND FINISH TBC)
 - 106 PLASTER (COLOR TBC)
 - 107 PLASTER (COLOR TBC)
 - 108 PAINTED BRICK (COLOR TBC)
 - 109 PERMANENT METAL CORNER (COLOR AND FINISH TBC)
 - 110 PERMANENT METAL CORNER (COLOR AND FINISH TBC)
 - 111 PRECAST CONCRETE SILL OR HEADER (COLOR AND FINISH TBC)
 - 112 PRECAST CONCRETE SILL OR HEADER (COLOR AND FINISH TBC)
 - 113 ROCK LIT DIMENSIONAL ALUMINUM SIDING
 - 114 PERMANENT METAL, ALUMINUM SIDING
 - 115 PERMANENT METAL, ALUMINUM SIDING AND DOWNPOUT (COLOR AND FINISH TBC)

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PROJECT
COMMUNITY HOSPITAL OF GRAND JUNCTION

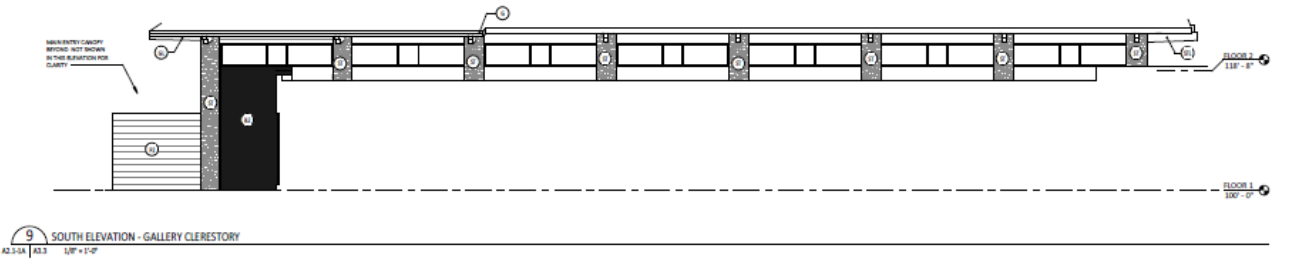
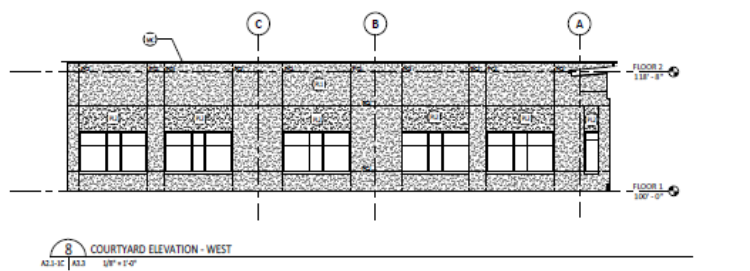
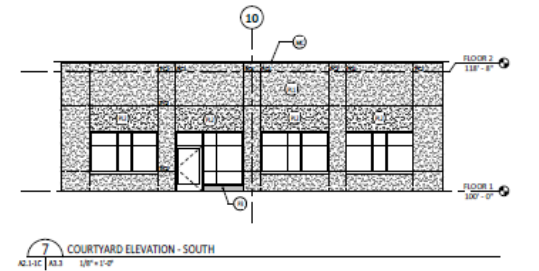
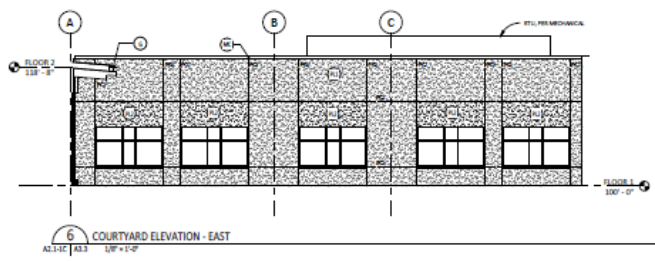
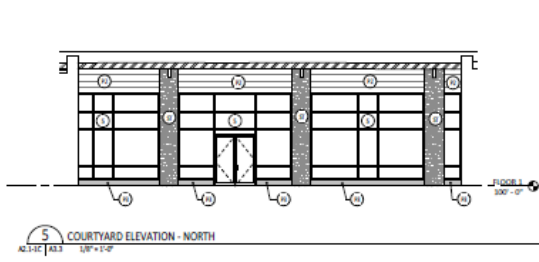
2375 G ROAD
GRAND JUNCTION, CO
81505

PRELIMINARY NOT FOR CONSTRUCTION

SHEET TITLE
EXTERIOR ELEVATIONS - SOUTH AND WEST

SHEET NUMBER

A3.2



GLAZING LEGEND

- ANGLICANA
1" INSULATED GLAZING PANEL
- ANGLICANA
2" INSULATED GLAZING PANEL (GLAZING SYSTEMS)
- ANGLICANA
3" INSULATED GLAZING PANEL (GLAZING SYSTEMS)
- ANGLICANA
2" INSULATED GLAZING PANEL (GLAZING SYSTEMS)

EXTERIOR MATERIALS LEGEND

- (M) BRICK VENEER 3" LAWNWOOD COBALT GREY, BRUSH FINISH
- (M) BRICK VENEER 3" LAWNWOOD GREY COBALT GREY, BRUSH FINISH
- (M) BRICK VENEER 3" LAWNWOOD LIGHT BURN, BRUSH FINISH
- (M) OFF WHITE COLOURED BRICK & COLOURED BRICK NATURAL STIP (STONE BLEND, SAND ON ANGLICANA FACTORY)
- (P) PAINTED METAL (COLOR TRIC)
- (P) PREPARED METAL (COLOR TRIC AND PAINT TRIC)
- (P) PLASTER 1" (COLOR TRIC)
- (P) PLASTER 1/2" (COLOR TRIC)
- (P) PAINTED STEEL (COLOR TRIC)
- (P) PREPARED METAL CORNER (COLOR AND PAINT TRIC)
- (P) PREPARED METAL LOUVER (COLOR AND PAINT TRIC)
- (P) PRECAST CONCRETE SILL OR HEADER (COLOR AND PAINT TRIC)
- (P) BACK-LIT DIMENSIONAL ALUMINUM SIGNAGE
- (P) PREPARED METAL SUTTER AND DOWNPOUT (COLOR AND PAINT TRIC)
- (P) WIND SPEED GENERAL NOTE

WIND SPEED GENERAL NOTE
 WIND SPEED GENERAL NOTE, CURTAINWALL SIZE, AND FLOOR MEMBRANE DESIGN WITH ANALYTICAL RESULTS ACCORDING TO WIND LOADS SPECIFIED IN STRUCTURAL DRAWINGS FOR BOTH ULTIMATE DESIGN WIND SPEED AND NOMINAL DESIGN WIND SPEED AS REQUIRED PER 2012 IBC AND ASCE 7-10.

EXTERIOR ELEVATION KEYNOTES

- (1) PRE-FINISHED METAL DOWNPOUT, TR AND CAST IRON ROOF BRICKS
- (2) BUILDING EXPANDED JOINT
- (3) RECURRING CORNERAL BRICK ANGLE, TR, @ R.A. 2, S.W. 4
- (4) CURTAINWALL SCOPES
- (5) CURTAINWALL

PROJECT NUMBER
111990.10
 DRAWN BY
 DATE
09/19/2013
 REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
| | | |

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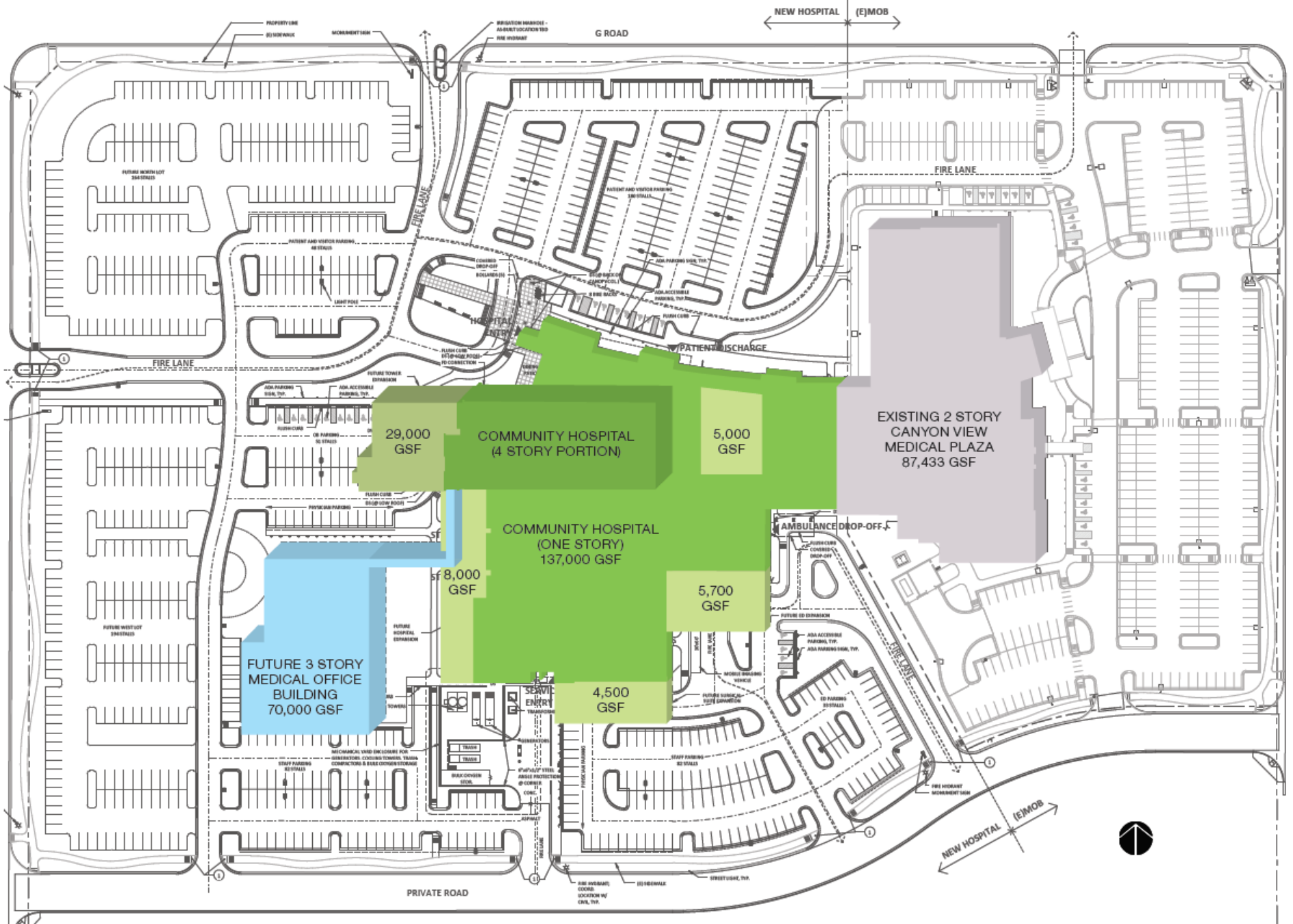
530 SHAWNEE STREET, 2ND FLOOR
 211 LOUIS ST. 3RD FLOOR
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 303.733.0100
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PROJECT
COMMUNITY HOSPITAL OF GRAND JUNCTION
 2575 G ROAD
 GRAND JUNCTION, CO
 81505

PRELIMINARY NOT FOR CONSTRUCTION

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A3.3



Expansion Diagram
Community Hospital—Conditional Use Permit Report

September 6, 2013

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BOULDER • SACRAMENTO • ORANGE COUNTY • SAN FRANCISCO • DALLAS

BOULDER
ASSOCIATES

ARCHITECTS