



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

TUESDAY, FEBRUARY 11, 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

A Joint City/County Planning Commission Workshop is scheduled for February 13, 2014 at 6:00 p.m. to discuss the proposed 2013 Orchard Mesa Neighborhood Plan. The workshop will be held at 200 S. Spruce St.

A Joint City/County Planning Commission Hearing is scheduled for February 20, 2014 at 6:00 p.m. to consider adoption of the 2013 Orchard Mesa Neighborhood Plan. The hearing will be held in the City Auditorium in City Hall at 250 N. 5th St.

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 Meeting

Approve the minutes from the January 14, 2014 regular meeting.

[Attach 1](#)

2. Volleys - Conditional Use Permit

[Attach 2](#)

Consider a request for a Conditional Use Permit to operate a bar in conjunction with an outdoor volleyball facility in a C-2 (General Commercial) zone district.

FILE #: CUP-2013-491
APPLICANT: Paul Herek
LOCATION: Portion of 304 and 330 North Avenue
STAFF: Brian Rusche

3. Droskin Rezone - Rezone

[Attach 3](#)

Forward a recommendation to City Council to rezone 0.375 acres from an R-8 (Residential 8 du/ac) to an R-O (Residential Office) zone district.

FILE #: RZN-2013-547
APPLICANT: Craig Droskin
LOCATION: 2726 Patterson Road
STAFF: Brian Rusche

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

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

Public Hearing Items

On the following items 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.

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

**Attach 1
Minutes of Previous Meetings**

**GRAND JUNCTION PLANNING COMMISSION
January 14, 2014 MINUTES
6:00 p.m. to 6:03 p.m.**

The regular meeting of the Planning Commission was called to order at 6:00 p.m. by Chairman Reece. The public hearing was held in the City Hall Auditorium located at 250 N. 5th Street, Grand Junction, Colorado.

In attendance, representing the City Planning Commission, were Christian Reece (Chairman), Ebe Eslami (Vice-Chairman), Jon Buschhorn, Loren Couch, Kathy Deppe, Steve Tolle and Bill Wade.

In attendance, representing the City's Administration Department - Planning Division, were Lisa Cox (Planning Manager) and Brian Rusche (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Darcy Austin was present to record the minutes.

There were 2 citizens present during the course of the hearing.

Announcements, Presentations And/or Visitors

Consent Agenda

1. Minutes of Previous Meetings

Approve the minutes from the December 10, 2013 regular meeting.

2. La Salsa CUP - Conditional Use Permit

Consider a request for a Conditional Use Permit (CUP) for a bar on 1.04 acres in a C-1 (Light Commercial) zone district.

FILE #: CUP-2013-497
APPLICANT: Nestor Sanabria
LOCATION: 1224 N 25th Street
STAFF: Brian Rusche

MOTION: (Commissioner Eslami) "I move that we move Amend 21.03.070 (g)&(h); Sec 21.030.080(a);(b)&(c) to the Consent Agenda."

Commissioner Couch seconded the motion. A vote was called and the motion passed unanimously by a vote of 7 - 0.

3. Amend 21.03.070(g)&(h); Sec 21.030.080(a);(b)&(c) - Zoning Code Amendment

Forward a recommendation to City Council to amend Sections 21.03.070(g)(2)(iii)(F) and (h)(3)(iii), and Sections 21.03.080(a)(3)(iv); (b)(3)(iv) and (c)(3)(iv), of the Zoning

and Development Code, Title 21, of the Grand Junction Municipal Code, to revise performance standards to provide more flexibility in the MU, BP, I-O, I-1 and I-2 zone districts for outdoor storage and display.

FILE #: ZCA-2013-548
APPLICANT: City of Grand Junction
LOCATION: Citywide
STAFF: Lisa Cox

MOTION: (Commissioner Couch) “I move that we approve the Consent Agenda as read.”

Commissioner Deppe seconded the motion. A vote was called and the motion passed unanimously by a vote of 7 - 0.

General Discussion/Other Business

Lisa Cox stated there would be a regular workshop on February 6th & the regular meeting on February 11th. A joint Planning Commission Meeting with Mesa County Planning Commission on February 13th at 6:00 p.m. & on Thursday, February 20th a joint Planning Commission Meeting, hosted at the City of Grand Junction in the auditorium.

Commissioner Couch asked if there would be a second meeting in February and Lisa Cox stated that currently there were no items on the agenda for a second meeting in February.

Nonscheduled Citizens and/or Visitors

None

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:03 p.m.

Attach 2

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: February 11, 2014
PRESENTER: Brian Rusche, Senior Planner

AGENDA TOPIC: Volleys - CUP-2013-491

ACTION REQUESTED: Consider a request for a Conditional Use Permit (CUP)

BACKGROUND INFORMATION				
Location:		Portions of 304 and 330 North Avenue		
Applicants:		Paul Herek		
Existing Land Use:		Vacant outdoor rink and storage building		
Proposed Land Use:		Outdoor volleyball facility with bar		
Surrounding Land Use:	North	Commercial / Salvation Army		
	South	Commercial		
	East	Commercial		
	West	Commercial		
Existing Zoning:		C-2 (General Commercial) North Avenue Overlay zone		
Proposed Zoning:		C-2 (General Commercial) North Avenue Overlay zone		
Surrounding Zoning:	North	C-2 (General Commercial)		
	South	C-1 (Light Commercial) North Avenue Overlay zone		
	East	C-2 (General Commercial) North Avenue Overlay zone		
	West	C-2 (General Commercial) North Avenue Overlay zone		
Future Land Use Designation:		Neighborhood Center		
Zoning within intensity/density range?		X	Yes	No

PROJECT DESCRIPTION: Consider a request for a Conditional Use Permit to operate a bar in conjunction with an outdoor volleyball facility in a C-2 (General Commercial) zone district.

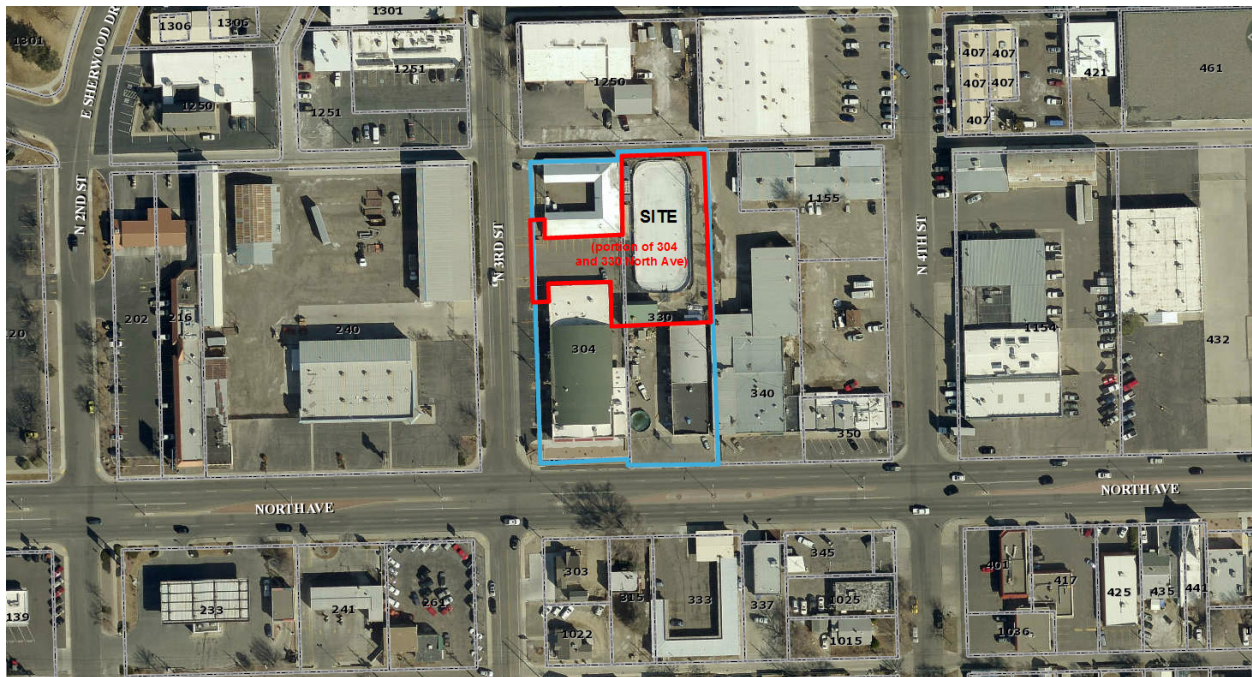
STAFF RECOMMENDATION: Approval of the Conditional Use Permit.

ANALYSIS:

Background

The property at 304 North Avenue was previously the location of the Fabricare dry cleaner, located in a building built in 1946. That building has subsequently been converted into retail space that is home to a restaurant and barber shop. The property as 330 North Avenue is home to Malibu Pool and Spa, located in a building built in 1940. Both 304 and 330 North Avenue (“subject property”) are owned by Linda Manchester.

The rear portion of the property at 330 North Avenue is the location of an outdoor hard surfaced track originally constructed in 1996 for an in-line skating facility that was in use until approximately 2006. When this facility was closed, the area was used for storage until 2011 when the track was refurbished and used as an outdoor hockey/skating rink by Ice Skating Inc. for two seasons (November – March) during the closure of the Glacier Ice Arena.



The applicant is seeking approval for an outdoor volleyball facility and bar, utilizing the same track/rink area, 960 square foot concrete block building, and associated parking on 304 North Avenue, all built for the in-line skating facility in 1996 (“the site”). According to the applicant, there will be four (4) volleyball courts available for league play on weekday evenings and open play and/or tournaments on Saturday during the season, which will be March to November, weather permitting. See attached General Project Report for details.

A Conditional Use Permit (CUP) is required from the City of Grand Junction for the establishment of a “Bar” if more than 25% of the gross receipts of the business are from

alcoholic beverages within the C-2 (General Commercial) zone district. A CUP runs with the land once the use is established and remains valid until the property changes use or the use is abandoned and nonoperational for a period of 12 consecutive months.

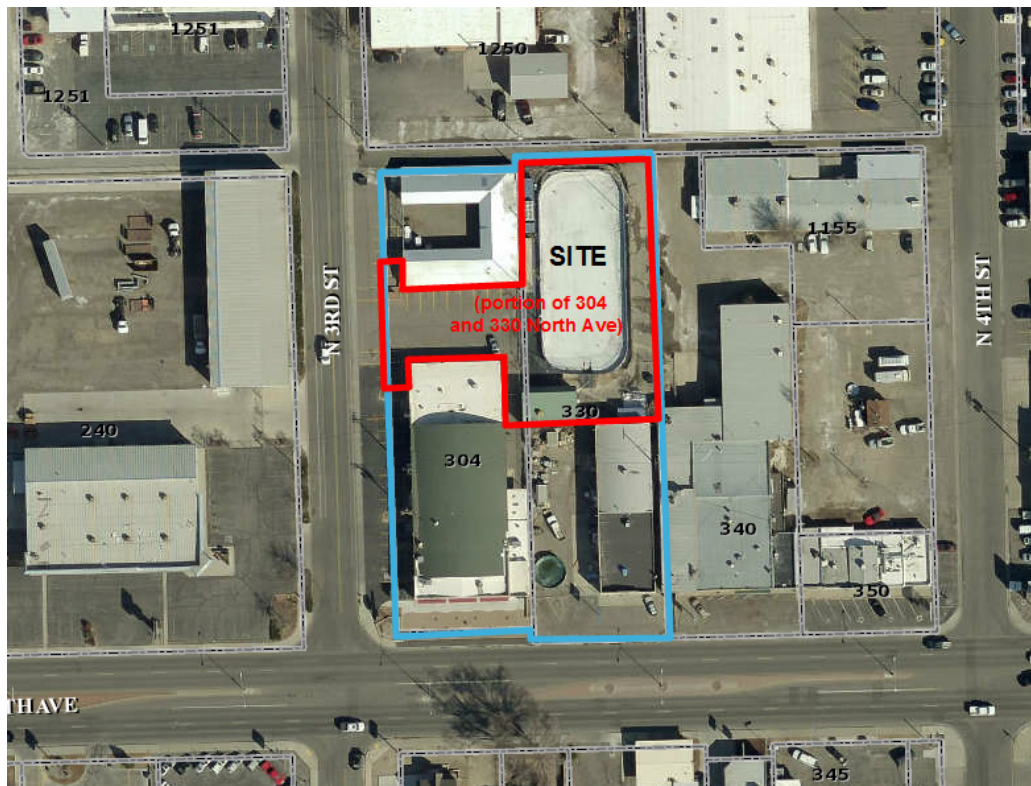
The applicant was approved on January 15, 2014 for a liquor license (tavern), which will not be issued unless the CUP is approved.

An outdoor volleyball facility is not specifically identified as a use within the “Recreation and Entertainment, Outdoor” use category of Section 21.04.010, so a Conditional Use Permit is required for the use under the category of “All Other Outdoor Recreation.”

The applicant also proposes a 20’ mesh enclosure around the volleyball courts. The proposed mesh enclosure is technically defined as a fence and exceeds the maximum height of six (6) feet for a commercial property, but Section 21.04.040(i)(1)(iv) states that fences may vary from the standards if approved on a site as part of a conditional use permit.

Site Plan

The applicant is leasing the site from Linda Manchester. The site includes the former rink, a cinder block building previously used for storage and/or concessions, a parking lot accessible from N. 3rd Street and additional parking along the side of the building(s) on 304 North Avenue. See Site Plan below. No portion of the other buildings will be used in conjunction with this use.



The rink will be converted into four (4) sand volleyball courts. The existing poles around the rink, installed during the second season of the ice rink, will be used to hang a mesh fabric 20 feet above grade in order to provide a “net” for volleyballs as well as to provide privacy for the facility.

While the project report indicates that it will be black mesh, the applicant is considering a translucent earth-tone fabric instead.



The cinder block building will be converted into a commercial kitchen and bar with a service counter and restrooms. A new pergola and other shade structures are proposed adjacent to the bar. Patio seating will be available along the outside of the volleyball courts. The entrance to the facility will be through a gate accessible through the N. 3rd Street parking lot; this limited entrance will allow for control of patrons and alcoholic beverages, though two other gates will remain for emergency exit(s).

Parking

There is no specific parking standard required by the Zoning Code for this type of outdoor recreational use, because it is geared primarily for teams/leagues and the bar is for the benefit of the participants and/or spectators as opposed to the general public. Section 21.06.050(c) provides that All Other Outdoor Recreation parking is determined by the Director.

The four volleyball courts could accommodate up to 48 players (6 per team x 8 teams) at one time. There may be some overlap as one league finishes and another begins. The bar is used by the patrons of the facility and is only 960 square feet, which would require 10 parking spaces. The entire facility, if it were indoors, would be classified as a health or fitness center, with parking at a ratio of 1 per 500 square feet, which would equate to 30 spaces.

The parking lot included in the lease (which is also part of the site) has 15 spaces. There are 7 off-street spaces on the east side of N. 3rd Street adjacent to the buildings at 304 North Avenue for exclusive use of this facility, according to the lease (also included in the site). There are 10 on-street spaces on the west side of N. 3rd Street. The former Harbert Lumber site, located across N. 3rd Street from the site, has agreed to share its parking lot with the applicant, making 34 additional parking spaces available for the volleyball patrons. The Laundromat located at 1251 N. 5th Street has also agreed

to share one row of parking, a total of 13 spaces, adjacent to the east/west alley. The City Attorney has requested that the applicant provide written leases, easements or shared parking agreements in an acceptable form and requests that the provision of such be a condition of the CUP. With the shared parking arrangements, on-site parking, and on-street parking, there will be 79 spaces available for the proposed use, based on current configurations of the parking lots.



5 stalls reserved
for Pollo Azado

The utilization of existing parking lots within the neighborhood by businesses with different peak hours is consistent with the concept of a neighborhood center, a goal outlined by the Comprehensive Plan and subsequent North Avenue corridor plans.

A bike rack is provided inside the facility and the applicant indicates that some of the players will be drawn from nearby schools, such as Colorado Mesa University. In addition, a bus stop is available on North Avenue west of N. 3rd Street.

Neighborhood Meeting

A Neighborhood Meeting was held on September 19, 2013. No adjacent property owners or citizens attended the meeting, only the applicant and building owner. The Grand Junction Police Department did express concerns about the operation of the facility, to which the applicant has provided a response and no further comment was received from the Police Department. The applicant was approved on January 15, 2014 for a liquor license (tavern). A summary of the neighborhood “needs and desires” survey conducted for the liquor license process is attached to this report. The Salvation Army initially expressed concern about the visibility of the facility to its alcohol rehabilitation clients. The applicant has met with the Salvation Army about their concerns and they have indicated that the screening, along with the operational aspects of the facility, have satisfied their concerns (see email attached to this report).

Sign Package

The Zoning and Development Code requires that a sign package be prepared as part of the site development plan and approved as part of a conditional use permit (GJMC Section 21.06.070(g)(5)). The applicant has provided a plan that is attached to this staff report. He proposes using the existing signage along N. 3rd Street, with only the business name changing. The total square footage is within the parameters of the sign code (GJMC Section 21.06.070).

Consistency with the Comprehensive Plan:

The site is currently zoned C-2 (General Commercial). Although the C-2 zone does not implement the Comprehensive Plan Future Land Use designation of Neighborhood Center, the proposed use is consistent with the Comprehensive Plan because a bar and “All Other Outdoor Recreation” are allowed (with a CUP) in other zones which implement the Neighborhood Center designation.

The North Avenue West Corridor Plan was adopted on November 2, 2011 as a follow up to the Comprehensive Plan. The Corridor Plan identified the subject property as part of the Sherwood Park Mixed Use District; it further recommended the two block area of N. 3rd Street between North Avenue and Sherwood Park as the neighborhood core area for the Neighborhood Center established with the Comprehensive Plan.

Subsequently, a North Avenue Overlay Zone was adopted on February 20, 2013 to implement the North Avenue Corridor Plan. This overlay includes all properties with North Avenue frontage, regardless of their size or configuration. While the subject properties are included within this overlay, the site of the Conditional Use Permit does not have frontage on, nor gain direct access (vehicular or pedestrian) to or from, North Avenue. Therefore, the North Avenue Overlay standards, such as public street dedications, improvements on North Avenue, building setbacks and façade standards, do not apply to this request.

The proposed land use furthers Goal 6 of the Comprehensive Plan: “Land use decisions will encourage preservation of existing buildings and their appropriate reuse”.

The reuse of the outdoor rink, a feature unique to this property, for another recreational venture is appropriate and further supports the Comprehensive Plan.

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 Zoning and Development Code and conformance with the SSID, TEDS and SWMM Manuals.

The site is classified as nonconforming because it does not meet current landscaping requirements. However, since no increase in gross building square footage is proposed, no site upgrades are required according to Section 21.08.040 of the Zoning and Development Code.

The site abuts the east/west alley between N. 3rd and N. 4th Street. Though an alley has been in use there for decades, it does not appear to have been formally dedicated for public use. The property owner has agreed to dedicate right-of-way for the abutting portion of the alley and to execute a Power of Attorney (POA) for future alley improvements as a condition of approval of the CUP.

The proposal was evaluated by a City Development Engineer and found to meet the requirements of the SSID, TEDS and the SWMM manuals.

This criterion has been met.

(2) District Standards. The underlying zoning districts standards established in Chapter 21.03 Grand Junction Zoning and Development Code;

The site is currently zoned C-2 (General Commercial). Though most of the operations will be outdoors, including the volleyball activities and the drinking and dining, no outdoor storage or display is proposed. The building meets the bulk standards of the C-2 zone.

This criterion has been met.

(3) Specific Standards. The use-specific standards established in Chapter 21.04 Grand Junction Zoning and Development Code

An outdoor volleyball facility is not specifically identified as a use within the Recreation and Entertainment, Outdoor use category of Section 21.04.010, therefore a Conditional Use Permit is required for a use identified as All Other Outdoor Recreation.

An establishment that serves both food and alcoholic beverages shall be categorized as a bar if the sale of said beverages comprises more than 25 percent of the gross receipts (Section 21.10.020 – Terms defined). A Conditional Use Permit is required for a bar, per Section 21.04.010.

There are no use-specific standards for either outdoor recreation or a bar.

Section 21.04.040 addresses accessory uses and includes standards for fencing. Specifically, Section 21.04.040(i)(1)(iv) permits fences to vary from the standards if approved on a site as part of a conditional use permit. The proposed mesh enclosure is technically defined as a fence and exceeds the maximum height of six (6) feet for a commercial property. This enclosure is necessary to provide safety for the general public and privacy for the facility and is incorporated into the conditional use permit request.

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.

The site is in the heart of the Neighborhood Center identified by the Comprehensive Plan. It is located two blocks from Sherwood Park and Grand Junction High School and a little over one-half mile to Colorado Mesa University. The close proximity of North Avenue provides access to transit options, hospitals and fire protection, along with complimentary retail and entertainment businesses.

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;

The existing poles around the rink will be used to hang a mesh fabric 20 feet above grade in order to provide a “net” for volleyballs as well as screening of the facility. While the project report indicates that it will be black mesh, the applicant is considering a translucent earth-tone fabric instead. Either of these options will provide adequate screening of the facility, though the earth-tone is preferred for compatibility.

The cinder block building forms the southern border of the site, along with the back of the Malibu Pool & Spa building. A storage building located on 304 North Avenue blocks the view of the facility from N. 3rd Street, except through the parking lot. The entrance to the facility will be through a gate accessible through this parking lot; this limited entrance will allow for control of patrons and alcoholic beverages. The northern border of the site is the existing alley. Further north and east is the Salvation Army building, which is oriented toward N. 4th Street. The Salvation Army initially expressed concern about the visibility of the facility by their clients who are involved in alcohol rehabilitation programs. The applicant has met with the Salvation Army about their concerns and they have indicated that the screening, along with the operational aspects of the facility, have satisfied their concerns.

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;

The site is largely hidden from the public and is adjacent to the back or service entrances of the adjoining businesses, as visible via aerial photo.



The previous use as an outdoor ice rink operated on roughly the same schedule proposed by the applicant, with play on weekday evenings and weekends when the majority of adjacent businesses were closed. In addition, the previous business operated for two winter seasons with no known complaints. The applicant has approached the neighboring businesses who have agreed to share parking during off-peak hours. While the applicant anticipates starting with evening league sessions, he would like to reserve the opportunity to host youth and/or training camps during the summer months (during traditional school hours). The provision of parking, as discussed earlier, is a mix of exclusive (22 spaces), available (10 on-street), and shared parking (47 spaces). Use during daytime hours when school is not in session would not, in my opinion, significantly impact the parking arrangement as the adjacent businesses will serve primarily as overflow parking.

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.

The site is largely hidden from the public and is adjacent to the back or service entrances of the adjoining businesses. The rink will be converted into four (4) sand volleyball courts and will be confined by the “net” discussed earlier. The cinder block building forms the southern border of the site, along with the back of the Malibu Pool & Spa building. A storage building located on 304 North Avenue blocks the view of the facility from N. 3rd Street, except through the parking lot. The entrance to the facility will be through a gate accessible through this parking lot; this limited entrance will allow for control of patrons and alcoholic beverages. The northern border is the existing alley.

This criterion has been met.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the Volleys application, CUP-2013-491 for a Conditional Use Permit, I make the following findings of fact, conclusions and conditions:

1. The requested Conditional Use Permit is consistent with the Comprehensive Plan, specifically Goal 6.

2. The review criteria in Section 21.02.110 of the Grand Junction Municipal Code have all been met.
3. The Sign Plan meets the sign requirements as specified in Section 21.02.110(d) of the Grand Junction Municipal Code.
4. The following conditions of approval are applicable to this CUP:
 - a. Landowner shall dedicate public right of way for that portion of the existing alley adjacent to the site;
 - b. Execution of a power of attorney for future alley improvements shall be recorded prior to July 11, 2014.
 - c. Parking agreement, lease or easement shall be provided as described in this Staff Report in a form acceptable to the City Attorney prior to establishment of the use on the site.

STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the requested Conditional Use Permit, CUP-2013-491 with the findings, conclusions and conditions of approval listed above.

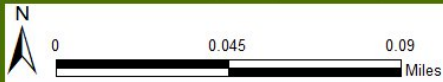
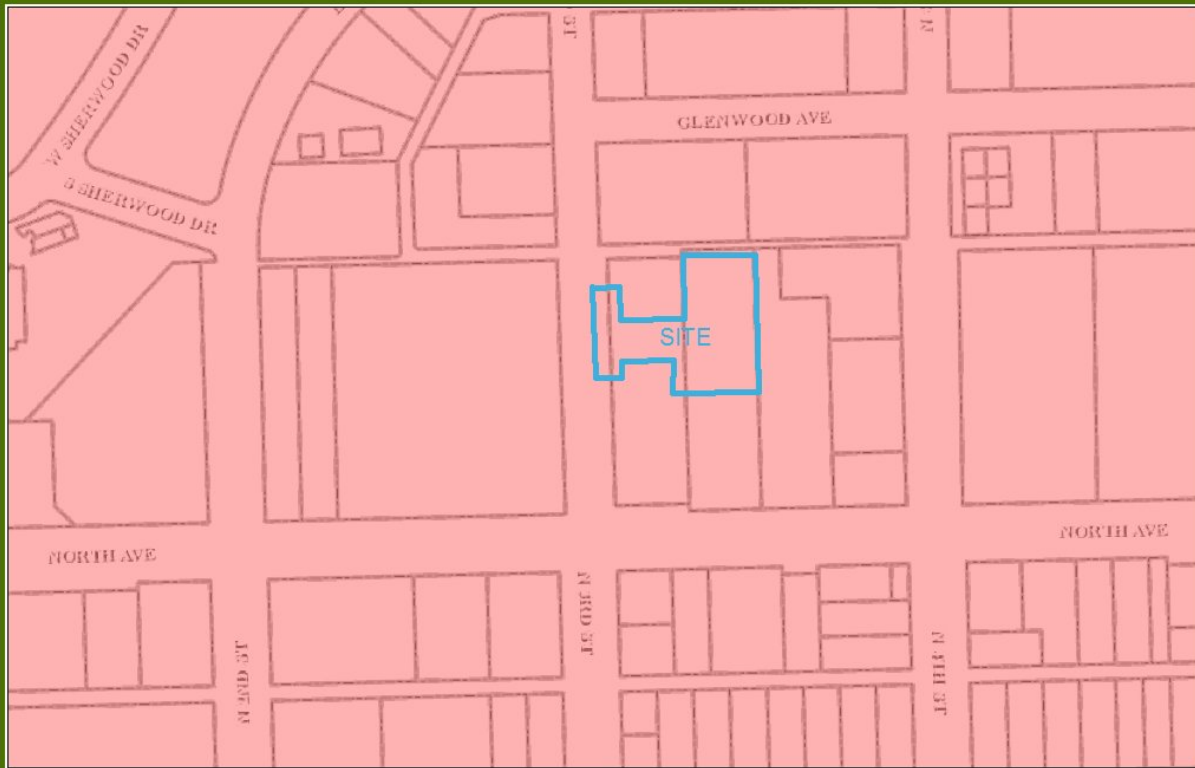
RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on the request for a Conditional Use Permit for Volleys, file number CUP-2013-491, I move that the Planning Commission approve the Conditional Use Permit with the facts, conclusions and conditions listed in the staff report.

Attachments:

Site Location Map
Aerial Photo Map
Comprehensive Plan Map
Existing City Zoning Map
General Project Report
Site Plan
Floor Plan
Sign Plan
Screening
Neighborhood Meeting summary
Letters of Support
Liquor License survey

SITE LOCATION MAP

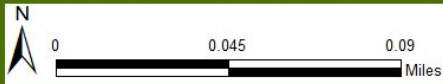


Printed: 1/22/2014

1 inch = 156 feet



AERIAL PHOTO MAP

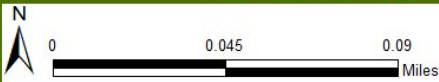
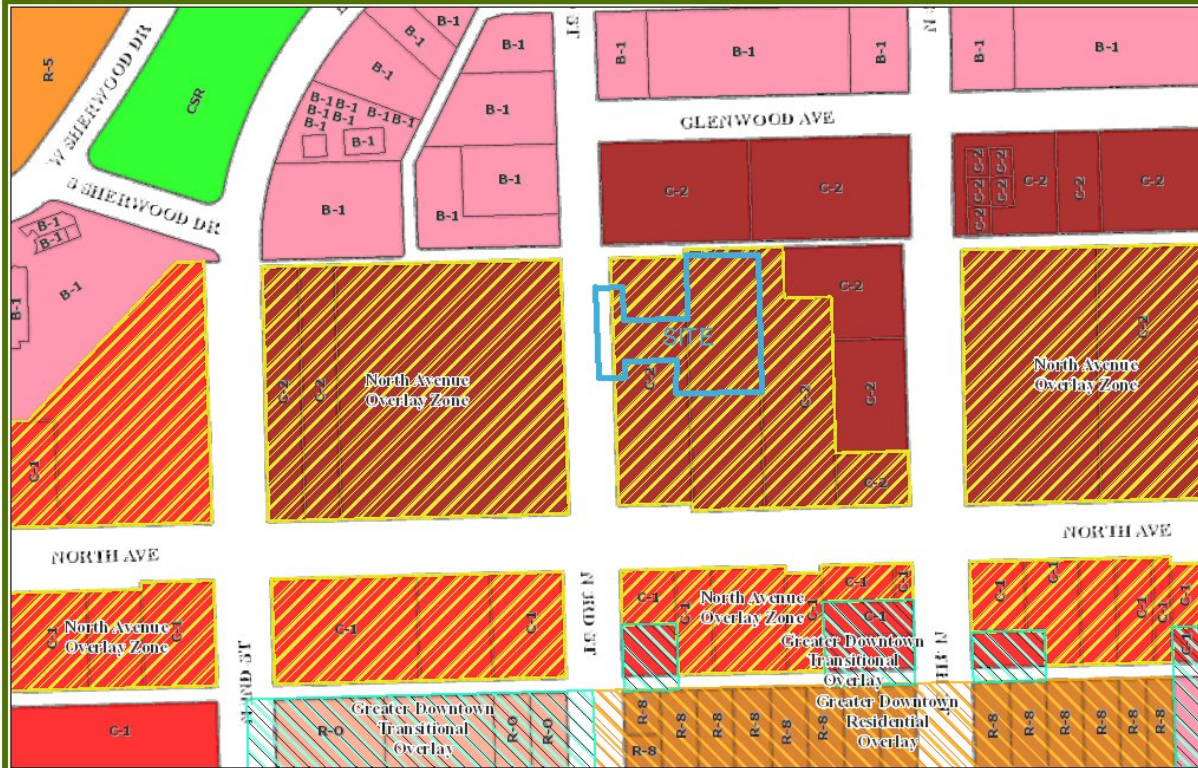


Printed: 1/22/2014

1 inch = 156 feet



ZONING MAP



Printed: 1/22/2014

1 inch = 156 feet



Volleys General Project Report

Overview of the Project:

The property being leased by David, Doria, and Paul Herek at 330 North Ave. Grand Junction, CO 81501 has been used as a seasonal outdoor Ice Skating Rink in the past. The 960 sq/ft. building on location was used as a restroom and basically a locker room, and concession stand in the past.

We propose to turn the existing location of the Ice Skating Rink into 4, outdoor sand Volleyball courts. We also propose to turn the existing building into a commercial kitchen with the ability to serve alcohol.

The way the Volleyball will be organized is as follows:

There will be 4 courts available and league play will rotate on the hour, every hour, from 5:30pm-9:30pm, Monday-Friday. We plan to be open on Saturdays for open play and occasional 1 day tournaments. As of now we plan to be closed on Sundays.

-League Play will consist of Co-Ed leagues, all Male leagues, and all Female leagues. As well as different competitive levels.

-Recreational, will be the most popular. This will be for anyone looking to just have a fun evening with friends, some good food, and some mild competition. During recreational play there will not be referees, it will be based off the honor system, teams will play a best of 3 matches, rally scoring to 25, best 2 out of 3 wins. All these rules and more will be explained to team captains in the meeting prior to the start of each league.

-Competitive play, will be for some more advanced players looking to have some fun but more concerned about winning. Rules will be more strict during competitive play and we will have experienced referees on hand.

-Must be 16 or older to participate (ID Required).

-Each team will be required to have a team captain, who will be required to attend the rules and regulations meeting that will take place before the start of each league. Team captains will also be required to fill out a waiver before each league and have the signatures of each player on their team sign it before they can begin playing.

-Leagues will be 8 week sessions.

-With 4 courts, there can be up to 48 people rotating in and out of Volleys between the hours of about 5:00-10:30. Matches generally take an hour.

-Leagues will start mid-March and could run into early November, weather permitting.

Commercial Kitchen w/ ability to serve alcohol will be as follows:

-Food and alcohol will be ready to order each night.

-ID will be required to order alcohol and everyone on the premises must be able to show ID at anytime they are asked.

-It will be a limited bar.

-There will be a 6x4 foot serving window and all food can be ordered outside of the building. Place your order and we will announce when it is ready over the PA system.

-We will be serving BBQ and BBQ side dishes (menu attached). There will be absolutely zero fried foods of any kind being made at Volleys.

-All BBQ will be cooked on a smoker on the premises but outside of the building. (All details regarding food prep, heating, cooling and storage will be explained in detail later on).

Availability of Complementary Uses

We plan to make Volleys as Community Friendly as we possibly can, we have several plans to do so.

-Since the main league play for Volleys will take place in the evenings we would like to have youth programs in the afternoons, mainly in the summer months when kids are not in school. We believe this will be a great way to keep kids active and out of trouble. We will have discounted rates for youth programs and of course alcohol will not be served during these times. With schools and parks within a few miles of Volleys we want the main focus to be on the sport at Volleys. We have actually already made some connections to some surrounding sites (Delta, Montrose, Glenwood Springs) that have trouble finding a facility to play volleyball in the summer months. Most available leagues now are only ran in the winter months when school gymnasiums are available to use.

-We also plan to help local businesses and charities as much as possible. Volleys will be a great place to host fundraisers of any kind. As well as company 'Team Building' events. With leaving weekends open from league play, this frees up Saturdays and Sundays for companies to privately use the facility for such events as well as us to host fundraisers for local causes.

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

Protection of Privacy:

Volleys will be taking measures to respect our neighboring properties privacy, as well as our own. There will be a 20 foot, black mesh fence hung around the outside of the property. This will serve multiple purposes.

- Will help keep volleyballs inside the facility.
- This will help keep noise and lighting contained.
- Will serve as a privacy fence as well.

Another benefit that we have with the location of Volleys is that we do not have residential neighbors on any side of the property. All of our neighbors are local businesses, that, for the most part, are closed during our open hours.

- North: Best Tops Counter Tops. They close at 4:30pm
- East: Salvation Army, closed at 6:00pm
Quality Meats, closed at 5:30pm
- South: Malibu Pool & Spa, closed at 4:00pm
Fellas Barber Shop, closed at 6:00pm
Polla Asado Mexican Restaurant 8:00pm
- West: Harbert Lumber Co. (this establishment is closed)

There are also a number of unoccupied establishments in a close area around Volleys, leading me to believe that noise, lighting and anything else will not be an issue especially with the measures we will be taking to protect everyone's privacy.

Protection of Use and Enjoyment:

With the information I have listed above, I do not see there being an issue with Volleys having a negative impact on any of our neighboring businesses. If anything I see there being a positive impact on neighboring businesses. I have spoken to a few business owners in the area and they are excited for us to be coming in. There will be more exposure to our neighbors and our high traffic times will not affect their higher traffic times. We actually hope to use our neighbor, Quality Meats & Co., to supply the meat we serve at Volleys. Also, the Laundry Mat/Dry Cleaner Owner has agreed to share her parking lot with our overflow parking (which I will address later in this proposal) she is also excited to have another place to grab some food in the area. All in all I do not see Volleys having a negative impact on the area what so ever, and there are several upsides to having Volley in this location.

Compatible Design and Integration:

As I mentioned earlier, we will be taking action to protect our neighbors privacy in every way. The actions we plan to take are as follows:

- We will not be adding any structures or buildings to the property. We will simply be remodeling the existing structure on the property.
- We will not be adding any paving to the area as there is currently a parking lot and infrastructure from the properties previous use as a Hockey Arena.
- We will be adding some landscaping to the area where there are currently some planting beds. We will also be maintaining the area by pulling weeds, keeping the outside area free of littering and keeping our parking lot safe and clean.
- The two buildings on either side of our parking lot also look pretty run down. These are owned by the same property owner as Volleys. We plan to dress these areas up by painting them and helping the area not look as if it hasn't been used in years.
- We will have outdoor lights on while league play is going on at night. The black mesh tarp I mentioned earlier will extend above the lights and help keep the lighting central to Volleys so there will be very limited, if any, light pollution.
- The black mesh tarp will also help to keep noise pollution inside the area of Volleys.
- We plan to use the dumpsters provided and shared with neighboring businesses on site. So there should not be any additional odors due to Volleys.

Signage:

We will be replacing the old 'Ice Skating' sign with our own 'Volleys' sign not he west end of the property. We will also be placing a 'A frame' sign on the corner of 3rd and North as provided to the previous establishment. The 'A Frame' sign will be taken down at night.

As far as some additional signage, we would like to help local businesses advertise on site at Volleys and hang banner around the outside fence, inside the property. Similar to a baseball field fence. I do not see us placing any additional signage at this time.

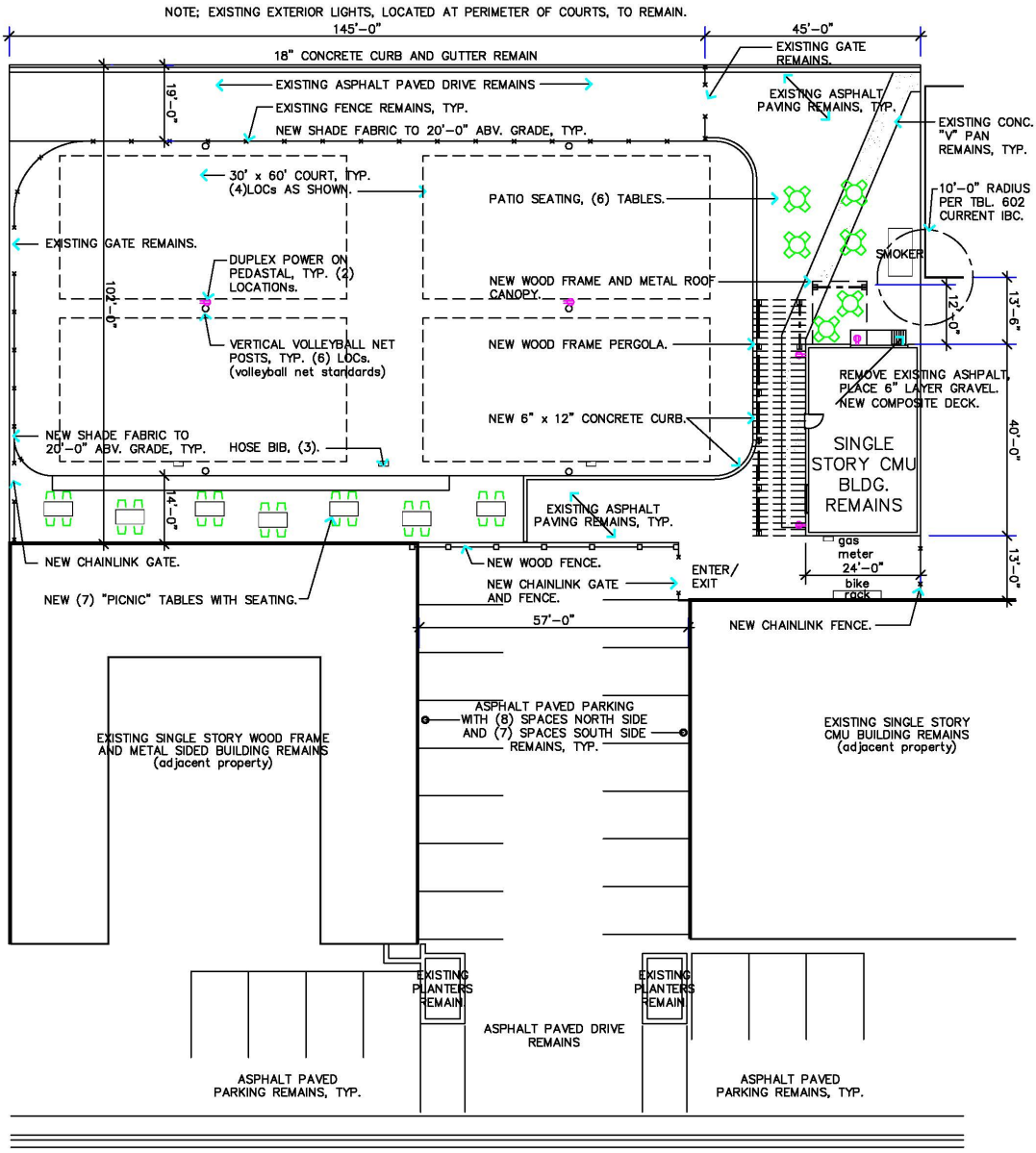
Parking:

Parking has been one of our main concerns from the beginning with this project, mainly because we don't have another business in town to compare it to. We have taken some steps to ensure that parking will not be a problem.

During a regular business day, with leagues full, we predict to have about 48 people playing and rotating each hour. Generally this will be a place that people travel together too since mostly friends/family will be participating together. So we are estimating there to be about 30-40 cars rotating each hour, from about 5:00pm-10:00pm. During this time almost all of the businesses around us will all be closed. We have worked out an agreement with the Laundry Mat/ Dry Cleaners to the North West of Volleys (see attached agreement and Site Plan). So with the parking agreement from the Laundry Mat/ Dry Cleaners, we can account for at least 63 parking stalls. Which we predict to be almost double what we are expecting.

- 12 off street parking stalls running along the East side of 3rd Street.
- Approx. 10 on street parking along the west side of 3rd Street. (Next to Herberts Lumber, which is now closed)
- 15 stalls in out parking lot.
- 26 available parking stalls with the Laundry Mat/Dry Cleaners shared parking.

I believe that this will accommodate all the parking that we need and more. We will also be within walking/biking/boarding distance from the college which we expect to be a majority of our customers given our location to the school. We also plan to provide a bike rack and a long board rack for customers to use, to promote them not driving from such a short distance to the college.



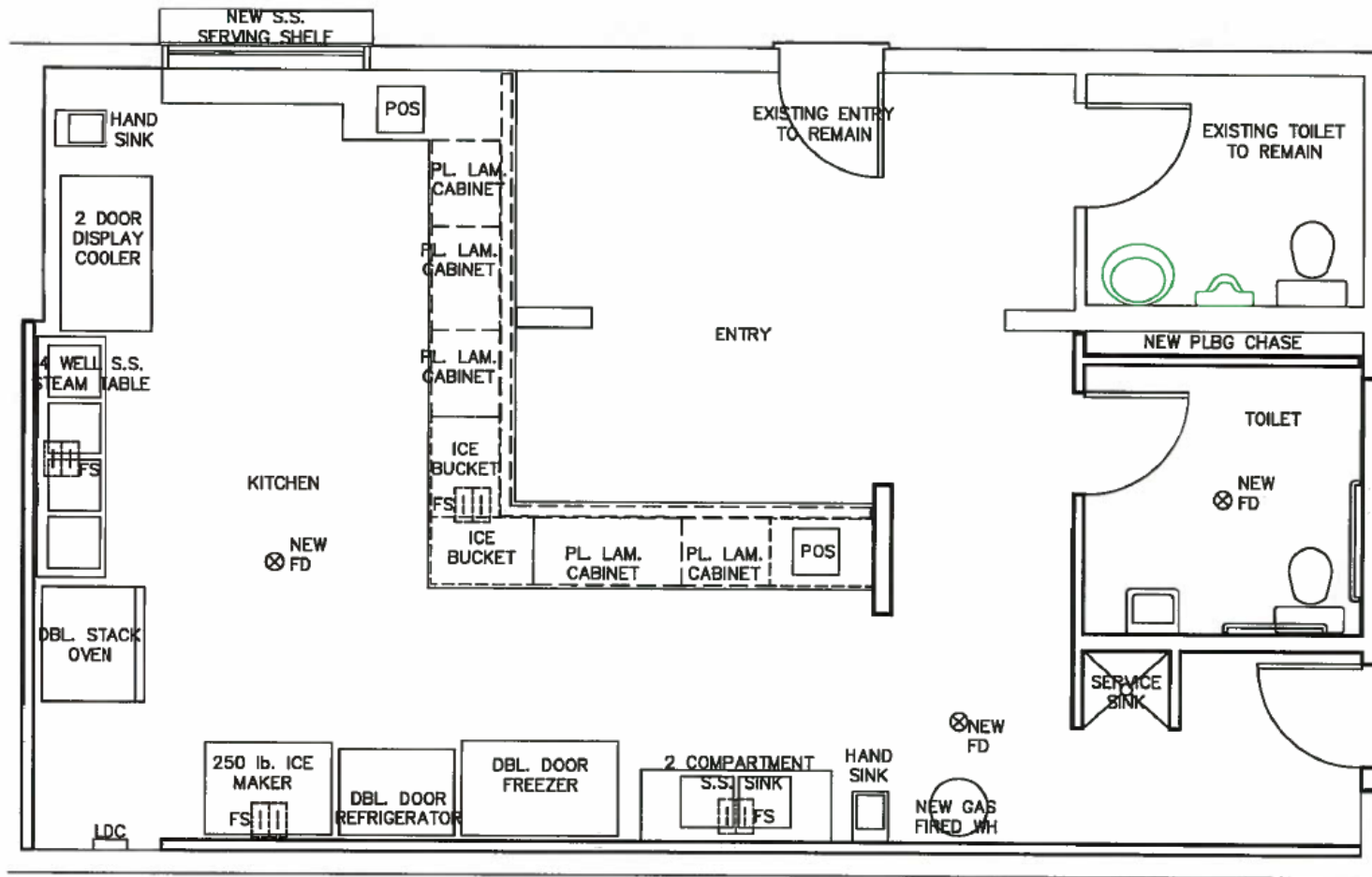
NORTH 3rdRD STREET

SITE PLAN – PROPOSED MODIFICATIONS TO EXISTING

no scale

VOLLEYS 330 NORTH AVENUE, GRAND JUNCTION, CO





EQUIPMENT/FIXTURES PLAN

1/4" = 1'-0"

VOLLEYS 1130 NORTH THIRD STREET, GRAND JUNCTION, CO





To see all the details that are visible on the screen, use the "Print" link next to the map.



SIGN LOCATION



EXISTING SIGN POSTS



VIEW OF SIGN FROM N. 3RD STREET



POLES AND TARP FOR ENCLOSURE

Neighborhood Meeting
Proposed Conditional Use Permit for Bar
Located at 304 and 330 North Avenue

Existing Zoning is C-2 w/ North Avenue Overlay

Future land Use Designation is Neighborhood Center Mixed Use

Please Sign In

Name	Address	Contact info
Brian Buscua	250 N. 5TH ST.	256-4058
Paul Henek	355 1/2 School Bridge Rd.	(402)850-1921
Linda Manchester	2698 Janai Ct.	970 242-3505
Brittany Moses	2464 Brookwillow loop	(970)361-5441

From: Dawn Kemena <Dawn.Kemena@usw.salvationarmy.org>
To: <brianr@gjcity.org>
Date: 1/9/2014 9:56 AM
Subject: Volleys-330 and 304 North Avenue

Brian,

Major Dan Wilson and I spoke with Paul about his intentions with the new Volleys facility; we have come to a mutual agreement and a better understanding of the future business. We support this this business at this time and they seem very open and willing to help promote our mission with recovery and community support.

Respectfully,

Dawn Kemena
Administrative Assistant
1235 N. 4th Street
Grand Junction, CO. 81501
(970)242-7513 Ext. 314 office
(719)291-9860 Cell

E-MAIL FROM THE SALVATION ARMY

22 January 2014

2698 Lanai Court
Grand Junction, CO 81506

Grand Junction Planning Commission
250 North 5th St.
Grand Junction, CO 81501

Dear Commission Members;

I am the owner of two city parcels, 304 North Avenue and 330 North Avenue. I am writing to support the application of Volley, LLC. I have owned this property for over 30 years. In the past this property has successfully supported similar athletic activities. I believe that the proposed activity by Volley, LLC will be an asset to the city by providing quality recreational activities for the community. In the past when there has been this type of activity in the area, there has been a decrease in vandalism and an increase in positive energy shared throughout the neighborhood on the west North Avenue corridor.

I encourage you to approve Volley, LLC's special use application for the property. If you have any further questions, please feel free to contact me. My business phone number is 970 260-9521.

Sincerely,




Linda Manchester



LETTER OF SUPPORT FROM PROPERTY OWNER



MEMO: Local Licensing Authority
 FROM: Debbie Kemp, Deputy City Clerk 
 DATE: January 7, 2014
 SUBJECT: Application for a new tavern liquor license by Volleys, LLC dba Volleys

Volleys, LLC filed an application with the Local Licensing Authority on November 27, 2013 for a new tavern liquor license permitting sales of malt, vinous, and spirituous liquors by the drink for consumption on the premises at 304/330 North Avenue under the trade name of Volleys. The application and supplementary documents were reviewed, found to be in order, and accepted. The hearing date was set for January 15, 2014. The Notice of Hearing was given by posting a sign on the property on or before January 5, 2014 and by publishing a display ad in the Daily Sentinel on January 3, 2014.

In order to address the reasonable requirements of the neighborhood and the desires of the adult inhabitants of the neighborhood, the applicant conducted a survey. The neighborhood was defined as the area bounded on the North by Texas Avenue, Gunnison Avenue on the South, 7th Street on the East, and Balsam Street on the West, and includes both sides of the streets as the outer boundaries. The results of that survey are as follows:

Check the yes/no column if you support/oppose this type of license being issued because the existing outlets do/do not adequately serve the reasonable requirements of the designated area.

Business Results:	FAVOR:	42
	OPPOSE:	0
Residential Results:	FAVOR:	57
	OPPOSE:	0

There were eight responses disqualified for: three respondents did not list an address, three respondents were out of the survey boundary area, and two respondents didn't answer yes or no.

There were three "exhibit to survey petition" included that indicated one person was not 21 years of age, one person refused to sign, 41 with no answers, six with no solicitor signs, and five were marked as other.

No letters of opposition or counterpetitions have been filed to date.

NEEDS AND DESIRES SURVEY

Attach 3

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: February 11, 2014
PRESENTER: Brian Rusche, Senior Planner

AGENDA TOPIC: Droskin Rezone – RZN-2013-547

ACTION REQUESTED: Forward a recommendation to City Council to rezone property to R-O (Residential Office).

BACKGROUND INFORMATION					
Location:		2726 Patterson Road			
Applicants:		Craig and JoAnn Droskin			
Existing Land Use:		Single-family residence			
Proposed Land Use:		Dental office			
Surrounding Land Use:	North	Single-family Residential			
	South	Grand Villa Assisted Living			
	East	Single-family Residential			
	West	Larchwood Inn PARC (Post Acute Rehab Center)			
Existing Zoning:		R-8 (Residential 8 du/ac)			
Proposed Zoning:		R-O (Residential Office)			
Surrounding Zoning:	North	R-8 (Residential 8 du/ac)			
	South	R-16 (Residential 16 du/ac)			
	East	R-8 (Residential 8 du/ac)			
	West	R-O (Residential Office)			
Future Land Use Designation:		Residential Medium (4-8 du/ac) Mixed Use Opportunity Corridor (Patterson Road)			
Blended Residential Land Use Categories Map (Blended Map):		Residential Medium (4-16 du/ac)			
Zoning within intensity/density range?		X	Yes		No

PROJECT DESCRIPTION: A request to rezone 0.375 acres located at 2726 Patterson Road from an R-8 (Residential 8 du/ac) to an R-O (Residential Office) zone district.

STAFF RECOMMENDATION: Recommend approval to City Council.

ANALYSIS:

Background:

The subject property is a single-family residence on approximately 0.375 acres. According to the County Assessor, the residence was constructed in 1924, but aerial photos do not appear to show the residence until the 1950s, suggesting that the residence was moved to the site. The property is currently zoned R-8 (Residential – 8 du/ac).

The applicant currently has a dental practice at 900 North Avenue and acquired the subject property in 2006. The applicant would like to relocate his practice to the subject property and proposes to utilize the existing structure, as described in the General Project Report. The existing location on North Avenue is being considered for purchase by Colorado Mesa University, thus creating the impetus for relocation.

A neighborhood meeting was held on September 23, 2013. Two citizens attended, expressing general support for the proposal to rezone the property in order to facilitate the dental office.

The request to rezone the property to R-O (Residential Office) would allow the existing structure to be used for a dental office, which is not permitted within the R-8 zone.

The purpose of the R-O (Residential Office) zone district is to provide low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods. Development regulations and performance standards are intended to make buildings compatible and complementary in scale and appearance to a residential environment. New construction, including additions and rehabilitations, in the R-O district must be designed with residential architectural elements and shall be consistent with existing buildings along the street. “Consistent” means operational, site design and layout, and architectural considerations, which are outlined in Grand Junction Municipal Code (GJMC) Section 21.03.070(a)(3).

Consistency with the Comprehensive Plan:

This request is consistent with the following Goals and Policies of the Comprehensive Plan:

Goal 3: The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

The proposed rezoning of the property will create an opportunity for appropriate reuse and/or redevelopment of the property in a manner that is consistent with the Comprehensive Plan.

Goal 6: Land use decisions will encourage preservation of existing buildings and their appropriate reuse.

The property is a single-family residence that is currently used as a rental home. This use can continue until such time as the applicant is ready to move forward with the reuse of the structure for a dental office.

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

The rezone of this property to an R-O (Residential Office) zone district would allow the owner, who has an existing dental practice, to continue providing services to his patients at a new location.

The Comprehensive Plan Future Land Use designation of the property is Residential Medium (4 -8 du/ac). The proposed zoning of R-O (Residential Office) will implement this land use designation and is consistent with the Comprehensive Plan.

The property is also located within the Mixed Use Opportunity Corridor that extends the entire length of Patterson Road. The only zoning that implements the Mixed Use Opportunity Corridor is a Mixed-Use Form District, which the applicant has elected not to pursue at this time.

Section 21.02.140 of the Grand Junction Municipal Code

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

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

The Comprehensive Plan, adopted in 2010, designated the property as Residential Medium. The Comprehensive Plan also introduced a new Mixed-Use Opportunity Corridor along Patterson Road, in order to implement Goal 3 of the Plan, which calls for spreading growth throughout the community. In particular, the Plan calls for the creation of opportunities to reduce trips and provide services throughout the community.

The R-O (Residential Office) zone district is an option within the Residential Medium designation for use in transitional corridors between single-family residential and more intensive uses (according to the 2000 ZDC). The applicant is seeking to exercise this option on his property, citing the recent expansion of medical care services to the west as evidence of a transition underway along this section of Patterson Road.

The applicant is requesting the R-O zoning to reuse an existing residence as a dental office, in order to continue providing services to his patients, as his existing location has been identified for acquisition by Colorado Mesa University.

This criterion **has** been met.

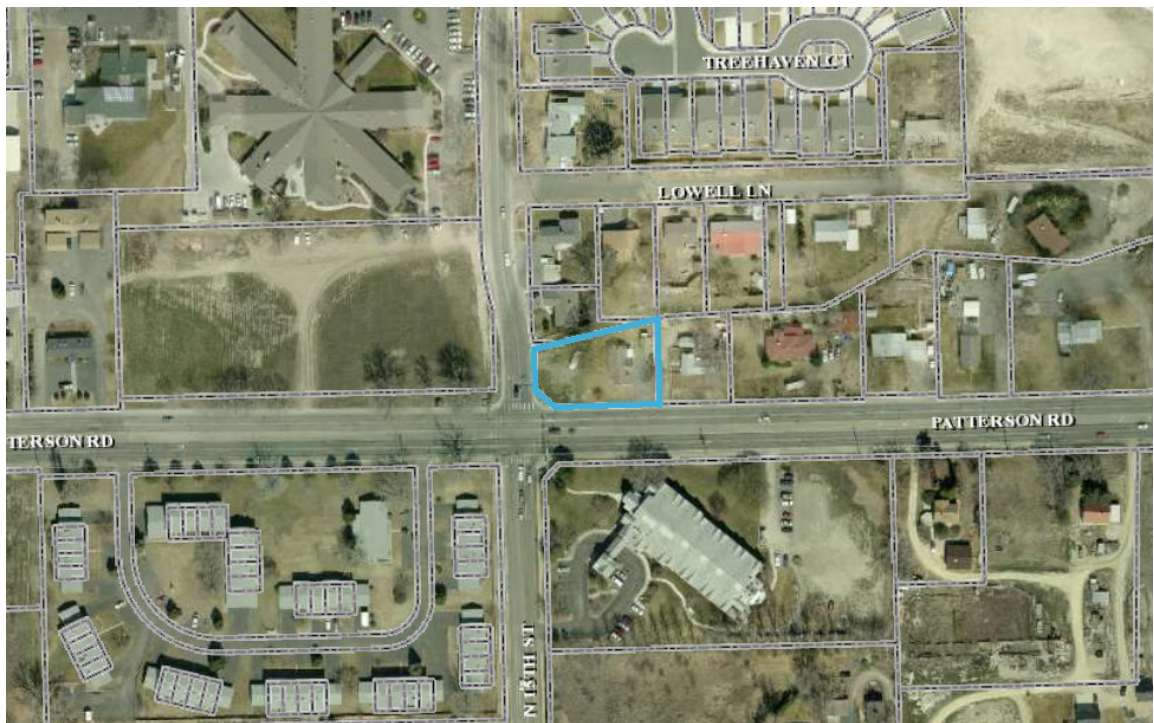
(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan;

Applicant response: We feel that this proposed rezone is appropriate as the character and/or condition of the area has changed such that the amendment is consistent with the plan. For example, the Larchwood long term care facility across 15th street from our property has added a new building of similar character and service within the last 5 years. This lot on the Northwest corner of the intersection was a vacant lot prior to the recent addition. Also, the Grand Villa long term care facility across Patterson on the Southeast corner of the intersection was not present at the time our building was constructed. Since establishment of original zoning designations, much of the immediate surrounding area has changed to facilities that provide health care.

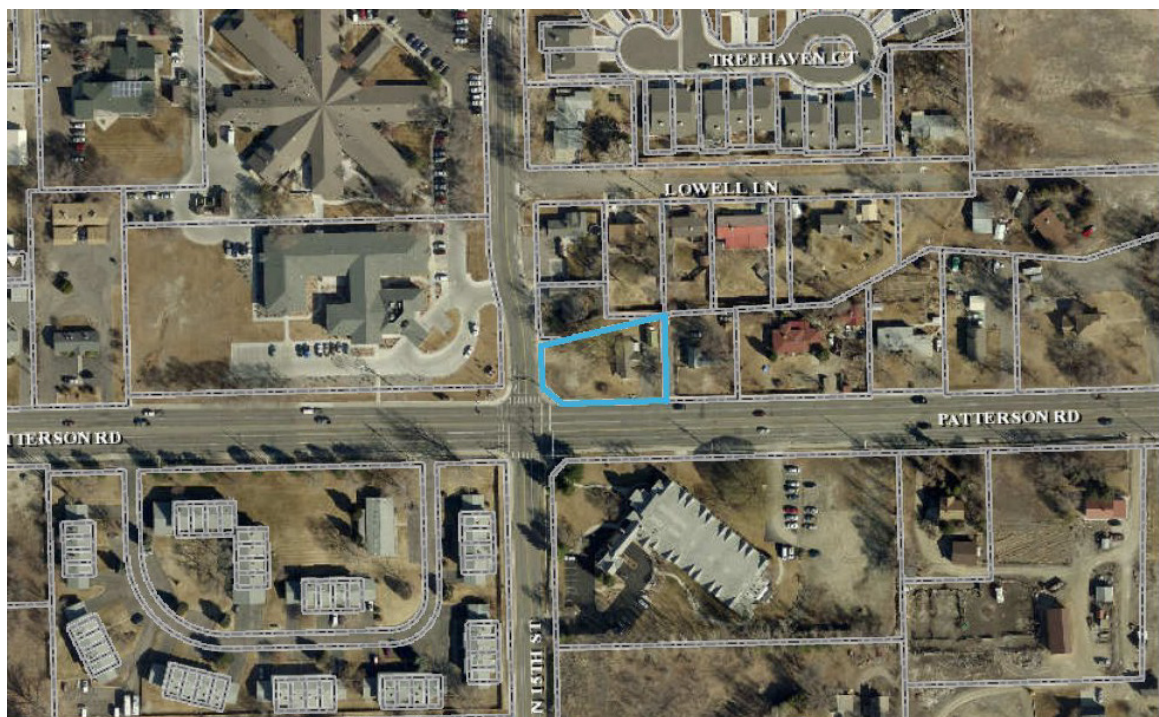
The two developments cited by the applicant are significantly larger in size and scale than the subject property and the existing residence. Aerial photos support this finding that the character of the intersection has changed.



1986



2008



2012

This criterion **has been met**.

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

There are public utilities already connected to the existing residence, including potable water provided by the City of Grand Junction, sanitary sewer service maintained by the City, and electricity from Xcel Energy (a franchise utility).

The property is on the corner of a signalized intersection. It is noted that during the plan review for the dental office the existing vehicular access to Patterson Road and North 15th Street will be evaluated and may be modified in order to meet current standards.

Retail, service, and restaurant uses, along with two churches and a park, are within one-quarter mile walking distance of the subject parcel. Grand Valley Transit provides bus service along Patterson Road, with a stop in each direction on N. 15th Street in front of Larchwood Inn. St. Mary's Hospital main campus is three-quarters of a mile west and Fire Station #2 is one mile east, all accessible from Patterson Road.

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;

Applicant Response: In addition, we propose the rezone because an inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use. We currently operate our dental clinic in the facility I own on 900 North Avenue. But with expansion of Colorado Mesa University, we have been asked to sell our dental office and find another comparable location. There are literally no suitable free standing properties available in a high visibility location like the one we currently own on 900 North Avenue. Our proposed rezone, remodel, and move would allow us to continue to serve our western slope dental patients like we have for the last seventeen years. Although there are a few medical condominium suites available near the hospital, it is my experience that having an office that is not near the hospital is nonthreatening, and helps alleviate anxiety of phobic patients.

Along the Patterson Road corridor within one mile of the subject property are nodes of R-O zoning, though only a few parcels are utilized as small scale office or service businesses, with the remainder devoted to apartments and/or long-term care facilities. The R-O Zone is a unique zone which allows professional offices and multifamily residential to join with single family residential uses and others that may be found in a residential zone, including group living. Examples of these uses can be found within walking distance of the subject property.

As of January 8, 2014 there was a total of 98.33 acres of R-O zoned property within the City. This represents less than 2% of the total acreage zoned for non-residential development (planned developments excluded).

The nature of the R-O zone district is to provide a range of uses that function as a transition between single-family residential neighborhoods and more intensive uses, so it is implemented as needed in appropriate transition areas.

Changing the zoning of the subject property to the R-O zone district will add acreage to the zone district in a transitioning corridor and will serve as a buffer between the larger long-term care facilities to the west and south and the traditional single-family residential to the north and east.

This criterion **has been met**.

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

Applicant Response: Finally, we feel that the community or area, as defined by the presiding body, will derive benefits from the proposed amendment. As a dentist in private practice we spend a significant amount of time serving an aging population. It is clear that transportation of elderly patients from long term care facilities can be difficult. We feel that our proposed dental office location should facilitate access for the high population of elderly individuals that live in adjacent care facilities. In addition, Patterson road is a major corridor of our community, and the proposed improvements will dramatically improve the esthetics of the property reflecting well on our city in general.

The R-O Zone is a unique zone within the City and allows professional offices and multifamily residential to join with single family residential uses and others that may be found in a residential zone, including group living, as well as community services, such as daycare or religious assembly. Examples of all of these uses can be found within walking distance of the subject property. It also has specific architectural standards intended to make buildings compatible in appearance to a residential environment. The adjacent Larchwood Inn and PARC (Post Acute Rehab Center) addition is a recent example of a building built to these standards. The applicant has indicated his desire to improve the aesthetics of the existing residence as part of its conversion to a dental office.

The proposed R-O zone would implement Goal 3, 6, and 12 of the Comprehensive Plan as described earlier. In addition to the reasons cited by the applicant, the proposed relocation will allow the applicant to sell his existing practice to Colorado Mesa University, which will facilitate the growth of the university campus.

This criterion **has been met**.

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

- a. R-4 (Residential – 4 du/ac)
- b. R-5 (Residential – 5 du/ac)
- c. R-8 (Residential – 8 du/ac)

- d. R-12 (Residential – 12 du/ac)
- e. R-16 (Residential – 16 du/ac)
- f. MXR-3, 5 (Mixed Use Residential)
- g. MXG-3, 5 (Mixed Use General)
- h. MXS-3, 5 (Mixed Use Shopfront)

The R-4 through R-16 zones are inconsistent with the applicant's request, since the goal is to relocate a dental office, which is not a use by right in any of these zones.

The Mixed Use districts are considered form-based zones which emphasize buildings close to the sidewalk and a mix of uses. While the existing structure does not meet these standards, the Code does permit incremental improvements to the property so long as they bring the property closer to conformance with the standards of the zone. The Mixed Use districts, as evidenced by its name, permit a variety of uses, including retail and entertainment. These uses may not be considered as compatible with the adjacent single-family development.

The purpose of the R-O zone is to provide low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods. Performance standards within this zone are intended to make buildings compatible and complementary in scale and appearance to a residential environment. As noted earlier, other former residences along Patterson Road in proximity to St. Mary's Regional Medical Center have been rezoned for office use(s), primarily due in part to that very proximity. The subject property, though farther from St. Mary's, is in proximity to several facilities that provide care for the elderly, as noted by the applicant.

It is my professional opinion that extending the R-O zone to this property will achieve not only the goals of the Comprehensive Plan but will provide a suitable transition for this property that, through established development standards, provides compatibility with the adjacent neighborhood.

If the Planning Commission chooses to recommend one of the alternative zone designations, specific alternative findings must be made as to why the Planning Commission is recommending an alternative zone designation the City Council.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Droskin Rezone, RZN-2013-547, a request to rezone the property at 2726 Patterson Road from R-8 (Residential 8 du/ac) to R-O (Residential Office), the following findings of fact and conclusions have been determined:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan.

2.The review criteria in Section 21.02.140 of the Grand Junction Municipal Code have all been met.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested R-O (Residential Office) zone, RZN-2013-547, to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on Rezone, RZN-2013-547, I move that the Planning Commission forward a recommendation of the approval for the Droskin Rezone from R-8 (Residential 8 du/ac) to R-O (Residential Office) with the findings of fact and conclusions listed in the staff report.

Attachments:

General Project Report
Neighborhood Meeting summary
Site Location Map
Aerial Photo Map
Comprehensive Plan Map
Existing City Zoning Map
Blended Residential Map
Ordinance

21.02.140 Code Amendment and Rezoning

(a) Approval Criteria

In order to maintain internal consistency between this Code and the Zoning Maps, map amendments must only occur if:

- (1) Subsequent events have invalidated the original premise and findings; and/or
- (2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or
- (3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or
- (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; and/or
- (5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

GENERAL PROJECT REPORT

Project description: Rezone of 2726 Patterson rd from R8 to RO

Purpose of project: Remodel existing single family dwelling to serve as a family dental practice

I Craig Droskin, come before the City of Grand Junction with the request for a zoning change for the property I own at the address of 2726 Patterson road. We are currently petitioning for a zone change from R8 to RO, though it has been suggested that a change to B1 could be another option. In the following project report I will: 1) provide details of our plans; 2) Show that the project makes sense due to the changed character and/or condition of the area such that the amendment is consistent with the plan; 3) Suggest that there is inadequate supply of suitably designated land available in the community, as defined by the presiding body, to accommodate the proposed land use; 4) Submit that community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The purpose for this zoning change is to facilitate a remodel of the existing single family dwelling thereby converting it to a family practice dental office. The existing structure built in the 1940s would be fully upgraded to serve this purpose, and would be given an exterior facelift that would blend nicely with surrounding long term nursing facilities and single family homes. The empty portion of the lot that is currently dirt with no landscaping serves as a parking area for the college students that rent the house on the property. (See Figure 1 for photos of existing condition of property). Our building plan includes paving a portion of this vacant dirt parking area and landscaping the boarder. The facelift on the existing building and the current parking area will certainly be a dramatic improvement to the esthetics

of the property. We plan to use exterior finishes and landscaping similar to properties located on 601 28 1/4 Rd. (see Figure 2 for proposed exterior finish.) (See Figure 3 for proposed remodel blueprint)

We feel that this proposed rezone is appropriate as the character and/or condition of the area has changed such that the amendment is consistent with the plan. For example, the Larchwood long term care facility across 15th street from our property has added a new building of similar character and service within the last 5 years. This lot on the NorthWest corner of the intersection was a vacant lot prior to the recent addition. Also, the Grand Villa long term care facility across Patterson on the SouthEast corner of the intersection was not present at the time our building was constructed in the 1940s. Since establishment of original zoning designations, much of the immediate surrounding area has changed to facilities that provide health care. (see Figure 4 for photos of nursing facilities on NW and SE corners)

In addition, we propose the rezone because an inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use. We currently operate our dental clinic in the facility I own on 900 North Avenue. But with expansion of Colorado Mesa University, we have been asked to sell our dental office and find another comparable location. There are literally no suitable free standing properties available in a high visibility location like the one we currently own on 900 north avenue. Our proposed rezone, remodel, and move would allow us to continue to serve our western slope dental patients like we have for the last seventeen years. Although there are a few medical condominium suites available near the hospital, it is my experience that having an office that is not near the hospital is nonthreatening, and helps alleviate anxiety of phobic patients.

Finally, we feel that the community or area, as defined by the presiding body, will derive benefits from the proposed amendment. As a dentist in private practice we spend a significant amount of time serving an aging population. It is clear that transportation of elderly patients from long term care facilities can be difficult. We feel that our proposed dental office location should facilitate access for the high population of elderly individuals that live in adjacent care facilities. In addition, Patterson road is a major corridor of our community, and the proposed improvements will dramatically improve the esthetics of the property reflecting well on our city in general.

In conclusion, I have illustrated with the above project report that our proposed rezone is a great fit for the City and area, and makes sense due to the following: changed character and/or condition of the area such that the amendment is consistent with the plan; there is inadequate supply of suitably designated land available in the community, as defined by the presiding body, to accommodate the proposed land use; and finally the community or area, as defined by the presiding body, will derive benefits from the proposed amendment and resulting improvements to the property.

APPENDIX

Fig 1. 2726 Patterson showing existing house and adjacent dirt SW area used for parking by renters.



Fig 2. Proposed exterior finish and landscaping of project similar to 601 28 ¼ Rd shown below.



Fig 3. Blueprint of Proposed remodel layout

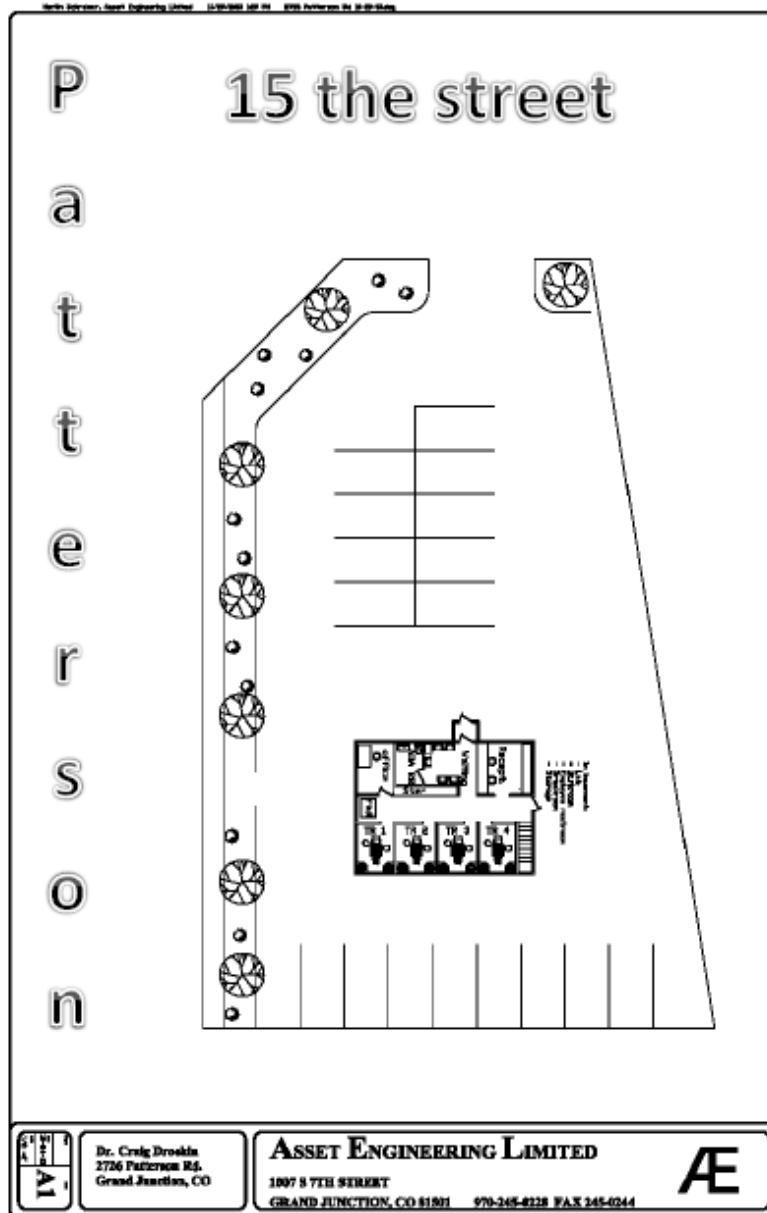


Figure 4. photos of nursing facilities on NW and SE corners



Neighborhood Meeting
Proposed Rezone to B-1
Located at 2726 Patterson

Existing Zoning is R-8

Future land Use Designation is Residential Medium

(adjacent to Commercial and Residential High Mixed Use)

Please Sign In

Name	Address	Contact info
Brian Rusche	250 N. 5th St.	258-4058
Don Kosow	1331 HERMOSEA AVE.	244-0808
SANDY WILLIAMS	2721 PATTERSON RD #601	216-8945

From: craig droskin <othermin@msn.com>
To: "brianr@ci.grandjct.co.us" <brianr@ci.grandjct.co.us>
Date: 9/30/2013 8:06 PM
Subject: Droskin rezone 2726 Patterson

9/30/13

Attn zoning committee,

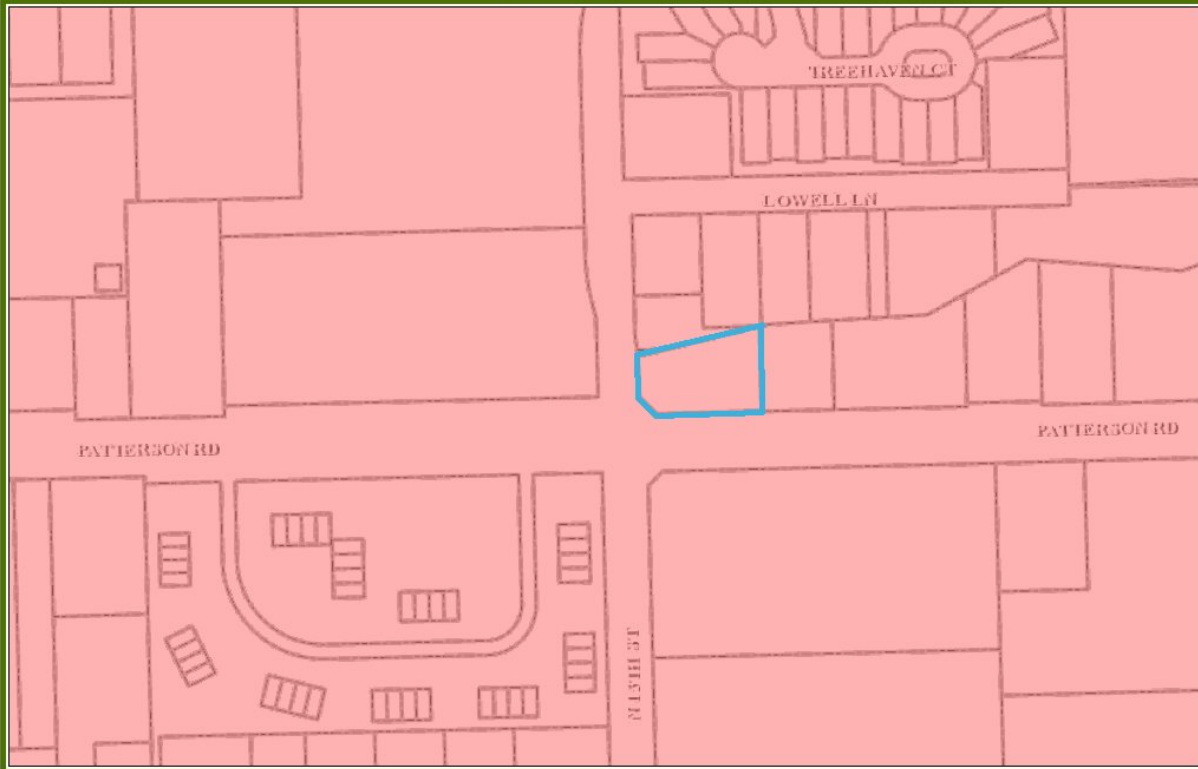
On September 23, 2013 at 6:00PM we held a neighborhood meeting to discuss proposed zoning change for the property at 2726 Patterson. All residents in the area were notified of the meeting according to city planning protocol. The current zoning for the property is R8 and we proposed a change to RO or B1 to facilitate the construction of a new dental office, or a remodel of the current structure enabling it to be used as a dental office.

The neighborhood meeting was held at 900 north avenue, the location of my current dental office. Attendees signed in and expressed support for the proposal. Senior Planner Brian Rusche attended the meeting and provided input.

Thank You,

Craig Droskin

Site Location Map



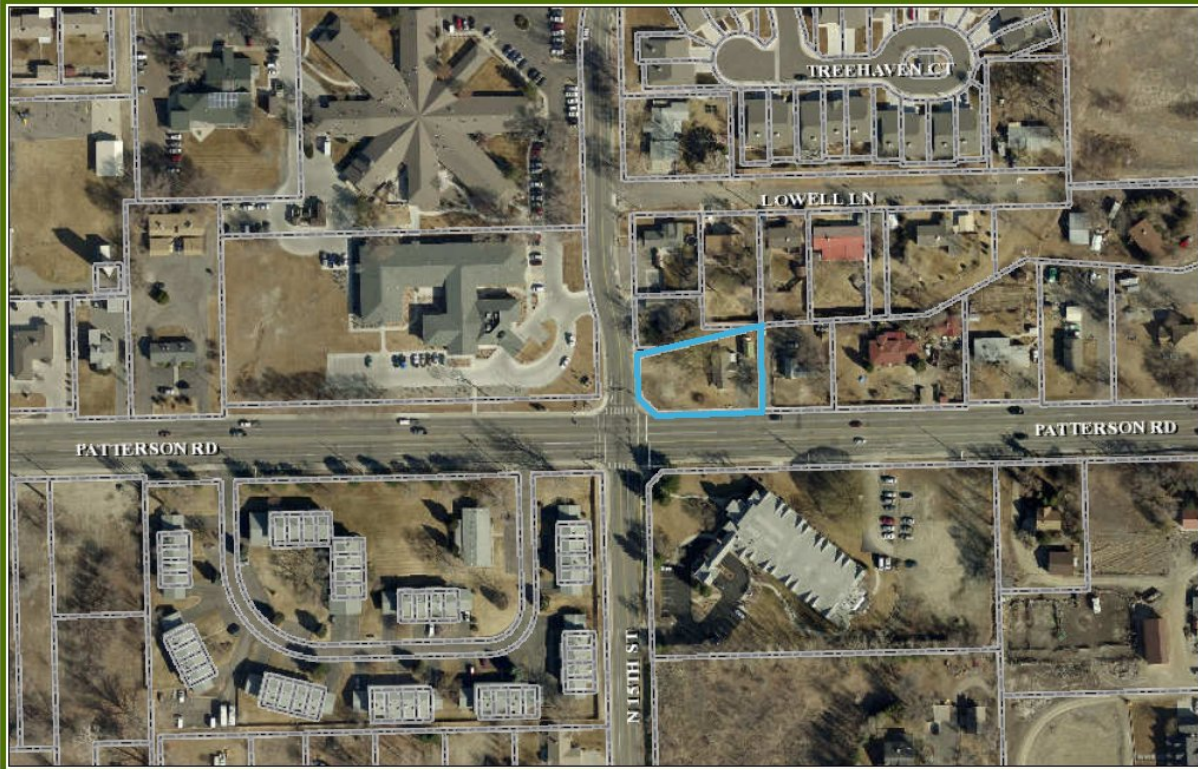
0 0.045 0.09 Miles

Printed: 1/20/2014

1 inch = 156 feet



Aerial Photo Map



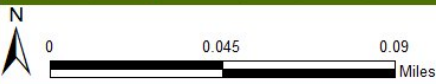
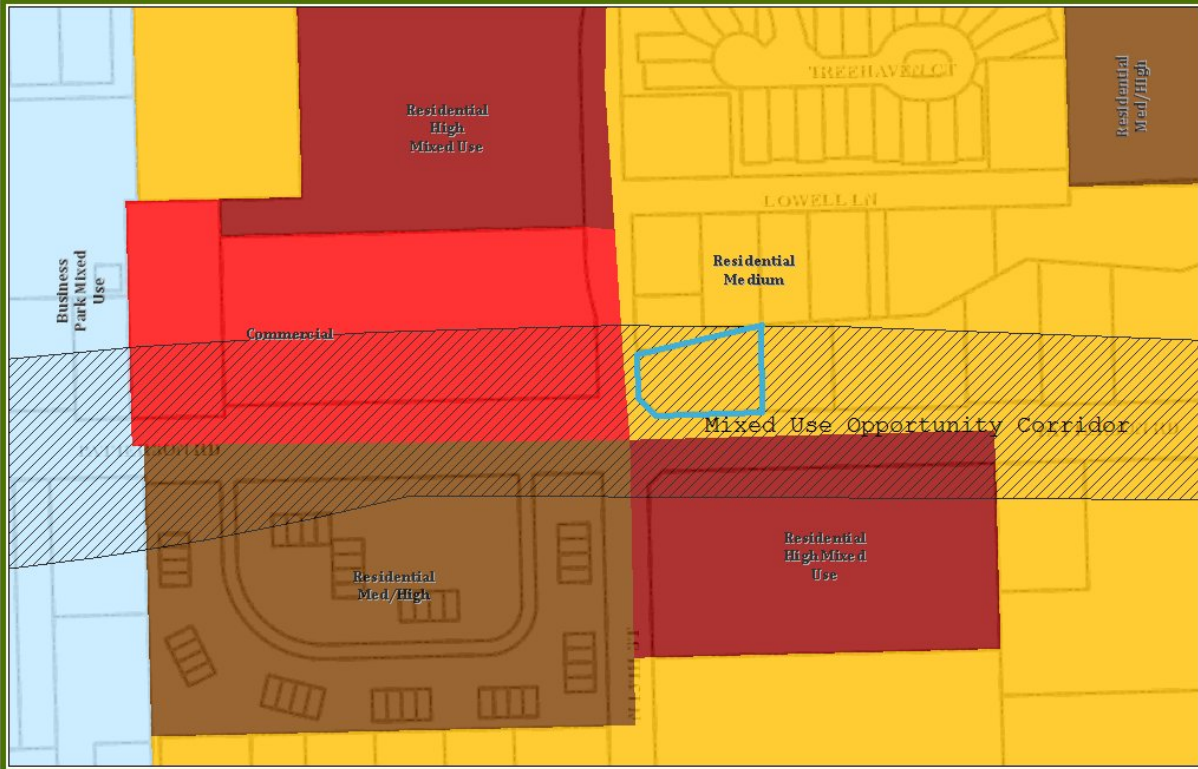
0 0.045 0.09 Miles

Printed: 1/20/2014

1 inch = 156 feet



Comprehensive Plan Future Land Use Map

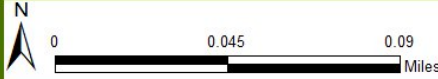


Printed: 1/20/2014

1 inch = 156 feet



Existing City Zoning

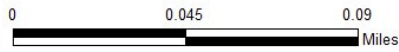


Printed: 1/20/2014

1 inch = 156 feet



Blended Residential Land Use Category



Printed: 1/20/2014

1 inch = 156 feet



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING 0.375 ACRES
FROM R-8 (RESIDENTIAL 8 DU/AC)
TO R-O (RESIDENTIAL OFFICE)**

LOCATED AT 2726 PATTERSON ROAD

Recitals:

The subject property is a single-family residence on approximately 0.375 acres. The property is currently zoned R-8 (Residential – 8 du/ac).

The applicant has a dental practice at 900 North Avenue and acquired the subject property in 2006. The applicant would like to relocate his practice to this property and proposes to utilize the existing structure, as the existing location on North Avenue is being considered for purchase by Colorado Mesa University.

The request to rezone the property to R-O (Residential Office) would allow the existing structure to be used for a dental office, which is not permitted within the R-8 zone.

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 the property from R-8 (Residential 8 du/ac) to the R-O (Residential Office) 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, Residential Medium, 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 R-O (Residential Office) zone district to be established.

The Planning Commission and City Council find that the R-O (Residential Office) 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 R-O (Residential Office):

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1WEST OF THE UTE MERIDIAN, THENCE NORTH 105 FEET,

THENCE NORTH 77°32' EAST 196.6 FEET, THENCE SOUTH 147 FEET, THENCE WEST 192 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM THOSE PORTIONS THEREOF CONVEYED TO THE CITY OF GRAND JUNCTION, A MUNICIPAL CORPORATION, BY INSTRUMENTS RECORDED OCTOBER 19, 1984 IN BOOK 1513 AT PAGE 302 AND APRIL 18, 1985 IN BOOK 1536 AT PAGE 29, MESA COUNTY, COLORADO.

INTRODUCED on first reading the ____ day of ____, 2014 and ordered published in pamphlet form.

ADOPTED on second reading the ____ day of ____, 2014 and order published in pamphlet form.

ATTEST:

City Clerk

Mayor