



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

TUESDAY, SEPTEMBER 9, 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 August 12, 2014 regular meeting.

***** 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. South Dominguez Estates Rezone - Rezone

[Attach 2](#)

Forward a recommendation to City Council to rezone 4.39 +/- acres from a City R-4 (Residential 4 du/ac) to a City R-8 (Residential 8 du/ac) zone district.

FILE #: RZN-2014-260

APPLICANT: Jim Cagle - South Dominguez Estates LLC

LOCATION: 2921 E 7/8 Road

STAFF: Scott Peterson

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

Attach 1
Minutes of Previous Meetings

GRAND JUNCTION PLANNING COMMISSION
August 12, 2014 MINUTES
6:00 p.m. to 6:05 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, Loren Couch, Kathy Deppe, and Keith Ehlers. Commissioner Bill Wade arrived just before adjournment.

In attendance, representing the City's Administration Department - Community Development, were Kathy Portner, (Community Services Manager) and Scott Peterson (Senior Planner).

Also present was Shelly Dackonish (Senior Staff Attorney).

Lydia Reynolds was present to record the minutes.

There were three citizens in attendance during the hearing.

Announcements, Presentations And/or Visitors

None

Consent Agenda

1. Minutes of Previous Meetings

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

Chairman Reece briefly explained the Consent Agenda and noted that only the applicants for the public hearing items were in attendance. Chairman Reece suggested that the public hearing items (numbers 2 and 3 on the agenda) be placed on the Consent Agenda.

With no objections from the Planning Commissioners, staff or applicants, Chairman Reese called for a vote to move the public hearing items to the Consent Agenda. The motion passed unanimously by a vote of 6 - 0.

2. HopeWest Comprehensive Plan Amendment - Comprehensive Plan Amendment

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

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

With no further amendments to the Consent Agenda, Chairman Reece called for a motion.

MOTION: (Commissioner Eslami) "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 6- 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 6:05 p.m.

Attach 2

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: September 9, 2014
PRESENTER: Scott D. Peterson

AGENDA TOPIC: South Dominguez Estates Rezone - RZN-2014-260

ACTION REQUESTED: Forward a recommendation to City Council to rezone property from R-4 (Residential - 4 du/ac) to R-8 (Residential - 8 du/ac).

BACKGROUND INFORMATION					
Location:		2921 E 7/8 Road			
Applicant:		South Dominguez Estates LLC, Owner Ciavonne, Roberts & Associates, Representative			
Existing Land Use:		Single-family detached home along with various accessory buildings			
Proposed Land Use:		Two-family attached residential subdivision			
Surrounding Land Use:	North	Single-family detached and vacant land			
	South	Single-family detached and multi-family residential			
	East	Single-family detached			
	West	Single-family detached and two-family residential			
Existing Zoning:		R-4 (Residential - 4 du/ac)			
Proposed Zoning:		R-8 (Residential - 8 du/ac)			
Surrounding Zoning:	North	R-4 (Residential - 4 du/ac)			
	South	RMF-8 (Residential Multi-Family - 8 du/ac) (County)			
	East	R-5 (Residential - 5 du/ac) and R-4 (Residential - 4 du/ac)			
	West	RSF-4 (Residential Single-Family - 4 du/ac) and PUD (Planned Unit Development) (County)			
Future Land Use Designation:		Residential Medium (4- 8 du/ac)			
Blended Residential Land Use Categories Map (Blended Map):		Residential Medium (4 - 16 du/ac)			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: Forward a recommendation to City Council to rezone 4.39 +/- acres from R-4 (Residential - 4 du/ac) to R-8 (Residential - 8 du/ac) zone district.

STAFF RECOMMENDATION: Recommend approval to City Council.

ANALYSIS:

Background:

The applicant, South Dominguez Estates LLC, wishes to rezone an unplatted 4.39 +/- acre parcel of land from R-4 (Residential - 4 du/ac) to R-8 (Residential - 8 du/ac) in anticipation of future residential development for the purpose of eventually developing a new subdivision of up to 17 two-family dwellings (34 units total) which would equate to a residential density of 7.74 du/ac.

The existing single-family residence and accessory structures on the property will ultimately be demolished to make way for the 17 duplexes. The property owner is requesting review of the rezone application prior to formal submittal of the subdivision application in order to determine overall density and lot layout.

The Comprehensive Plan Future Land Use Map designation is Residential Medium which allows zoning for up to 8 dwelling units an acre.

Neighborhood Meeting:

The applicant held a Neighborhood Meeting on March 24, 2014 with eight citizens attending the meeting along with City staff, the applicant and its representative. Neighborhood concerns expressed at the meeting were additional traffic impacts and how the subdivision was going to be accessed. Most in attendance agreed that E 7/8 Road should not be utilized for ingress/egress for the new subdivision as presently this is only a single lane width road. The applicant and representative stated that they would meet with City staff to discuss the possibility of placement of a barrier adjacent to the new subdivision to prevent vehicular ingress/egress from E 7/8 Road and utilize Dawn Drive and Bookcliff Avenue for access to and from the subdivision. Access will be addressed in detail once the subdivision application is submitted.

Consistency with the Comprehensive Plan:

The Comprehensive Plan Future Land Use designation of Residential Medium (4 – 8 du/ac) encourages the proposed R-8 zoning. The rezone request is also 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.

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

Economic Development Plan:

The purpose of the recently adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. The proposed rezone for South Dominguez Estates meets with the goal and intent of the Economic Development Plan by creating construction jobs through the subdivision development for both public infrastructure and new home construction and will thus give more housing options to perspective and existing residents of the community.

Section 21.02.140 of the Grand Junction Zoning and Development Code

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

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

Subsequent events have not invalidated the original premises and findings. The requested R-8 zone district implements the same Comprehensive Plan Future Land Use Map designation of Residential Medium (4 - 8 du/ac) as the current zoning of R-4. The property owner wishes to up-zone and develop the property in the near future for a residential subdivision close to 8 dwelling units an acre which is considered appropriate development within the existing Residential Medium category, thereby supporting Goal #5 of the Comprehensive Plan.

This criterion has not been met.

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

The residential character of this area has not changed. The area is surrounded by single-family detached, two-family and multi-family dwelling units on all three sides of the property. The applicant wishes to zone the property R-8 in order to develop a two-family residential subdivision. The Comprehensive Plan supports the potential for increased residential densities where applicable along with the desire for development of more infill properties, which is what the applicant is proposing. The proposed R-8 zone is consistent with the Comprehensive Plan and the residential character of the area will remain the same.

This criterion has not been met.

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

Adequate public and community facilities and services are available to the property and are sufficient to serve residential land uses within the proposed R-8 density. Ute Water, City sanitary sewer, Xcel Energy electric and gas are all presently available to the site. Nearby within walking distance at the intersection of 29 Road and Patterson Road is a local neighborhood shopping center of Patterson Marketplace which includes a Safeway grocery store, restaurant and other retail shops. Public transit bus stops are also located

along 29 Road and Patterson Road. Fruitvale Elementary School is located nearby at 30 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;

While there are other R-8 zoned properties within the near vicinity between the City and County jurisdictions, the proposed rezone of this property adds more residential density to this parcel as encouraged by the Comprehensive Plan and the promotion of infill development. The requested R-8 zone district implements the same Comprehensive Plan Future Land Use Map designation of Residential Medium (4 – 8 du/ac) as the current zoning of R-4. The 4.39 +/- acre property is currently occupied by a single-family detached home which will be demolished when future phases of the proposed subdivision would be developed. The proposed rezone will also provide the City's resident's with more housing choices.

This criterion has been met.

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

The community will derive benefits from the proposed rezone because it supports the goals and objectives of the Comprehensive Plan, specifically Goals 3 and 5, promotes in-fill development and will provide area residents with more housing options within the community.

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) - current zoning
- b. R-5 (Residential - 5 du/ac)
- c. R-12 (Residential - 12 du/ac)
- d. R-16 (Residential - 16 du/ac)
- e. R-O (Residential Office)

In reviewing the other zoning district options, the existing R-4 only allows a maximum of 4 dwelling units an acre while the R-5 only allows 5. The applicant is proposing a residential density closer to 8 dwelling units, so the proposed zoning of R-8 would be the desired option. The R-O zone district would not be a desired choice as it allows an unlimited residential density located within an office type neighborhood or setting. The other zoning districts of R-12 and R-16 are available under the Comprehensive Plan Blended Land Use Map, but offer higher residential density than what the applicant wishes to incorporate into their subdivision design.

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 South Dominguez Estates Rezone, RZN-2014-260, a request to rezone the property from R-4 (Residential - 4 du/ac) to R-8 (Residential - 8 du/ac), 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, specifically Goals 3 and 5.
2. The review criteria, items 3, 4 and 5 in Section 21.02.140 of the Grand Junction Municipal Code have been met.
3. The requested zone of R-8 implements the existing Comprehensive Plan Future Land Use Map designation of Residential Medium (4 - 8 du/ac).

STAFF RECOMMENDATION:

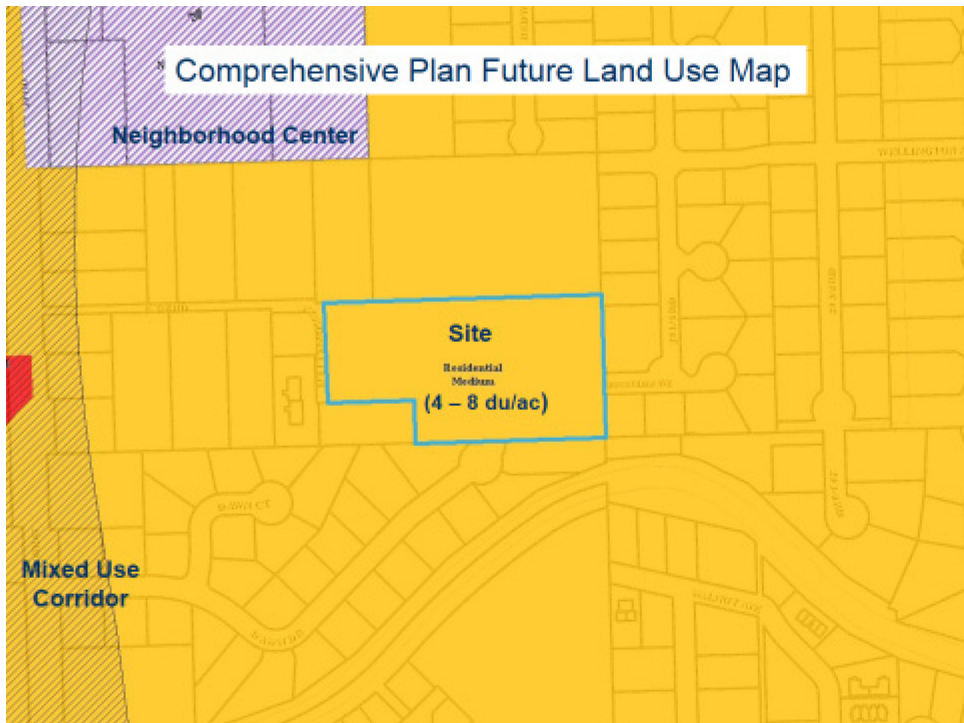
I recommend that the Planning Commission forward a recommendation of approval of the requested South Dominguez Estates rezone, RZN-2014-260, to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on Rezone, RZN-2014-260, I move that the Planning Commission forward a recommendation of approval for the South Dominguez Estates Rezone from R-4 to R-8, with the findings of fact and conclusions listed in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Existing Zoning Map
Correspondence Received
Ordinance



March 23, 2014

Gentlemen:

My name is Robert J. Juarez and my wife, Colleen, and I live at 2916 E 7/8 Rd. We are presently in Tucson, AZ and will not be able to attend your meeting on the 24th.

My biggest concern for any proposal that you have is E 7/8 Rd. As you no doubt have noticed it is at best a single lane road. Large trucks are bad and on refuse days the large trucks completely block traffic. Some of the trucks that are picking up on Kokapelli Ln have to back down both roads. Not a pretty thought for any increased traffic.

Making a left turn onto 29 Road can be hazardous at best. Hazardous a guess to the time when 29 Road is opened all of the way to I-70 I would say anything other than a right turn will be practically impossible.

I would propose that any movement of traffic from you project should be directed into Redwing Lane and or into Wellington Ave and then into F Road. I would assume that a traffic light would be required at one place or the other.

From: Teresa Anderson <teresaleeanderson@gmail.com>
To: <scottp@gjcity.org>
Date: 7/8/2014 11:40 AM
Subject: Comments on RZN-2014-260 - South Dominguez Estates Rezone, 2921 E 7/8 road

Mr. Peterson:

I am writing in regards to your solicitation of comments regarding RZN-2014-260 - South Dominguez Estates Rezone, 2921 E 7/8 road. I live at 2910 E7/8 Road and my adult dependent daughter lives at 2908 E7/8 road. I oppose this rezone effort for various reasons as laid out below:

1) Increased traffic: My adult daughter is developmentally delayed and one of the reasons we moved onto this small dead end street almost 25 yrs ago - and then bought a second house here - was so that she could live in a quiet neighborhood where she could walk freely without much danger. The increased traffic which would come with this rezone would significantly increase the danger to her when walking in this neighborhood.

2) Increased crime: I am very concerned that doubling the number of residences per the rezone will result in a situation such as on dawn drive (one street down). There is a large amount of low-income housing and there is constant crime on this street. Putting large living complexes on E7/8 road could very likely lead to increased crime on our street as well. Given that my daughter is developmentally delayed, I am very concerned about the possibility of increased crime on our street and the effect it could have on her.

3) Change of Character: I, like many of the residents on E7/8 road, have lived here for over 20 yrs. We all enjoy the quiet nature of our dead-end road and the feeling of "living in the country" despite being in the middle of the city. The proposed rezone will surely damage the character of our neighborhood.

4) Property Value: The property value of the two residences I own (2908 and 2910) are heavily dependent on the top three variables I laid out (low traffic, low crime, and character). Finally, as I am retired and have almost paid of both of the homes, it is incredibly important for me to retain value in the property that I own. If the proposed rezone goes through, I believe it will surely damage the property value of my two residences.

Given the above reasons, I am strongly opposed to the rezone proposed in RZN-2014-260. I would appreciate anything that you can do to stop this rezone from going forward.

Regards,

Teresa Anderson
Owner of 2908 and 2910 E 7/8 road.

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING THE PROPOSED
SOUTH DOMINGUEZ ESTATES SUBDIVISION
FROM R-4 (RESIDENTIAL - 4 DU/AC) TO
R-8 (RESIDENTIAL - 8 DU/AC)**

LOCATED AT 2921 E 7/8 ROAD

Recitals:

The applicant, South Dominguez Estates LLC, wishes to rezone an unplatted 4.39 +/- acre parcel of land from R-4 (Residential - 4 du/ac) to R-8 (Residential - 8 du/ac) in anticipation of future residential development for the purpose of eventually developing a new subdivision of up to 17 two-family dwellings (34 units total) which would equate to a residential density of 7.74 du/ac.

The existing single-family residence and accessory structures on the property will ultimately be demolished to make way for the 17 duplexes. The property owner is requesting review of the rezone application prior to formal submittal of the subdivision application in order to determine overall density and lot layout.

The Comprehensive Plan Future Land Use Map designation is Residential Medium which allows zoning for up to 8 dwelling units an acre.

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 South Dominguez Estates property from R-4 (Residential - 4 du/ac) to the R-8 (Residential - 8 du/ac) 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 (4 – 8 du/ac) 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-8 zone district to be established.

The Planning Commission and City Council find that the R-8 zoning is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property shall be rezoned R-8 (Residential - 8 du/ac).

The South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 1 South Range 1 East of the Ute Meridian EXCEPT the West 20 feet thereof ALSO EXCEPT beginning 660 feet East of the Southwest corner of the South 1/2 of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 1 South Range 1 East of the Ute Meridian, Thence North 99 feet, Thence East 220 feet, Thence South 99 feet, Thence West 220 feet to the POINT OF BEGINNING

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

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

ATTEST:

City Clerk

Mayor