



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

TUESDAY, JANUARY 28, 2014, 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. St. Martin's Place Phase II Rezone - Rezone

[Attach 1](#)

Forward a recommendation to City Council to rezone 0.50 +/- acres from C-1 (Light Commercial) to B-2 (Downtown Business) in anticipation of the next phase of development for St. Martin's Place.

FILE #: RZN-2013-514

APPLICANT: Sister Karen Bland - Grand Valley Catholic Outreach

LOCATION: 221 Pitkin Avenue

STAFF: Scott Peterson

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

Attach 1

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: January 28, 2014
PRESENTER: Scott D. Peterson

AGENDA TOPIC: St. Martin’s Place Phase 2 Rezone – RZN-2013-514

ACTION REQUESTED: Forward a recommendation to City Council to rezone properties from C-1 (Light Commercial) to B-2 (Downtown Business).

BACKGROUND INFORMATION					
Location:		221 Pitkin Avenue			
Applicants:		Grand Valley Catholic Outreach, Inc., Owner			
Existing Land Use:		Five single-family detached homes			
Proposed Land Use:		Multi-family residential development (up to 24 units for homeless individuals with preference given to homeless veterans)			
Surrounding Land Use:	North	Single-family detached residential			
	South	Vacant properties (parking lot)			
	East	Single-family detached residential/Commercial office			
	West	Commercial office			
Existing Zoning:		C-1 (Light Commercial)			
Proposed Zoning:		B-2 (Downtown Business)			
Surrounding Zoning:	North	B-2 (Downtown Business)			
	South	C-2 (General Commercial)			
	East	B-2 (Downtown Business)			
	West	C-1 (Light Commercial)			
Future Land Use Designation:		Downtown Mixed Use			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: Forward a recommendation to City Council to rezone 0.50 +/- acres from C-1 (Light Commercial) to B-2 (Downtown Business) in anticipation of the next phase of development for St. Martin's Place.

RECOMMENDATION: Recommend approval to City Council.

ANALYSIS:

Background:

The existing properties (Lots 6 through 12, Block 145, City of Grand Junction - 0.50 +/- acres) are located on the south side of Pitkin Avenue between S. 2nd and S. 3rd Streets and currently contain five (5) single-family detached homes that will be demolished in anticipation of developing the properties. The proposed development by Grand Valley Catholic Outreach is anticipated as the second phase of St. Martin's Place to consist of 24 one-bedroom dwelling units within 3 buildings intended for homeless individuals with preference given to homeless veterans. Proposed residential density would be 48 dwelling units an acre. The existing C-1 (Light Commercial) zoning district does allow multi-family development but only up to 24 dwelling units an acre. The applicant wishes to rezone to B-2 (Downtown Business), which has no maximum residential density requirement.

The property is also located within the Greater Downtown Plan Commercial Corridor which allows a 0' Front Yard Setback. The proposed B-2 zone is compatible with land uses in the surrounding area and with the first phase of St. Martin's Place which was rezoned in 2010 from C-1 to B-2 (City file #: RZ-2010-073).

Neighborhood Meeting:

The applicant held a Neighborhood Meeting on September 4, 2013 with eight citizens attending the meeting along with City Staff and Grand Valley Catholic Outreach employees and representatives. Neighborhood concerns expressed at the meeting were the lack of off-street parking in the area, the influx of more homeless individuals to the neighborhood and that the proposed project does not fit in with the long term plans for the Downtown area (see attached Neighborhood Meeting Minutes and Letter received from an adjacent property owner). Off-street parking for the proposed Phase 2 of St. Martin's Place will be formally addressed at the time of Site Plan Review application for the project.

Greater Downtown Plan:

The adopted Greater Downtown Plan is part of the Comprehensive Plan and provides standards and guidelines to support the overall goals of the Greater Downtown Plan which includes the following related to residential development: 1. Maintaining and enhancing the economic, cultural and social vitality of greater downtown, promoting downtown living by providing a wide range of housing opportunities in appropriate areas; 2. Stabilize, preserve, protect and enhance the downtown residential neighborhoods; and, 3. Promote and protect the unique identity of the greater downtown area.

The applicant's property requested for rezoning is located within the Commercial Corridor of the Downtown Plan.

Consistency with the Comprehensive Plan:

The Comprehensive Plan designation of Downtown Mixed Use encourages the proposed B-2 zoning and therefore the rezone request is consistent with the Comprehensive Plan.

By the continued support of development in the downtown area of the City Center into a vibrant and growing area with housing to meet the needs of a variety of incomes, along with the preservation and appropriate reuse of existing properties by the removal of older single family homes that are in need of repair, the proposed rezone request meets Goals 4, 5 and 6 of the Comprehensive Plan.

Goal 4: Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions.

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

Goal 6: Land Use decisions will encourage preservation and appropriate reuse.

Section 21.02.140 of the Grand Junction Zoning and Development Code:

Zone requests must meet at least one of the following criteria for approval:

(1) *Subsequent events have invalidated the original premise and findings.*

Subsequent events invalidating the original premise include: (1) adoption of the Comprehensive Plan encouraging increased residential density in the downtown area; (2) increase in homelessness in the community; (3) adoption of the Greater Downtown Plan encouraging density and more urban character in the area. The Comprehensive Plan's Goal #4 states: "Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions."

This area is designated on the Comprehensive Plan Map as Downtown Mixed Use. Rezoning the property to B-2 will allow the applicant to develop a multi-family housing development that would exceed 24 dwelling units/acre and provide much needed housing for the community's homeless, thereby supporting Goal #4 of the Comprehensive Plan.

This criterion has been met.

(2) *The character and/or condition of the area has changed such that the amendment is consistent with the Plan.*

The Comprehensive Plan and the adopted Greater Downtown Plan reflect changes in the character of the downtown area for the potential for increased residential densities along with the desire for more infill development. Problems attendant with homelessness have increased in the downtown area. Providing housing for homeless individuals will tend to help alleviate these problems.

This criterion has been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed.

There are adequate public and community facilities existing in the area of the proposed rezone request. There is presently an 8" City water line in Pitkin Avenue and an 8" sanitary sewer line located within the adjacent alley right-of-way. The proposed development is within walking distance of community services offered by Grand Valley Catholic Outreach, grocery stores, downtown area merchants and public transit facilities.

This criterion has been met.

(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.

While there are other B-2 zoned properties within the downtown area, there is generally an inadequate supply of zones encouraging higher density in the Greater Downtown area. The proposed re-use of the property adds more residential density to the downtown area, as encouraged by the Downtown Mixed Use designation of the Comprehensive Plan and the Greater Downtown Plan. The proposed rezone also provides needed housing for part of the area's homeless population.

This criterion has been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The community will derive benefits from the proposed rezone because it supports residential development in the downtown area, housing for our area's homeless and higher density residential development consistent with the goals and objectives of the Comprehensive Plan and the Greater Downtown Plan.

This criterion has been met.

Alternatives: In addition to the zoning that the petitioner has requested, the following zone districts would also implement the Comprehensive Plan designation for the subject property.

- a. C-1, (Light Commercial)
- b. R-16, (Residential – 16 du/ac)
- c. R-24, (Residential – 24 du/ac)
- d. MXR, (Mixed Use Residential)
- e. MXG, (Mixed Use General)
- f. MXS, (Mixed Use Shopfront)

The applicant's proposed request is to have a residential density exceeding 48 dwelling units an acre (du/ac). The existing C-1 zone only allows a maximum of 24 du/ac while the R-16 zone only allows 16 du/ac. While the R-24 zone district has no maximum density requirement, the required rear yard setback of 10' makes this not the desirable zoning district choice in this situation. The Form Based Districts would also not be a desired choice since the district(s) require a minimum of a 3 story building to be constructed. Therefore, I as Project Manager am recommending the B-2 zone district since there is no maximum residential density requirement and all applicable building setbacks are 0'. The adjacent property of St. Martin's Place, Phase I is also zoned B-2.

If the Planning Commission chooses to recommend one of the alternative zone designations, specific alternative findings must be made supporting the recommendation.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the St. Martin's Place Phase II Rezone, RZN-2013-514, a request to rezone properties from C-1 (Light Commercial) to B-2 (Downtown Business), the following findings of fact and conclusions have been determined:

1. The requested zone of B-2 is consistent with the goals and policies of the Comprehensive Plan, specifically Goals 4, 5 and 6.
2. The requested zone of B-2 implements the future land use designation of Downtown Mixed Use.
3. The review criteria in Section 21.02.140 of the Grand Junction Zoning and Development Code have been met.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested St. Martin's Place Phase II Rezone, RZN-2013-514, to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on Rezone, RZN-2013-514, I move that the Planning Commission forward a recommendation of the approval for the St. Martin's Place Phase II Rezone from C-1 to B-2, with the findings of fact and conclusions listed in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Existing City Zoning Map
Neighborhood Meeting Minutes

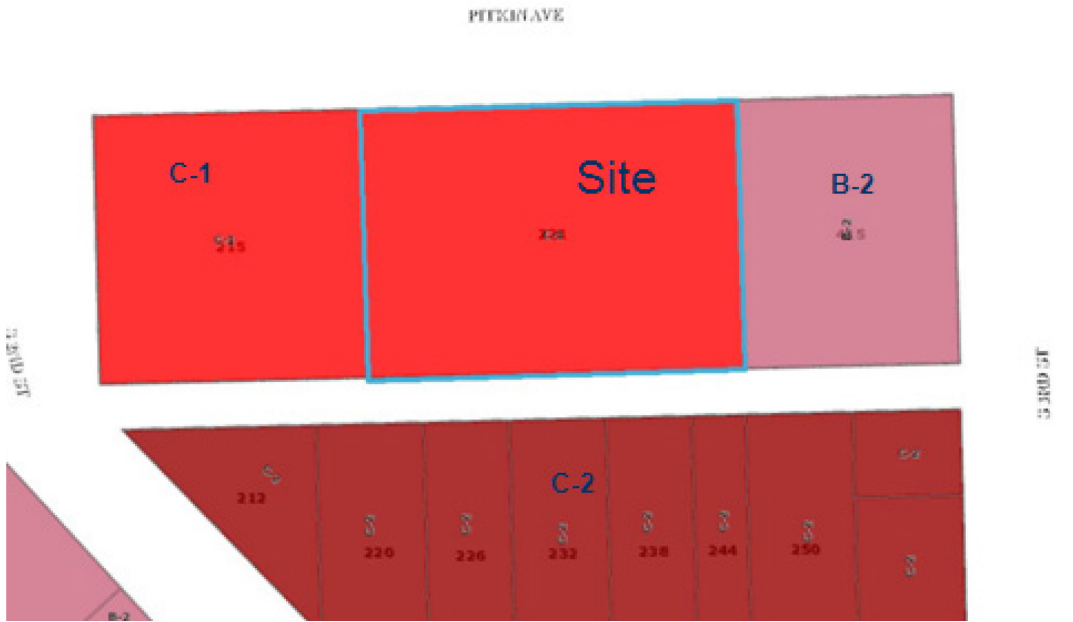
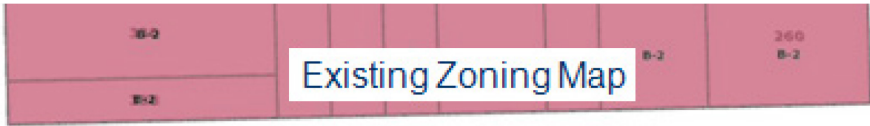
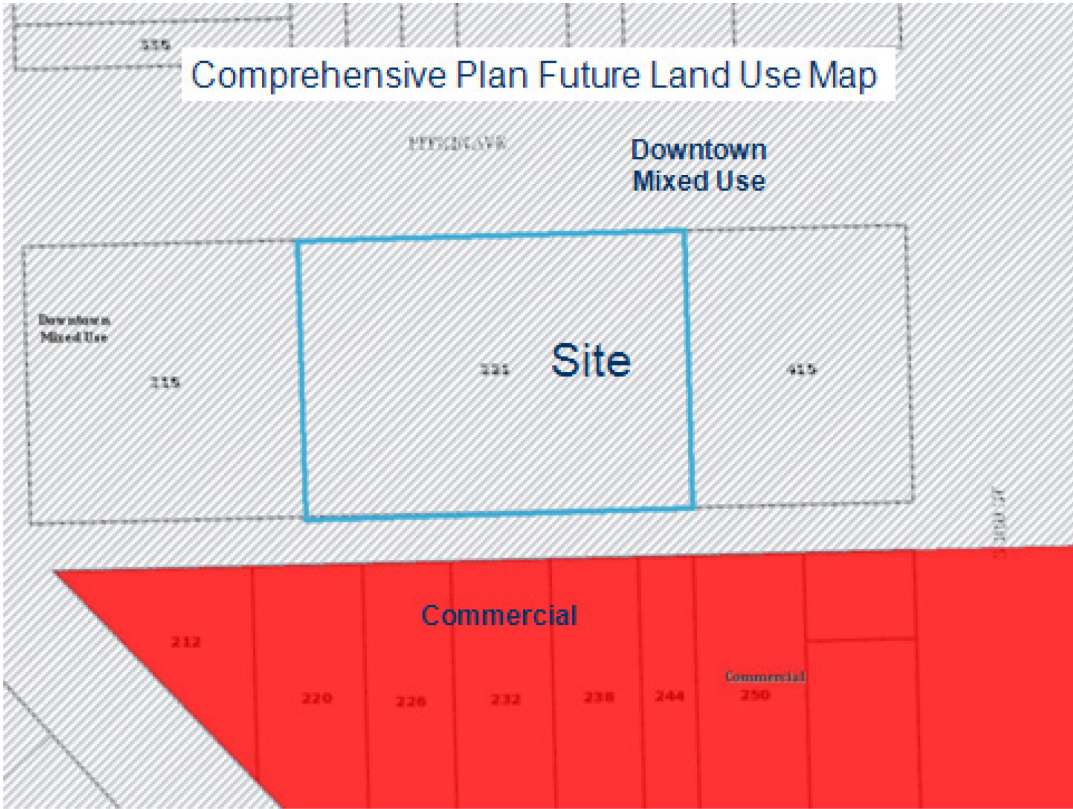
Correspondence Received
Proposed Ordinance

Site Location Map



Aerial Photo Map





**St. Martin Neighborhood Meeting
September 4, 2013**

Location: Grand Valley Catholic Outreach
245 S. First ST
Grand Junction, CO 81501

Attendance: Sr. Karen Bland (GVCO), Stefanie Harville (GVCO), Nancy Lancaster (GVCO), Beverly Lampley (GVCO), Scott Peterson (Grand Junction City Planning), Willi Shunn (Scott, INA Mesa Pawn & Loan), Sarah Schrader (Bonsai Design), Nathan Wallace, Sandy Clark (GVCO), Blair Weaver (GVCO), Karen Snider (Scotty's), Rodney Snider (Scotty's), Richard Bernatis (Simmons Lock & Key), Sue Bernatis (Simmons Lock & Key), Emily L. Hartman, Eric Mendell (Chamberlin Architects)

Project Scope (Eric Mendell): Grand Valley Catholic Outreach is requesting the property located on 3rd Street and Pitkin Avenue in downtown Grand Junction, Colorado be **rezoned** from C1 (Downtown light commercial) to B2 (Downtown Business). The property is located next to the existing St. Martin Place I, which is currently zoned B2 and is owned by Grand Valley Catholic Outreach. The project will include the construction of three 8- unit one-bed apartment buildings which will house 24 chronically homeless individuals, some of whom will be homeless veterans. The buildings will have similar exterior to the existing buildings: brick exterior, shingle roof and bright colors on the doors and stairs. The project will provide additional parking and includes plans for a large continuous open space for landscaping. The existing mature landscaping will be saved when possible. The project is slated to begin early spring and the construction process will last approximately 9 months.

Project Concerns: Two participants at the meeting voiced the following concerns regarding the project:

1. There is not enough existing parking for the buildings that exist now.
 - a. Responses given: A survey was taken indicating that with off and on street parking allowed, there is more than sufficient parking to meet then needs since people who are chronically homeless seldom have cars. Of the existing 16 apartments now at the site, only five cars belong to the occupants. The new development will have an additional 11 parking places behind the buildings.
2. The project will bring more homeless individuals to the area and affect the surrounding businesses with loitering and littering.
 - a. Responses given: The project actually reduces the number of persons who are homeless. No additional homeless persons have been attracted to the area because of St. Martin I which opened in 2011. No loitering or littering has resulted from occupancy of St. Martin I.
3. The project does not fit in with the existing long term plans for the Downtown area.
 - a. Response given: The City Council addressed the long term plans for the area and saw no impediment to the construction of St. Martin I on the adjacent site in 2011.

Project Benefits: Participants at the meeting voiced the following benefits regarding the project:

1. The project houses homeless people and reduces the number of people living on the streets and in shelters.
2. Housing homeless individuals reduces their use of public services such as ambulance rides and ER visits which ultimately saves the tax payer money.
3. The project improves the aesthetics of the neighborhood, replacing dilapidated houses with one serving as a drug house for decent homes affordable to very low income individuals.

Procedure: The application process will proceed with notice to all the surrounding property owners and businesses for the final hearing. Comments will be allowed from all invested parties. The Planning Commission will make a recommendation to the City Council regarding the project. The City Council will vote on the project which will be the final decision.



COMMWEST

Your Communications Our Business

11-29-2013

Scott Peterson
RE: RZN-2013-514 St Martins Place Phase II

Scott:

You have asked for recommendations on the rezoning of these properties. In response to that I am expressing my concerns for Phase II based on the results of the Phase I rezoning.

For Phase I you changed the zoning on this property from C-1 to B-2 and built a 16 unit apartment. B-2 requires 1.25 parking spaces per unit with a total of 20. You then granted the property a deviation of 18 spaces, requiring only two. At that time I expressed my concerns about parking for the residents of St. Martins Place and the existing businesses in the area that use the street parking on 3rd Street. You stated that my concerns were invalid and granted them the deviation.

Several businesses in the vicinity of the 300 block of Pitkin, including mine, use the parking on 3rd Street for company and visitor parking. At the time, you made the decision to grant the waiver based on the belief that the intended residents (Homeless Veterans) would not own cars. My concern at the time was that the residents would own cars. Since the opening of St. Martins Place, the tenants of the apartment complex have had a combined total of 7-8 vehicles at any given time and have used the street parking exclusively. Under other circumstances these residents might be gone during the day and free up these spaces, but that is not the case here. These vehicles take most of the street parking on 3rd Street, preventing the preexisting businesses from parking there. At times these residents have had disabled vehicles parked on the street for months at a time.

Phase II is calling for a similar rezoning and building of a 24 unit apartment complex, providing only 10 off street parking spaces. This continues to be a concern since currently there is no available street parking adjacent to these properties at all and none available on 3rd Street. I understand the intended use of these units for homeless, but using the current ratio of 8 cars for 16 units, the new apartment buildings will require at least 12 spaces. This does not provide any relief for Phase 1 or future use of these properties.

The use of South Ave. for some of these residents may work for a while but the State has contacted me about the realignment of the Business Loop using South Ave. The realignment will eliminate more parking, creating an even bigger parking issue for this downtown business area. Future growth and expansion by the other property and business owners will be limited, if not completely stopped. Putting up more apartment units in the 200 block of Pitkin with insufficient parking will create an island in the middle of your downtown business area with no access to parking.

Parking issues are currently being experienced by visitors, staff and contractors due to Phase 1. We also have issues with parking for the Day Center across the street; visitors and volunteers have to park in this same area or are forced to park illegally in the bike path along 3rd Street between South Ave. and Pitkin.

To its credit, St. Martins Place has cleaned up a part of the downtown area and the Phase II will do the same, but I request you reconsider the parking deviations before additional issues are created.

Thank you for your time.

Nathan Wallace

302 South Ave. Grand Junction, CO 81501
www.CommWestcorp.com
(970) 242-8142



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No Parking area



Bike Path



302 South Ave. Grand Junction, CO 81501
www.CommWestcorp.com
(970) 242-8142

From: Sandra Clark <sandra@catholicoutreach.org>
To: <scottj@gjcity.org>
Date: 11/26/2013 2:12 PM
Subject: Place Phase ii Rezone Reference RZN-2013-514

Dear Scott Peterson.

I'm so happy to hear about the rezoning and the phase ii of St. Martin Place. I feel that the development will increase and improve this part of town. We are so fortunate to have people who really care about improving the quality of the city.

--

Sandra Clark
Case Manager
Grand Valley Catholic Outreach
245 S. 1st Street
Grand Junction, CO 81501
970-241-3658 ext. 110
sandra@catholicoutreach.org

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE REZONING ST. MARTIN'S PLACE, PHASE II FROM C-1 (LIGHT COMMERCIAL) TO B-2 (DOWNTOWN BUSINESS)

LOCATED AT 221 PITKIN AVENUE

Recitals.

Grand Valley Catholic Outreach is anticipating developing the second phase of St. Martin's Place which will consist of multi-family dwelling units for homeless individuals with preference given to homeless veterans. Proposed residential density could exceed 48 dwelling units an acre. The existing C-1 (Light Commercial) zoning district does allow multi-family development but only up to 24 dwelling units an acre. The applicant wishes to rezone to B-2 (Downtown Business), which has no maximum residential density requirement.

The property is also located within the Greater Downtown Plan Commercial Corridor which allows a 0' Front Yard Setback. The proposed B-2 zone is compatible with land uses in the surrounding area and with the first phase of St. Martin's Place which was rezoned in 2010.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning St. Martin's Place, Phase II from C-1 (Light Commercial) to the B-2 (Downtown Business) zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Comprehensive Plan, Downtown Mixed Use and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the B-2 zone district to be established.

The Planning Commission and City Council find that the B-2 zoning is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following property shall be rezoned B-2 (Downtown Business).

Lots 6 through 12, Block 145, City of Grand Junction

Also identified as Tax Parcel 2945-143-37-028

Introduced on first reading this , day of , 2014 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2014 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor