



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

TUESDAY, AUGUST 12, 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

[Attach 1](#)

Approve the minutes from the June 10 and June 24, 2014 regular meetings.

***** 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. HopeWest Comprehensive Plan Amendment - Comprehensive Plan Amendment

[Attach 2](#)

Forward a recommendation to City Council of a Comprehensive Plan Amendment to change the Future Land Use Map Designation from Residential Medium (4 - 8 du/ac) to Business Park Mixed Use for three properties (3030, 3040 and 3050 N. 13th Street) for HopeWest.

FILE #: CPA-2014-116
APPLICANT: Terri Walter - HopeWest
LOCATION: 3030, 3040 and 3050 N 13th Street
STAFF: Scott Peterson

3. HopeWest Amended Planned Development - Planned Development

[Attach 2](#)

Forward a recommendation to City Council to amend the existing Planned Development and Rezone from R-8 (Residential - 8 du/ac) to PD (Planned Development) to bring four properties (3030, 3040, 3045 and 3050 N. 13th Street) under the current Planned Development for Primary Care Partners and HopeWest.

FILE #: PLD-2014-115
APPLICANT: Terri Walter - HopeWest
LOCATION: 3030, 3040, 3045, and 3050 N 13th Street;
3090 and 3150 N 12th Street
STAFF: Scott Peterson

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

**Attach 1
Minutes of Previous Meetings**

**GRAND JUNCTION PLANNING COMMISSION
June 10, 2014 MINUTES
6:00 p.m. to 6:07 p.m.**

The 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, Kathy Deppe, Steve Tolle, Bill Wade and Cody Wagner.

In attendance, representing the City's Administration Department - Community Development Division, were David Thornton (Planning and Development Supervisor), Brian Rusche (Senior Planner) and Scott Peterson (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lydia Reynolds was present to record the minutes.

There were 9 citizens in attendance during the hearing.

Announcements, Presentations And/or Visitors

David Thornton, Planning and Development Supervisor, stated that there will be a second meeting in June. The next workshop was scheduled for Thursday, June 19th and the next Planning Commission meeting was scheduled for Tuesday, June 24th.

Consent Agenda

1. Minutes of Previous Meetings

Approve the minutes from the May 13, 2014 regular meeting.

2. GSI Annexation - Zone of Annexation

Forward a recommendation to City Council to zone 0.707 acres from County I-1 (Limited Industrial) to a City C-2 (General Commercial) zone district.

FILE #: ANX-2014-170
APPLICANT: Eric Kraai - Kraai Design Inc
LOCATION: 543 31 Road
STAFF: Brian Rusche

3. GSI Rezone - Rezone

Forward a recommendation to City Council to rezone 0.728 acres from a City C-1 (Light Commercial) to a City C-2 (General Commercial) zone district.

FILE #: RZN-2014-171
APPLICANT: Eric Kraai - Kraai Design Inc
LOCATION: 543 31 Road
STAFF: Brian Rusche

4. Maverik Convenience Store Vacation - Vacation

Forward a recommendation to City Council to vacate a 15' public utility easement, located at 2696 Highway 50 which is no longer needed

FILE #: VAC-2014-200
APPLICANT: Paul Heywood - Maverik Inc
LOCATION: 2696 Highway 50
STAFF: Scott Peterson

Chairman Reece briefly explained the Consent Agenda and invited the public, Planning Commissioners and staff to speak if they wanted an item pulled for a full hearing. With no amendments to the Consent Agenda, Chairman Reece called for a motion.

MOTION: (Commissioner Wade) "Madame Chairman, I move that we accept the Consent Agenda as presented."

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

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

General Discussion/Other Business

Chairman Reese stated that the Election of officers is scheduled to take place this meeting. Chairman Reese asked legal council if the election process should start with Vice Chair. Ms. Beard stated it was up to the Chairman whether to start with Vice Chair or Chair.

Chairman Reese asked the Commissioners if there was a nomination for Vice Chair. Commissioner Wade nominated Ebe Eslami for Vice Chair. Chairman Reese asked if there were any other nominations for Vice Chair. With no other nominations, Chairman Reese called for a vote and Commissioner Ebe Eslami was re-elected unanimously by a vote of 7 - 0. Chairman Reese stated that Commissioner Eslami will continue to be the Vice Chair, and thanked him for his service to the Commission.

Chairman Reese inquired if there were nominations for Chairman. Commissioner Deppe nominated Chairman Reese to continue the role as Chairman. Chairman Reese asked if there were any other nominations for Chairman. With no other nominations noted, Commissioner Eslami seconded the nomination. A vote was called and the motion passed unanimously by a vote of 7 - 0.

Nonscheduled Citizens and/or Visitors

None

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:07 p.m.

GRAND JUNCTION PLANNING COMMISSION
June 24, 2014 MINUTES
6:00 p.m. to 6:03 p.m.

The 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), Loren Couch, Kathy Deppe, Steve Tolle, Bill Wade and Cody Wagner.

In attendance, representing the City's Administration Department - Community Development, were Greg Moberg (Planning Supervisor) and Scott Peterson (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lydia Reynolds was present to record the minutes.

There were three citizens in attendance during the hearing.

Announcements, Presentations And/or Visitors

Greg Moberg, Planning Supervisor, stated that there will not be a meeting on July 8th, however there will be a workshop on July 3rd. At the workshop, Rick Dorris, Development Engineer, will be giving a presentation on Drainage.

Consent Agenda

1. Minutes of Previous Meetings

None available at this time.

2. Sabrosa - Conditional Use Permit

Consider a request for a Conditional Use Permit for approval of a bar/night club, including an outside patio area along the east property line on 0.09 +/- acres in a B-2 (Downtown Business) zone district.

FILE #: CUP-2014-202

APPLICANT: Kari Boukhalfa - Vegas Momma LLC

LOCATION: 122 and 124 S 5th Street

STAFF: Scott Peterson

3. Portion of Hacienda Street - Vacation

Forward a recommendation to City Council to vacate a small portion of public right-of-way, located adjacent to 2312 Hacienda Street, which is no longer needed.

FILE #: VAC-2014-175

APPLICANT: Clifton Anson - Redlands Investment Properties LLC

LOCATION: 2312 Hacienda Street

STAFF: Scott Peterson

Chairman Reece briefly explained the Consent Agenda and invited the public, Planning Commissioners and staff to speak if they wanted an item pulled for a full hearing. With no amendments to the Consent Agenda, Chairman Reece called for a motion.

MOTION: (Commissioner Wade) "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.

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

General Discussion/Other Business

None.

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: August 12, 2014
PRESENTER: Scott D. Peterson

AGENDA TOPIC: Amend 12th Street Medical Plaza and Hospice Care Planned Development (“HopeWest PD”) to add four lots, zone the four lots PD (Planned Development) with a default zone of B-1 (Neighborhood Business) and amend the Comprehensive Plan Future Land Use Map, PLD-2014-115, CPA-2014-116

ACTION REQUESTED: Recommendation to City Council to amend the HopeWest PD to include four additional lots, zoning the four lots to PD (Planned Development) with a default zone of B-1 (Neighborhood Business) and also to amend the Comprehensive Plan from Residential Medium (4 - 8 du/ac) to Business Park Mixed Use for three of the four lots.

| BACKGROUND INFORMATION | | |
|------------------------------|--------------|--|
| Location: | | 3030, 3040, 3045, 3050 N. 13 th Street and 3090, 3150 N. 12 th Street |
| Applicants: | | HopeWest, Owner Primary Care Partners, Owner Apex Consulting Engineers, Representative |
| Existing Land Use: | | HopeWest medical facilities and patient care, Spoons Bistro, Artful Cup, Primary Care Partners medical offices, 4 single-family detached homes. |
| Proposed Land Use: | | Medical campus, medical facilities/patient care, restaurant, coffee shop, storage, office space, staff and visitor housing, counseling services and parking lots |
| Surrounding Land Use: | North | The Atrium Retirement Village |
| | South | Single-family detached residential |
| | East | The Fountains, Assisted Living Center and Single-family detached residential |
| | West | Multi-family residential condominiums (Lakeside) |
| Existing Zoning: | | PD (Planned Development) and R-8 (Residential – 8 du/ac) |
| Proposed Zoning: | | PD (Planned Development) |
| Surrounding Zoning: | North | R-24 (Residential – 24 du/ac) |
| | South | R-8 (Residential – 8 du/ac) |
| | East | PD (Planned Development) and R-8 (Residential – 8 du/ac) |
| | West | PD (Planned Development) and R-8 (Residential – 8 du/ac) |

| | | | |
|-------------------------------------|--|-----|----|
| Future Land Use Designation: | Business Park Mixed Use and Residential Medium (4 – 8 du/ac) | | |
| Zoning within density range? | X | Yes | No |

PROJECT DESCRIPTION: A request for approval to amend the HopeWest PD to add four lots into the HopeWest PD, to rezone the four lots PD with a default zone of B-1 (Neighborhood Business) and to amend the Comprehensive Plan from Residential Medium (4 - 8 du/ac) to Business Park Mixed Use for properties located at 3030, 3040, 3050 N. 13th Street.

RECOMMENDATION: Recommend approval.

ANALYSIS:

Background:

Applicants, HopeWest and Primary Care Partners wish to amend the Planned Development (PD) adopted in 2003 by Ordinance #3534 to annex four additional properties (3030, 3040, 3045, 3050 N. 13th Street) into the PD zoning district with an underlying default zone of B-1 (Neighborhood Business). Applicants also wish to amend the Comprehensive Plan Future Land Use Map for three of the four properties (3030, 3040 and 3050 N. 13th Street) from Residential Medium (4 – 8 du/ac) to Business Park Mixed Use to accommodate the proposed Planned Development and underlying default zone. The fourth lot (3045 N. 13th Street) is presently designated as Business Park Mixed Use.

Once the HopeWest PD is amended and the lots rezoned, HopeWest plans to submit a site plan for review establishing the land use for the four added properties which will comply with the Code requirements for off-street parking, landscaping, screening, etc., for neighborhood business properties. Currently, HopeWest is proposing to utilize the property at 3030 N. 13th Street as storage, 3040 N. 13th as housing and storage, 3045 N. 13th as office space and counseling services and 3050 N. 13th as storage. The applicant intends to utilize these four properties in the future for the following uses; staff and visitor housing, inside storage (with no outside storage allowed), office space, staff and visitor parking lot and counseling services.

Access:

It is anticipated that access to the four properties will be primarily pedestrian access from the existing large parking lot at 3090 N. 12th Street. There is already a pedestrian connection from HopeWest to N. 13th Street. So the same access that serves Primary Care Partners and HopeWest from N. 12th Street could serve these four lots. There will be some vehicle traffic on Bonito Avenue and/or 13th Street to the lots, because the applicant is proposing a parking lot, among other uses, on the four N. 13th Street lots and there is no vehicular access directly between the 12th

Street parking lot and the N. 13th Street lots. It is anticipated however that traffic to these four lots would be less trips per day than if the properties were still utilized as single-family detached homes.

Landscaping:

Extensive landscaping and pedestrian paths already serve the rest of the PD area and will serve the four N. 13th Street lots. HopeWest also plans to submit a site plan for review for the four lots that may include additional landscaping on the lots.

Signage:

Signage for the four properties on N. 13th Street would be limited to a sign area of no larger than 25 sq. ft. for building and monument signs. Monument signs shall not exceed 8' in height.

Phasing:

No phasing plan is proposed for the properties on N. 13th Street. The previous plan approved by Ordinance 3534 included future development of a 24,000 sq. ft. medical building for Primary Care Partners and a 20,238 sq. ft. building for HopeWest, both of which have not yet been constructed. No time deadline for that development has been established, but Site Plan Review applications will be required for all projects described in the Planned Development.

Community Benefit:

The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Section 21.03.070 of the Zoning and Development Code. The Zoning and Development Code also states that PD zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Long-term benefits include, but are not limited to:

1. More effective infrastructure;
2. Reduced traffic demands;
3. A greater quality and quantity of public and/or private open space;
4. Other recreational amenities;
5. Needed housing types and/or mix;
6. Innovative designs;
7. Protection and/or preservation of natural resources, habitat areas and natural features; and/or Public art.

The HopeWest PD amendment offers the following long-term community benefits:

1. Effective infrastructure design by consolidating needed medical services into one centralized location and enhancing the only in-patient hospice care facility in the Grand Valley. HopeWest will be able to reallocate existing resources that are not critical to patient care to the properties on N. 13th Street, such as office space and interior storage areas, thereby creating more interior space in the main HopeWest building located at 3090 N. 12th Street.
2. Continue to provide neighborhood accessibility and a network of off-street trails on-site through existing pedestrian connections from N. 12th Street to N. 15th Street with a connection to N. 13th Street.
3. Providing extensive existing on-site landscaping.
4. By the reuse and utilization of existing buildings with existing infrastructure as encouraged by Goal 6 of the Comprehensive Plan.

Default Zoning:

The HopeWest PD has a default zoning district of B-1 (Neighborhood Business). All future and anticipated development must adhere to the bulk and performance standards of the B-1 zone district.

List of Allowed Land Uses for the N. 13th Street Properties:

The properties located at 3030, 3040, 3045 and 3050 N. 13th Street are only to be utilized for the following permitted land uses:

- a. Staff and visitor housing
- b. Inside storage (with no outside storage allowed)
- c. Office space
- d. Counseling Services
- e. Staff and visitor parking lot

Neighborhood Meeting:

The applicant held a Neighborhood Meeting on January 6, 2014 with two citizens attending the meeting along with City Staff and representatives from HopeWest. No one in attendance indicated any major dissatisfaction with the proposed Planned Development Amendment and Comprehensive Plan Future Land Use Map Amendment.

City Project Manager has received a few calls from the neighborhood concerning additional traffic impacts to the neighborhood along Bonito Avenue and N. 13th Street and one call in favor of the requests. It is anticipated that HopeWest will be

utilizing the parking lot on-site at 3090 N. 12th Street for any public parking necessary that would utilize the existing four properties on N. 13th Street.

How this item relates to the Comprehensive Plan Goals and Policies:

The HopeWest PD amendment and Comprehensive Plan amendment meets the following goals and policies from the Comprehensive Plan by encouraging preservation of existing buildings and their appropriate reuse and by enhancing the provision of services for the health care industry as a regional center.

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

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

Policy A. Through the Comprehensive Plan's policies the City and County will improve as a regional center of commerce, culture and tourism.

**Comprehensive Plan Future Land Use Map Amendment
Section 21.02.130 of the Zoning and Development Code:**

The City may amend the Comprehensive Plan if the proposed change is consistent with the vision (intent), goals and policies of the Comprehensive Plan and meets one or more of the following criteria:

- a. *Subsequent events have invalidated the original premises and findings.*

The three lots located at 3030, 3040 and 3050 N. 13th Street are designated on the Future Land Use Map as Residential Medium (4 - 8 du/ac). The adjacent properties to the west are designated as Business Park Mixed Use. Changing these properties to Business Park Mixed Use and zoning to PD (Planned Development) will allow the applicant to use the properties specifically in accordance with the HopeWest PD as residential housing for staff and visitors, inside storage, office space and counseling services etc., which would be compatible uses with the neighboring residential area, thereby supporting the social infrastructure by enhancing a facility that provides comprehensive healthcare and the only inpatient hospice facility in the Grand Valley.

Therefore this criterion has been met.

- b. *The character and/or condition of the area has changed such that the amendment is consistent with the plan.*

There has not been a change of character in the neighborhood as all properties to the south, west and east are residential. However, HopeWest has recently acquired these four properties as overall demand for their services continue to grow so that they can expand their services on-campus to the community in this location, providing needed ancillary services in a residential setting.

Therefore this criterion has been met.

- c. *Public and community facilities are adequate to serve the type and scope of the land use proposed.*

Adequate public facilities and services (water, sewer, utilities, etc.) are available to serve the entire PD area including the four N. 13th Street lots. The existing properties at the end of N. 13th Street are within easy walking distance to the existing HopeWest and Primary Care Partner's sites through existing pedestrian connections. Also, a short distance to the south is Patterson Road and N. 12th Street for availability of public transit connections, restaurants and retail opportunities.

Therefore this criterion has been met.

- d. *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 may be other available vacant Business Park Mixed Use designated properties, expanding the business elsewhere would entail new construction costs and disconnection from HopeWest's operations on this campus, unnecessarily increasing road congestion as staff members commute to and from the main campus to different locations around the community to perform different functions. Having ancillary facilities next door and on-campus on N. 13th Street will benefit not only HopeWest, but also the community as need for medical services continues to grow.

Therefore this criterion has been met.

- e. *The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.*

The community and area will derive benefits from the proposed amendment by the reuse and utilization of existing buildings with existing infrastructure as encouraged by Goal 6 of the Comprehensive Plan. HopeWest will be able to reallocate existing resources that are not critical to patient care to the properties on N. 13th Street, such as office and

interior storage areas, thereby creating more interior space in the main HopeWest building located at 3090 N. 12th Street.

Therefore this criterion has been met.

Planned Development Amendment
Section 21.02.150 of the Zoning and Development Code:

Requests to amend a Planned Development must demonstrate conformance with all of the following:

- a. *The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies.*

The proposed amended Planned Development and Future Land Use Map amendments comply with the Comprehensive Plan (once the Plan is amended as requested by the applicant), Grand Valley Circulation Plan and other applicable adopted plans and policies. The proposed amendment to incorporate four properties into the HopeWest PD will continue to provide support and comprehensive healthcare and the only inpatient hospice facility in the Grand Valley.

- b. *The rezoning criteria provided in Section 21.02.140 of the Zoning and Development Code. See above discussion of Section 21.02.130.*

- c. *The planned development requirements of Section 21.05 of the Zoning and Development Code.*

The proposed amended Planned Development is in conformance with the requirements of Section 21.05 of the Zoning and Development Code through the use of long-term community benefits such as the following; consolidating needed medical services into one centralized location and enhancing the only in-patient hospice facility in the Grand Valley, the re-use of existing buildings, providing neighborhood accessibility to the site through existing pedestrian connections from N. 12th Street to N. 15th Street and providing extensive on-site landscaping, etc.

- d. *The applicable corridor guidelines and other overlay districts in Chapter Seven.*

None are applicable.

- e. *Adequate public services and facilities shall be provided concurrent with the projected impacts of the development.*

Adequate public facilities and services currently exist or will be provided concurrent with the projected impacts of development. Ute water and City sewer lines are presently located within the N. 13th Street right-of-way. Xcel Energy provides electric and gas service to the area.

- f. *Adequate circulation and access shall be provided to serve all development pods/areas to be developed.*

Adequate circulation and access currently serves the entire HopeWest PD area, including the four N. 13th Street lots. Each lot is located adjacent to N. 13th Street and has easy access to N. 12th Street, a Minor Arterial, via connections from Bonito and Hermosa Avenues. HopeWest staff and the public will be encouraged to utilize the N. 12th Street parking lot and use the existing pedestrian connection to N. 13th Street. This will help alleviate traffic concerns of residential neighbors.

- g. *Appropriate screening and buffering of adjacent property and uses shall be provided.*

Screening and buffering will be addressed during the Site Plan Review process for the four N. 13th Street lots. The Zoning and Development Code requires a minimum 6' tall fence to be constructed between the default B-1 zone district and the adjacent R-8 zone district.

- h. *An appropriate range of density for the entire property or for each development pod/area to be developed.*

The applicant proposes some staff and visitor housing which will not exceed the allowed density range.

- i. *An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed.*

The default zoning district for HopeWest PD is B-1 (Neighborhood Business); the same default zone will be applied to the four added lots. The applicant is not proposing any deviations from the default standards.

- j. *An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.*

No phasing schedule is proposed. Proposed future development on the N. 12th Street properties (discussed above) will be in accordance with Ordinance # 3534. Allowed uses of the N. 13th Street properties shall be in accordance with the above list of allowed land uses as indicated above.

FINDINGS OF FACT/CONCLUSIONS/CONDITIONS OF APPROVAL:

After reviewing the HopeWest, Primary Care Partners application, PLD-2014-115, CPA-2014-116, to amend the HopeWest PD and the Comprehensive Plan, and to rezone properties located at 3030, 3040, 3045 and 3050 N. 13th Street to PD (Planned Development) with a default zone of B-1 (Neighborhood Business), I make the following findings of fact, conclusions and conditions:

1. The requested amendments to the Planned Development and Comprehensive Plan Future Land Use Map are consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 21.02.130 and 21.02.150 of the Zoning and Development Code have been met.
3. Applicant shall submit a site plan for review for the N. 13th Street properties prior to establishment of allowed land use(s).
4. Allowed uses of the N. 13th Street properties (3030, 3040, 3045 and 3050 N. 13th Street) being added to the HopeWest PD are limited to the following:
 - a. Staff and visitor housing
 - b. Inside storage (with no outside storage allowed)
 - c. Office space
 - d. Counseling Services
 - e. Staff and visitor parking lot
5. Default zone shall be B-1 (Neighborhood Business).

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of conditional approval of the requested HopeWest PD amendment, rezone of properties located at 3030, 3040, 3045 and 3050 N. 13th Street to PD - Planned Development, Comprehensive Plan Future Land Use Map Amendment, PLD-2014-115 and CPA-2014-116, to the City Council with the findings of fact, conclusions and conditions of approval as stated in the staff report.

RECOMMENDED PLANNING COMMISSION MOTION:

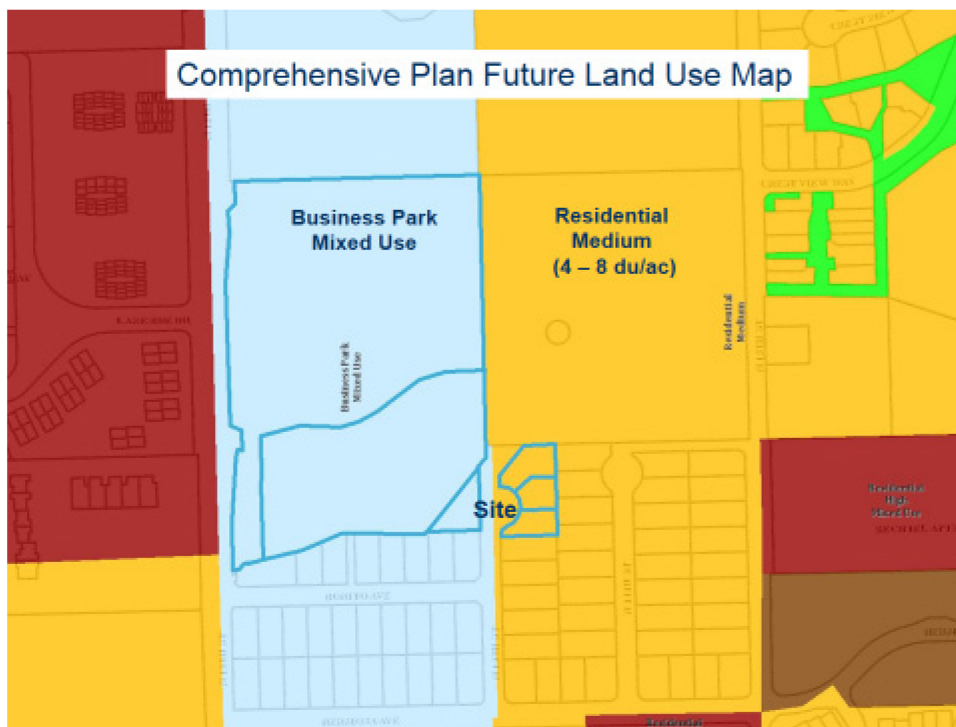
Madam Chairman, on items PLD-2014-115 and CPA-2014-116, I move we forward a recommendation of conditional approval to the City Council of the requested HopeWest PD amendment, rezone of properties located at 3030, 3040, 3045 and 3050 N. 13th Street to PD - Planned Development, Comprehensive Plan Future Land Use Map Amendment, to the City Council with the findings of fact, conclusions and conditions of approval as stated in the staff report.

Attachments:

Site Location Map/Aerial Photo Map
Comprehensive Plan Future Land Use Map/Existing Zoning Map
Letter of Support from Primary Care Partners
Ordinance 3534
Resolution
Planned Development and Rezone Ordinance
Planned Development Site Sketch
Outline Development Plan



Comprehensive Plan Future Land Use Map



Existing Zoning Map





P. O. Box 10700 · Grand Junction, CO 81502-5517

FAIRMOUNT HEALTH PARK • 3150 NORTH 12TH STREET
(970) 245-1220 • (970) 254-2637 FAX

December 23, 2013

APEX
Consulting Engineers
2476 Patterson Road, Suite 18
Grand Junction, CO 81505

RE: HOPEWEST APPROVAL REQUEST FOR REZONE OF PROPERTIES

Dear Mr. Marquez and Mr. Peterson,

HopeWest has been our neighbor for a number of years and we are very grateful for the much needed services they bring to our community.

HopeWest has our full support for their approval request of a rezone of the properties from R-8 to PD.

Sincerely,

Lawrence Jokerst
Practice Administrator for Primary Care Partners, P.C.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3534

AN ORDINANCE ZONING TWO PARCELS LOCATED AT 3090 AND 3150 NORTH 12TH STREET FROM PD (FOR MILLER HOMESTEAD) TO PD FOR THE 12TH STREET MEDICAL PLAZA AND HOSPICE CARE PLANNED DEVELOPMENT

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the Planned Development zone and amends Ordinance No. 3391.

After public notice and public hearing before the Grand Junction City Council, City Council approves the PD zone district with the following findings:

- This zone district meets the criteria of Chapter 5 of the Zoning and Development Code regarding Planned Developments by providing substantial community benefits and amenities in excess of what would otherwise be required by the Code.
- This zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.
- The zoning is consistent with the Growth Plan.

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

The following property shall be zoned Planned Development (PD) zone district with a default zone of B-1, with exceptions as follows:

1. Uses allowed include medical offices and typical ancillary uses such as a pharmacy, medical supplies and equipment, health food store and day care, and professional offices and a nursing home for Hospice.
2. The site is not located on the intersection of an arterial or collector street with another arterial or collector.
3. The site is located closer than eight-tenths of a mile from another business or commercial zone district.

The Outline Development Plan for this Planned Development includes the following:

| Lot | User | Use | Max. Square Feet | Size in Acres |
|-----|-----------------------|-----------------|------------------|---------------|
| 1 | Primary Care Partners | Medical Offices | 78,719 (phase 1) | 8.43 |
| | Primary Care Partners | Medical Offices | 24,000 (phase 2) | |
| 2 | Hospice – west bldg. | Offices | 20,238 | 3.80 |

| | | | | |
|--|-----------------------------|-------------------------------|--------|--|
| | Hospice – east bldg. | Care Facility | 28,236 | |
| | Hetland House (existing) | Conference and Office area | 2,400 | |

Includes the following tax parcels: 2945-013-00-008 and 2945-013-00-010.

Parcel 1: The north 9 acres of the SW ½, W ½, NW1/4, SW1/4 Section 1 T.1S., R1.W, Ute Meridian excepting therefrom right-of-way described in book 2536, pages 90 and 93 and book 2592, page 947.

Parcel 2: Lots 53, 54, 55 and 56, Block 15 and the W1/2 of vacated road between Blocks 15 and 16 and the road adjoining Block 15 on the North thereof; AND beginning at the NW cor Lot 54, thence N 30'; thence W 10', thence S to a pt 10' W of SW cor Lot 53, thence E 10' thence N to pob; All in Fairmont Subdivision; And the S 1 acre of the W ½ NW ¼ SW ¼ Section 1 T.1.S, R.1W Ute Meridian; exception therefrom the following: Beg at a pt 30' E and 30' N of SW cor of NW ¼, SW1/4, SW ¼ Sec 1, T.1.S, R.1.W, Ute Meridian; thence N 320' to drain ditch; thence N 44°30' E 50', thence N 78°10' E 147', thence N 68°25E 103', thence S88°05' E 201', thence N40°E 240' to pt 30' E of NE cor Lot 55, Block 15, Fairmont Subdivision thence W 630' to pob, and excepting right-of-way described in Book 2521, page 567 and 569 and book 2592, page 950.

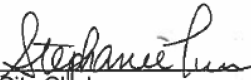
Introduced on first reading this 7th day of May, 2003.

PASSED and ADOPTED on second reading this 21st day of May, 2003.

Attest:



 President of the Council



 City Clerk

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____

A RESOLUTION AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY OF GRAND JUNCTION FOR THREE PROPERTIES FROM RESIDENTIAL MEDIUM (4 – 8 DU/AC) TO BUSINESS PARK MIXED USE FOR THE HOPEWEST AND PRIMARY CARE PARTNERS PLANNED DEVELOPMENT

LOCATED AT 3030, 3040 AND 3050 N. 13TH STREET

Recitals:

A request for a Comprehensive Plan Future Land Use Map Amendment has been submitted in accordance with the Zoning and Development Code. The applicant has requested that approximately 0.55 +/- acres, located at 3030, 3040 and 3050 N. 13th Street be redesignated from Residential Medium (4 – 8 du/ac) to Business Park Mixed Use on the Future Land Use Map.

In a public hearing, the City Council reviewed the request for the proposed Comprehensive Plan Future Land Use Map Amendment and determined that it satisfied the criteria as set forth and established in Section 21.02.130 of the Zoning and Development Code and the proposed amendment is consistent with the purpose and intent of the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS REDESIGNATED FROM RESIDENTIAL MEDIUM (4 – 8 DU/AC) TO BUSINESS PARK MIXED USE ON THE FUTURE LAND USE MAP.

HOPEWEST AND PRIMARY CARE PARTNERS PLANNED DEVELOPMENT

Lots 1, 2 and 3, Block 1, Fairmount North Subdivision

Said parcels contain 0.55 +/- acres (24,263 +/- square feet), more or less, as described.

PASSED on this _____ day of _____, 2014.

ATTEST:

City Clerk

President of Council

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING THE 12TH STREET MEDICAL PLAZA AND HOSPICE CARE PLANNED DEVELOPMENT TO INCLUDE ADDITIONAL LAND AREA AND ZONING THE ADDITIONAL LAND AREA PD (PLANNED DEVELOPMENT) WITH A DEFAULT B-1 (NEIGHBORHOOD BUSINESS) ZONE DISTRICT TO BE KNOWN AS THE HOPEWEST AND PRIMARY CARE PARTNERS PLANNED DEVELOPMENT

LOCATED AT 3030, 3040, 3045 AND 3050 N 13TH STREET

Recitals:

The applicants, HopeWest and Primary Care Partners wish to amend the Planned Development (PD) adopted in 2003 by Ordinance #3534 to annex four additional properties (3030, 3040, 3045, 3050 N. 13th Street) into the PD zoning district with an underlying default zone of B-1 (Neighborhood Business). Applicants also wish to amend the Comprehensive Plan Future Land Use Map for three of the four properties (3030, 3040 and 3050 N. 13th Street) from Residential Medium (4 – 8 du/ac) to Business Park Mixed Use to accommodate the proposed Planned Development and underlying default zone. The fourth lot (3045 N. 13th Street) is presently designated as Business Park Mixed Use.

Upon approval, HopeWest plans to submit a site plan for review establishing the land use for the four added properties which will comply with the Code requirements for off-street parking, landscaping, screening, etc., for neighborhood business properties. Currently, HopeWest is proposing to utilize the property at 3030 N. 13th Street as storage, 3040 N. 13th as housing and storage, 3045 N. 13th as office space and counseling services and 3050 N. 13th as storage. The applicant intends to utilize these four properties in the future for the following uses; staff and visitor housing, inside storage (with no outside storage allowed), office space, staff and visitor parking lot and counseling services.

This Planned Development zoning ordinance will establish the standards, default zoning (B-1), deviations and conditions of approval for the amended Plan for the HopeWest and Primary Care Partners Planned Development (Lots 1 and 2, Primary Care Partners' Services / Hospice Campus, Lot 9, Block 2 Eagleton Subdivision and Lots 1, 2 and 3, Block 1, Fairmount North Subdivision).

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amended Planned Development and determined that the Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed

Plan has achieved “long-term community benefits” by consolidating needed medical services into one centralized location and enhancing the only in-patient hospice facility in the Grand Valley, providing neighborhood accessibility to the site through existing pedestrian connections from N. 12th Street to N. 15th Street and providing extensive on-site landscaping (See Exhibit A).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PLANNED DEVELOPMENT FOR THE HOPEWEST AND PRIMARY CARE PARTNER’S PLANNED DEVELOPMENT IS AMENDED WITH THE FOLLOWING STANDARDS, DEFAULT ZONE AND DEVIATIONS:

- A. This Ordinance applies to the following described properties: Lots 1 and 2, Primary Care Partners’ Services / Hospice Campus, Lot 9, Block 2 Eagleton Subdivision and Lots 1, 2 and 3, Block 1, Fairmount North Subdivision (See Exhibit B).

(Properties) Said parcels contain 13.01 +/- acres more or less.

- B. Ordinance No. 3534 dated May 21, 2003 for the 12th Street Medical Plaza and Hospice Care Planned Development will remain in effect and is still valid.

- C. These Properties are zoned PD (Planned Development) with the following standards, deviations and requirements:

- 1. If the Planned Development approval expires or becomes invalid for any reason, the properties shall be fully subject to the default standards of the B-1 (Neighborhood Business) Zoning District.

- 2. Access:

It is anticipated that access to the four properties will be primarily pedestrian access from the existing large parking lot at 3090 N. 12th Street. There is already a pedestrian connection from HopeWest to N. 13th Street. So the same access that serves Primary Care Partners and HopeWest from N. 12th Street could serve these four lots. There will be some vehicle traffic on Bonito Avenue and/or 13th Street to the lots, because the applicant is proposing a parking lot, among other uses, on the four N. 13th Street lots and there is no vehicular access directly between the 12th Street parking lot and the N. 13th Street lots.

3. Landscaping:

Extensive landscaping and pedestrian paths already serve the rest of the PD area and will serve the four N. 13th Street lots. HopeWest also plans to submit a site plan for review for the four lots that may include additional landscaping on the lots.

4. Signage:

Signage for the four properties on N. 13th Street would be limited to a sign area of no larger than 25 sq. ft. for building and monument signs. Monument signs shall not exceed 8' in height.

5. Phasing:

No phasing plan is proposed for the properties on N. 13th Street. The previous plan approved by Ordinance 3534 included future development of a 24,000 sq. ft. medical building for Primary Care Partners and a 20,238 sq. ft. building for HopeWest, both of which have not yet been constructed. No time deadline for that development has been established, but Site Plan Review applications will be required for all projects described in the Planned Development.

6. Community Benefit:

The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Section 21.03.070 of the Zoning and Development Code. The Zoning and Development Code also states that PD zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Long-term benefits include, but are not limited to:

1. More effective infrastructure;
2. Reduced traffic demands;
3. A greater quality and quantity of public and/or private open space;
4. Other recreational amenities;
5. Needed housing types and/or mix;
6. Innovative designs;
7. Protection and/or preservation of natural resources, habitat areas and natural features; and/or Public art.

The HopeWest PD amendment offers the following long-term community benefits:

1. Effective infrastructure design by consolidating needed medical services into one centralized location and enhancing the only in-patient hospice care facility in the Grand Valley. HopeWest will be able to reallocate existing resources that are not critical to patient care to the properties on N. 13th Street, such as office space and interior storage areas, thereby creating more interior space in the main HopeWest building located at 3090 N. 12th Street.
2. Continue to provide neighborhood accessibility and a network of off-street trails on-site through existing pedestrian connections from N. 12th Street to N. 15th Street with a connection to N. 13th Street.
3. Providing extensive existing on-site landscaping.
4. By the reuse and utilization of existing buildings with existing infrastructure as encouraged by Goal 6 of the Comprehensive Plan.

7. Default Zoning:

The HopeWest PD has a default zoning district of B-1 (Neighborhood Business). All future and anticipated development must adhere to the bulk and performance standards of the B-1 zone district.

8. List of Allowed Land Uses for the Properties located on N. 13th Street:

The properties located at 3030, 3040, 3045 and 3050 N. 13th Street are only to be utilized for the following permitted land uses:

- a. Staff and visitor housing
- b. Inside storage (with no outside storage allowed)
- c. Office space
- d. Counseling Services
- e. Staff and visitor parking lot

9. Condition of Approval:

Applicant's will be required to submit for a Site Plan Review application for each individual lot for the properties located on N. 13th Street to officially establish the land use and bring the property(s) into compliance with off-street parking, landscaping, screening, etc., as neighborhood business properties.

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

PASSED and ADOPTED this _____ day of _____, 2014 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk



UTILITY PROVIDERS:

SEWAGE WATER
 WATER MAINS
 ELECTRIC
 GAS
 TELEPHONE
 CABLE TV
 SLOANSON
 STATE BANK

SEWER WATER
 CITY OF GRAND JUNCTION
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CURVE TABLE:

| STATION | CHORD BEARING | CHORD LENGTH | CHORD BEARING | CHORD LENGTH | CHORD BEARING | CHORD LENGTH | CHORD BEARING | CHORD LENGTH |
|---------|-----------------|--------------|-----------------|--------------|-----------------|--------------|-----------------|--------------|
| 1+00 | S 89° 59' 54" W | 12.00 | S 89° 59' 54" W | 12.00 | S 89° 59' 54" W | 12.00 | S 89° 59' 54" W | 12.00 |
| 2+00 | S 89° 59' 54" W | 12.00 | S 89° 59' 54" W | 12.00 | S 89° 59' 54" W | 12.00 | S 89° 59' 54" W | 12.00 |
| 3+00 | S 89° 59' 54" W | 12.00 | S 89° 59' 54" W | 12.00 | S 89° 59' 54" W | 12.00 | S 89° 59' 54" W | 12.00 |
| 4+00 | S 89° 59' 54" W | 12.00 | S 89° 59' 54" W | 12.00 | S 89° 59' 54" W | 12.00 | S 89° 59' 54" W | 12.00 |
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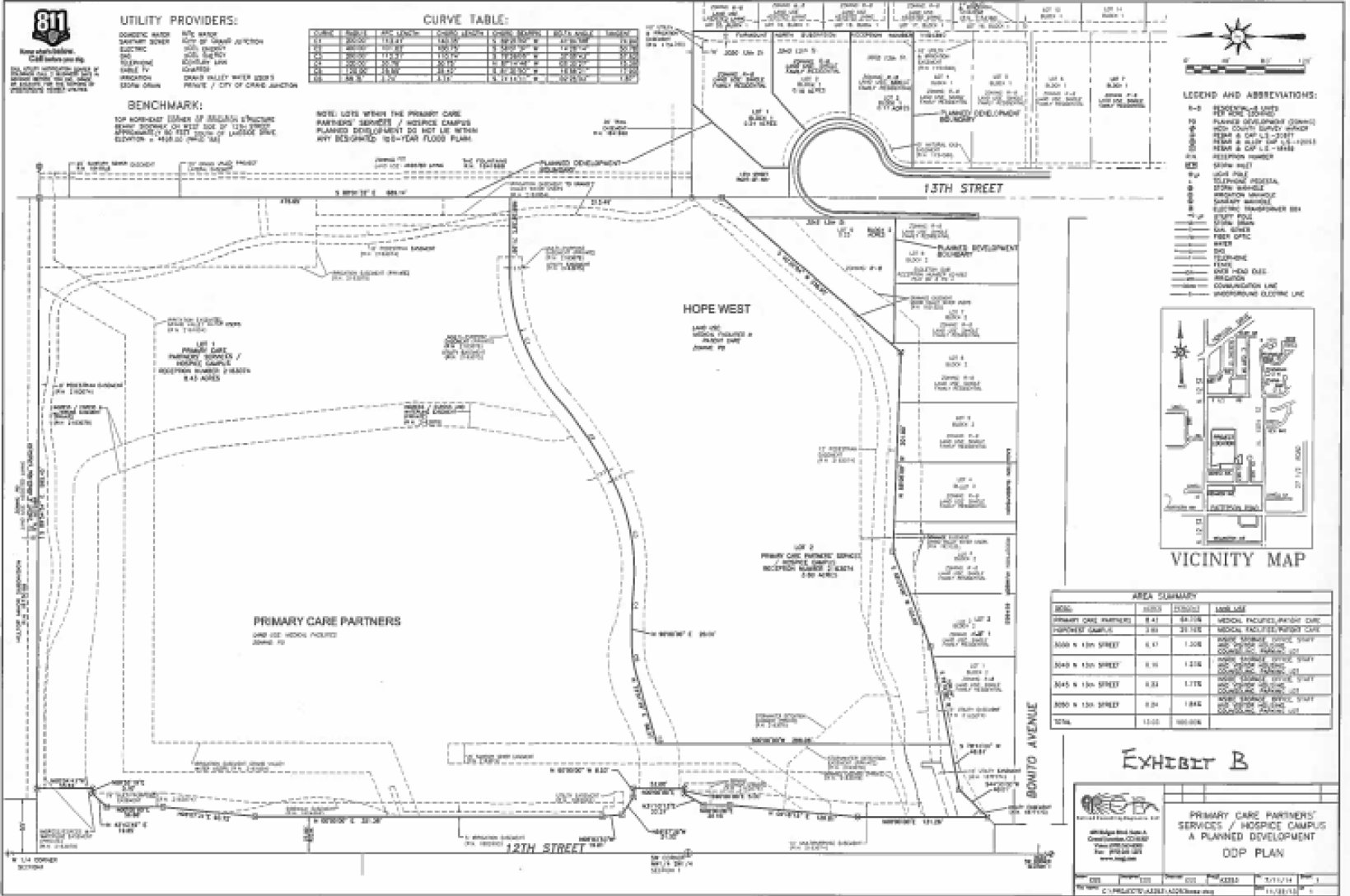
BENCHMARK:

TOP CORNER (EAST) OF ADJACENT STRUCTURE
 BEING ADJACENT TO WEST SIDE OF 12TH STREET
 ELEVATION: 4125.20 (4125.20)

NOTE: LOTS WITHIN THE PRIMARY CARE PARTNERS SERVICES / HOSPICE CAMPUS PLANNED DEVELOPMENT DO NOT BE WITHIN ANY DESIGNATED 100-YEAR FLOOD PLAIN.



- LEGEND AND ABBREVIATIONS:**
- 1-0 PROPERTY LINES
 - 1-1 PLANNED DEVELOPMENT (PROVIDED)
 - 1-2 HOPE COUNTY SURVEY (PROVIDED)
 - 1-3 BEAR & CO. L.S. (PROVIDED)
 - 1-4 BEAR & CO. L.S. (PROVIDED)
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 - 1-100 BEAR & CO. L.S. (PROVIDED)



AREA SUMMARY

| NO. | AREA | ACRES | FEET | USE |
|-------|-----------------------|-------|---------|-------------------------------|
| 1 | PRIMARY CARE PARTNERS | 8.41 | 84,776 | MEDICAL FACILITY/HOSPICE CARE |
| 2 | HOSPICE CAMPUS | 3.80 | 37,716 | MEDICAL FACILITY/HOSPICE CARE |
| 3 | 3040 N 15th STREET | 3.47 | 3,508 | HOPE WEST |
| 4 | 3040 N 15th STREET | 3.10 | 3,226 | HOPE WEST |
| 5 | 3045 N 15th STREET | 3.33 | 3,416 | HOPE WEST |
| 6 | 3050 N 15th STREET | 3.24 | 3,342 | HOPE WEST |
| TOTAL | | 22.05 | 220,068 | |

EXHIBIT B

**Primary Care Partners Services / Hospice Campus
 A PLANNED DEVELOPMENT
 ODP PLAN**

DATE: 02/11/14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]