



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

TUESDAY, DECEMBER 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

None available at this time.

[Attach 1](#)

2. Baker's Boutique - Comprehensive Plan Amendment

Forward a recommendation to City Council of a Comprehensive Plan Amendment to change the Future Land Use Map Designation from "Park" to "Village Center" on 0.864 acres.

FILE #: CPA-2014-418
APPLICANT: Callie Ash - 726 24 Road LLC
LOCATION: 726 24 RD
STAFF: Scott Peterson

[Attach 2](#)

3. Baker's Boutique - Rezone

[Attach 2](#)

Forward a recommendation to City Council to rezone 0.86 +/- acres from CSR (Community Services and Recreation) to B-1 (Neighborhood Business) zone district.

FILE #: RZN-2014-419
APPLICANT: Callie Ash - 726 24 Road LLC
LOCATION: 726 24 RD
STAFF: Scott Peterson

***** 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.

4. GJHA Senior Housing PD - Highlands Apartments - Planned Development

[Attach 3](#)

Forward a recommendation to City Council to rezone property from R-16 (Residential - 16 units per acre) to PD (Planned Development) with a default zone of R-24 (Residential - 24 units per acre) and approve the Outline Development Plan.

FILE #: PLD-2014-447
APPLICANT: Jody Kole - Grand Junction Housing Authority
LOCATION: 805 Bookcliff Avenue
STAFF: Lori Bowers

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

Attach 1
Minutes of Previous Meetings

None available at this time.

Attach 2



Date: November 26, 2014

Author: Scott D. Peterson

Title/ Phone Ext: Senior

Planner/1447

Proposed Schedule: December

9, 2014

File #: CPA-2014-418 &

RZN-2014-419

PLANNING COMMISSION AGENDA ITEM

Subject: Baker's Boutique - Comprehensive Plan Amendment and Rezone, Located at 726 24 Road

Action Requested/Recommendation: Forward a recommendation of approval to City Council of a Comprehensive Plan Amendment and Rezone to change the Future Land Use Map designation from "Park" to "Village Center" and Rezone from CSR (Community Services and Recreation) to B-1 (Neighborhood Business) zone district on 0.86 +/- acres.

Presenters Name & Title: Scott D. Peterson, Senior Planner

Executive Summary:

The applicant, Baker's Boutique, requests the City to change the Comprehensive Plan Future Land Use Map designation for property located at 726 24 Road from "Park" to "Village Center" and to rezone from CSR (Community Services and Recreation) to B-1 (Neighborhood Business) zone district in anticipation of future neighborhood business commercial development.

Background, Analysis and Options:

The existing property located at 726 24 Road is located adjacent to Canyon View Park and contains a single-family detached home and an accessory building. The applicant desires to operate a retail business on the property, and therefore requests a change in the Comprehensive Plan Future Land Use Map designation from "Park" to "Village Center" and a rezone from CSR (Community Services and Recreation) to B-1 (Neighborhood Business) zone district. The applicant currently operates a bakery and retail store at 2478 Patterson Road, Suite 19, and desires to re-locate the business to the subject property. The applicant anticipates to remodel the interior of the home to make it a commercial retail business. The application for a Change of Use/Site Plan Review from residential to commercial is being administratively reviewed separately (City file number COU-2014-420) by City staff and will be required to meet all applicable Code requirements for building, fire, access, signage and site plan.

The subject property is surrounded on three sides by the City owned Canyon View Park but has been in private ownership since the Park's inception. In 1993, the City Council adopted Resolution #67-93 authorizing the purchase of land surrounding the subject property for the Park and also a Right of First Refusal agreement between the City and the landowner, Leonard Long (recorded at Book 2032, Page 621) giving the City the right to purchase the subject property at 726 24 Road. The City declined to exercise its rights

under that agreement however, and in 2014 the property was purchased by the applicant, Callie Ash.

If the property is to be rezoned for a commercial land use, B-1 (Neighborhood Business) would be the preferred option because that zone district limits the hours of operation from 5 AM to 11 PM, prohibits outdoor storage and permanent display, carries a minimum lot size of 10,000 sq. ft. and allows land use(s) that could be considered compatible with and would reasonably protect the adjacent Canyon View Park.

Generally speaking, rezones that are consistent with a community's comprehensive plan are not considered "spot zoning" and so do not violate the tenets of zoning law.

Neighborhood Meeting:

The applicant held a Neighborhood Meeting on October 22, 2014, however no one from the public attended the meeting nor provided written comments as of this date.

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

Granting the Comprehensive Plan Future Land Use Map Amendment and Rezone will allow the applicant to utilize the property for a neighborhood business operation and supports the following goals and policies from the Comprehensive Plan.

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

Policy A: To create large and small "centers" throughout the community that provide services and commercial areas.

Policy B: Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

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 B: The City and County will provide appropriate commercial and industrial development opportunities.

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 Comprehensive Plan Future Land Use Map Amendment and Rezone meets with the goal and intent of the Economic Development Plan by supporting and assisting an existing business within the community as it expands their business offerings at a new larger location to serve area residents.

Board or Committee Recommendation:

There is no committee or board recommendation.

Financial Impact/Budget:

No financial impact for this item.

Legal issues:

City Legal Staff has reviewed the requested Comprehensive Plan Future Land Use Map Amendment and Rezone application.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This has not been previously discussed.

Attachments:

1. Staff report/Background information
2. Site Location Map / Aerial Photo Map
3. Comprehensive Plan Future Land Use Map / Existing Zoning Map
4. Resolution
5. Ordinance

BACKGROUND INFORMATION			
Location:		726 24 Road	
Applicant:		Baker's Boutique Callie Ash, Owner	
Existing Land Use:		Single-family detached home	
Proposed Land Use:		Retail business	
Surrounding Land Use:	North	Canyon View Park	
	South	Canyon View Park	
	East	Canyon View Park	
	West	Vacant land – zoned Mixed Use	
Existing Zoning:		CSR (Community Services and Recreation)	
Proposed Zoning:		B-1 (Neighborhood Business)	
Surrounding Zoning:	North	CSR (Community Services and Recreation)	
	South	CSR (Community Services and Recreation)	
	East	CSR (Community Services and Recreation)	
	West	M-U (Mixed Use)	
Future Land Use Designation:		Park	
Zoning within density range?	X	Yes	No

Sections 21.02.130 & 140 of the Grand Junction Zoning and Development Code:

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

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

The current zoning and land use designation anticipated that the property might be incorporated into the adjacent Canyon View Park, which surrounds it on three sides. The City had retained a right of first refusal to purchase the property when it became available; but the City declined the option to purchase and the property remains in private ownership. To make optimum use of the property, the owner wishes to up-zone and develop the property as a neighborhood retail business. Therefore subsequent events have invalidated the original premise for the future land use and zoning designations. Changing the property to Village Center and zoning B-1, Neighborhood Business will allow the applicant to use the property as a commercial business to serve the users of the park and the growing commercial development within the area of 24 Road and G Road by the construction of Community Hospital and adjacent medical clinic, thereby supporting Goals 3, 6 and 12 of the Comprehensive Plan.

Therefore, this criterion has been met.

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

The character of the area has changed in that commercial development has extended from the Patterson Road area north toward Canyon View Park, and west along G Road (Community Hospital and the medical office building). Since the property will remain in private ownership rather than being incorporated into Canyon View Park, the character of the property and surrounding areas are more commercial in nature. It is also likely that at some point in the future, the vacant properties across 24 Road will also develop into commercial and/or multi-family residential mixed-use development. Changing the subject property to Village Center and zoning the property B-1, Neighborhood Business will allow the applicant to use the property as a commercial business to serve the adjacent users of the park and the growing commercial development also within the area of 24 Road and G Road by the construction of Community Hospital and adjacent medical clinic, thereby supporting Goals 3, 6 and 12 of the Comprehensive Plan.

Therefore, this criterion has 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 the proposed land use associated with the B-1 Neighborhood Business zone district. Ute Water is available in both 24 Road and within Canyon View Park, City sanitary sewer is available within Canyon View Park. Property is being served by Xcel Energy electric and natural gas. Obviously, Canyon View Park is adjacent and within a short distance is Community Hospital and medical clinic, while a little further to the south is Patterson Road for availability of public transit connections, Mesa Mall, grocery store, restaurants and additional retail opportunities.

Therefore, 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 vacant commercially zoned properties within the area of 24 Road, most are large acreage and would require additional development and construction costs. There is very little B-1 zoned properties within the City limits (273 parcels total = 132.6 acres) and no B-1 zoned properties within the 24 Road corridor area, therefore there is an inadequate supply within this area of the city.

Therefore, 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 and area will derive benefits from the proposed amendment and rezone by the reuse and utilization of an existing building with existing infrastructure in place as encouraged by Goal 6 of the Comprehensive Plan. The proposed rezone to neighborhood business is compatible with and will benefit the users of Canyon View Park

by providing a business that could potentially serve the public by serving light refreshments, coffee and pastry items.

Therefore, 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 proposed designation of Village Center for the subject property.

- a. R-8 (Residential – 8 du/ac)
- b. R-12 (Residential – 12 du/ac)
- c. R-16 (Residential – 16 du/ac)
- d. R-24 (Residential – 24 du/ac)
- e. R-O (Residential – Office)
- f. C-1 (Light Commercial)
- g. Form Based Zone Districts of MXR, MXG & MXS
- h. M-U (Mixed Use)

In reviewing the other zoning district options, the residential zone districts of R-8 and the mixed use zone district of R-O do not allow commercial retail land uses. The C-1 zone district could be an option but other allowed land uses within this zoning district and the possibility of 24 hour operations, might not be compatible with the adjacent park. The Form Based Zone Districts are intended for new development with buildings adjacent to the front property line and is more appropriate when a site is being redeveloped and the developer wants to use the Form District zone. The M-U Mixed Use zone district would not be applicable as the minimum lot size is one acre. City Project Manager feels that the B-1 (Neighborhood Business) zone district would be the desired option as it limits the hours of operation to be from 5 AM to 11 PM, prohibits outdoor storage and permanent display and allows a minimum lot size of 10,000 sq. ft.

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 AND CONCLUSIONS

After reviewing the Baker's Boutique application, CPA-2014-418 and RZN-2014-419, request for a Comprehensive Plan Future Land Use Map designation from "Park" to "Village Center" and Rezone from CSR (Community Services and Recreation) to B-1 (Neighborhood Business) zone district, the following findings of fact and conclusions have been determined:

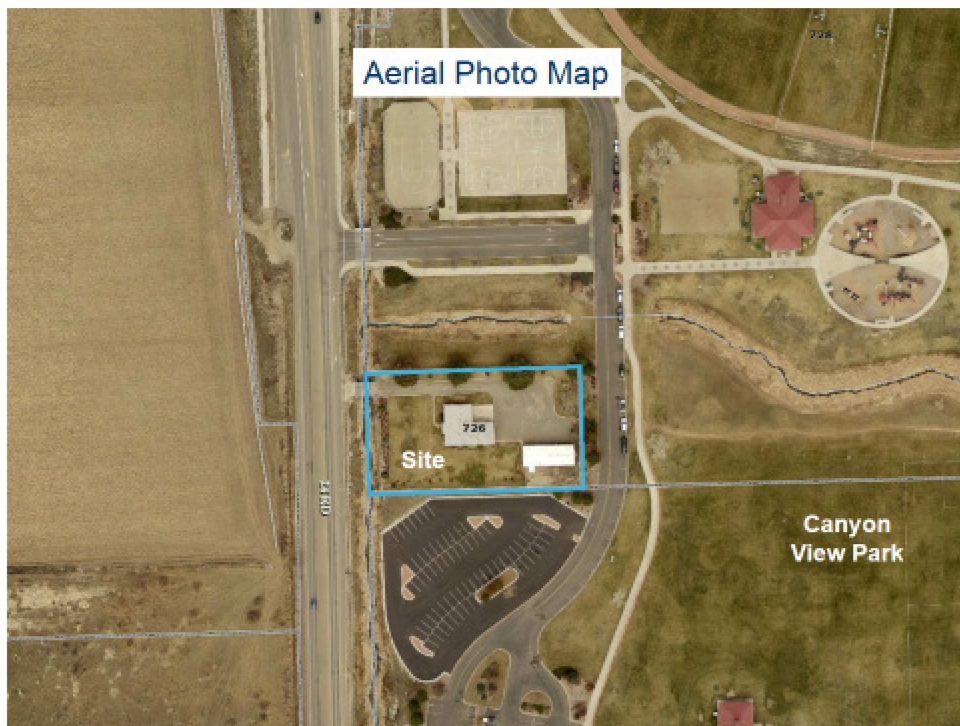
1. The requested Comprehensive Plan Future Land Use Map Amendment and Rezone is consistent with the goals and polices of the Comprehensive Plan, specifically, Goals 3, 6 and 12.
2. The review criteria, items 1 through 5 in Sections 21.02.130 and 140 of the Grand Junction Zoning and Development Code have been met.

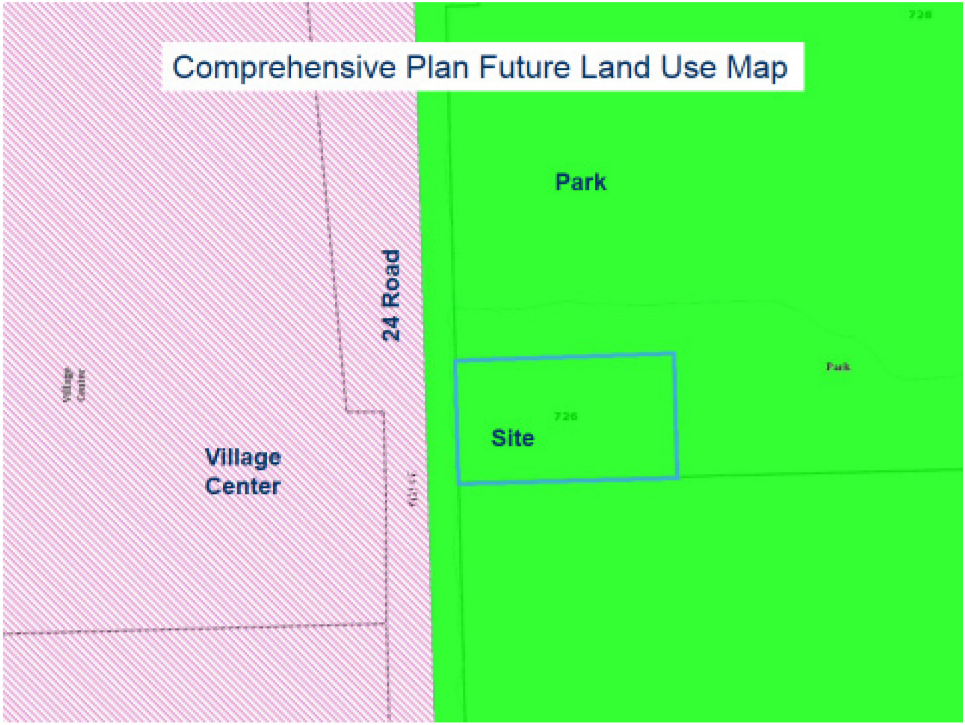
STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested Comprehensive Plan Future Land Use Map designation from "Park" to "Village Center" and Rezone from CSR (Community Services and Recreation) to B-1 (Neighborhood Business) zone district for Baker's Boutique to the City Council with the findings of fact and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on Comprehensive Plan Future Land Use Map Amendment and Rezone, CPA-2014-418 and RZN-2014-419, I move that the Planning Commission forward a recommendation of approval for the Comprehensive Plan Future Land Use Map designation from "Park" to "Village Center" and Rezone from CSR (Community Services and Recreation) to B-1 (Neighborhood Business) zone district, with the findings of fact and conclusions listed in the staff report.





CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____

**A RESOLUTION AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE
MAP OF THE CITY OF GRAND JUNCTION FROM PARK TO VILLAGE CENTER FOR
BAKER'S BOUTIQUE**

LOCATED AT 726 24 ROAD

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 0.86 +/- acres, located at 726 24 Road be redesignated from Park to Village Center 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 PARK TO VILLAGE CENTER ON THE FUTURE LAND USE MAP.

BAKER'S BOUTIQUE

Beginning at the SW corner of Lot 31 and running thence North along the West boundary of said Lot 31, a distance of 145.80 feet; thence East 258 feet; thence South 145.80 feet to the South boundary of Lot 31; thence West 258 feet to the point of beginning.

All in Pomona Park, County of Mesa, State of Colorado.

Said parcels contain 0.86 +/- acres (37,461 +/- square feet), more or less, as described.

PASSED on this _____ day of _____, 2015.

ATTEST:

City Clerk

President of Council

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING THE BAKER'S BOUTIQUE PROPERTY
FROM CSR (COMMUNITY SERVICES AND RECREATION) TO
B-1 (NEIGHBORHOOD BUSINESS)**

LOCATED AT 726 24 ROAD

Recitals:

The applicant, Baker's Boutique, wishes to rezone an unplatted 0.86 +/- acre parcel of land from CSR (Community Services and Recreation) to B-1 (Neighborhood Business) in anticipation of future commercial development for the purpose of establishing a retail business.

The existing single-family detached home and accessory structure on the property will ultimately be remodeled to accommodate the proposed business for Baker's Boutique. The property owner is requesting review of the rezone application in order to determine if the business can be located and zoned on this property.

The Comprehensive Plan Future Land Use Map designation is Park but as part of this rezone request the Future Land Use Map is requested to be changed to Village Center.

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 Baker's Boutique property from CSR (Community Services and Recreation) to the B-1 (Neighborhood Business) zone district for the following reasons:

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

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the B-1 zone district to be established.

The Planning Commission and City Council find that the B-1 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 B-1 (Neighborhood Business).

Beginning at the SW corner of Lot 31 and running thence North along the West boundary of said Lot 31, a distance of 145.80 feet; thence East 258 feet; thence South 145.80 feet to the South boundary of Lot 31; thence West 258 feet to the point of beginning.

All in Pomona Park, County of Mesa, State of Colorado.

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

Adopted on second reading this _____ day of _____, 2015 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



Date: [December 1, 2014](#)
 Author: [Lori V. Bowers](#)
 Title/ Phone Ext: [Sr. Planner / 256-4033](#)
 Proposed Schedule: [PC-Dec 9, 2014](#)
[CC-1st reading Dec 17, 2014](#)
 2nd Reading: [Jan 7, 2015](#)
 File #: [PLD-2014-447](#)

Attach 3

PLANNING COMMISSION AGENDA ITEM

Subject: Grand Junction Housing Authority Senior Living Planned Development
Action Requested/Recommendation: Forward a recommendation to City Council to rezone property from R-16 (Residential – 16 units per acre) to PD (Planned Development) with a default zone of R-24 (Residential – 24 units per acre) and approve the Outline Development Plan.
Presenter(s) Name & Title: Lori V. Bowers, Senior Planner Kristen Ashbeck, Senior Planner

Executive Summary:

The Grand Junction Housing Authority is requesting approval to rezone 3.763 acres from R-16 (Residential - 16 units per acre) to PD (Planned Development) with a default zone of R-24 (Residential - 24 units per acre) and recommendation to City Council of approval of an Outline Development Plan (ODP) for the Grand Junction Housing Authority (GJHA) Senior Living Planned Development, Highlands Apartments.

Background, Analysis and Options:

The Housing Authority purchased the subject property in August 2013. The property has been known as the Epstein property for many years as the previous owner was Emanuel Epstein. The parcel was annexed into the City in 1964 as the McCary Tract Annexation. Air photos dating back as far as 1937 show the property as vacant.

The Housing Authority proposes to construct 128 apartment dwelling units on the parcel. The rezone to Planned Development will allow the flexibility to subdivide the parcel into two separate lots and to construct two buildings in two phases, with the buildings sharing a wall along the shared lot line. This is flexibility which the Housing Authority needs to secure its funding. The two lots will share common elements as well such as common interior recreation, meeting and office space, parking and outdoor walkways and open space. A side setback of zero is not an available bulk standard in an R-16 or R-24 zone district. The public benefits supporting the PD zoning include needed housing types, more efficient use of existing public infrastructure and infill.

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

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

The proposed project will provide needed affordable housing on an infill site within the City Center, taking advantage of making efficient use of existing infrastructure and amenities in the area.

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.

The proposed project will provide affordable senior apartment living in an area where needed services are readily available.

How this item relates to the Economic Development Plan:

Goal:Continue to make strategic investments in public amenities that support Grand Junction becoming “the most livable community west of the Rockies by 2025.”

The proposed project is a quality development and will provide visual appeal through attractive architectural design and public spaces throughout the Planned Development. It will also provide a needed housing type and housing close to medical, shopping, public transportation routes and downtown.

Board or Committee Recommendation:

The Planning Commission will make a recommendation to the City Council.

Financial Impact/Budget:

No financial impact can be identified at this time.

Legal issues:

There are no legal issues identified at this time.

Other issues:

No other issues have been identified.

Previously presented or discussed:

This item has not been previously presented or discussed.

Attachments:

Staff Report

Site Location Map / Aerial Photo Map

Comprehensive Plan Map / Existing Zoning Map

Neighborhood Meeting Notes with Sign In Sheet

Outline Development Plan

Planned Development Rezone Ordinance

BACKGROUND INFORMATION					
Location:		805 Bookcliff Avenue			
Applicants:		Grand Junction Housing Authority, owner and developer. Rich Krohn, representative.			
Existing Land Use:		Vacant land			
Proposed Land Use:		Residential			
Surrounding Land Use:	North	St Mary's Hospital property and Colorado West Senior Citizens housing			
	South	Tope Elementary School and Grounds			
	East	Apartment building and single-family residences			
	West	Business offices			
Existing Zoning:		R-16 (Residential - 16 units per acre)			
Proposed Zoning:		PD (Planned Development)			
Surrounding Zoning:	North	PD (Planned Development) & R-16 (Residential – 16 du/ac)			
	South	R-8 (Residential - 8 units per acre)			
	East	R-16 (Residential - 16 units per acre)			
	West	B-1 (Neighborhood Business)			
Future Land Use Designation:		Business Park Mixed Use			
Zoning within density range?		X	Yes		No

ANALYSIS

Background

The proposed project is located on the south side of Bookcliff Avenue between 7th Street and 9th Street across from the south terminus of Little Bookcliff Avenue. The Grand Junction Housing Authority purchased the subject property in August 2013. The parcel was annexed into the City in 1964 as the McCary Tract Annexation. Air photos dating back as far as 1937 show the property as vacant.

The property consists of 3.763 acres. The half street right-of-way at the north boundary of the subject property is 30 feet by 550 feet (16,500 square feet) or .379 acres, making the total acreage for density calculation 4.142 acres. The applicant proposes to develop the property into 128 units of multi-family residential units for seniors in two phases, with each phase consisting of 64 residential units, resulting in an ultimate proposed density of 30.9 units per acre. In addition, an area for indoor amenities such as offices for resident service provider visits (such as home health care and Veterans Administration) together with common fitness, wellness, and socializing areas is anticipated to be constructed as part of the first phase.

Common open space is to be provided to be shared by Phase 1 and Phase 2, including planned shared active open space between the Phase 1 and Phase 2 buildings and a walking trail around the west, south, and east perimeters of the property. The south and east boundaries of the property have existing fencing. The Zoning and Development Code requires a fence as a buffer between residential and commercial properties/zones. This requirement would affect the west boundary of the property which abuts an office building. The commercial neighbor, however, has indicated it would prefer no fence, but possibly some other landscaped buffer or berm or open fencing design, on that property line to preserve the open feel of the area. As part of the PD zone, staff recommends including flexibility in this requirement.

The public will benefit from the development, construction, and operation of affordable multi-family housing for low to moderate income seniors on this property, which will be facilitated by PD zoning. PD zoning will allow for the possibility of a greater quality and quantity of private open space and other recreational amenities appropriate for seniors, including a private walking trail around the property. Additional housing is needed in our community for low to moderate income seniors, particularly in a location such as this near St. Mary's Hospital and other services, businesses, transportation and amenities necessary or desirable for this demographic.

A neighborhood meeting was held on November 24, 2014. There were approximately eight interested neighbors, along with the representatives and staff who attended the meeting. The notes are attached to this report.

Consistency with the Comprehensive Plan

The proposed ODP is consistent with the Comprehensive Plan goals stated below:

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

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

The Future Land Use Map of the Comprehensive Plan shows this area to develop with the designation of Business Park Mixed Use. Applicable zones that implement this designation include R-8, R-12, R-16, R-24, R-O, B-1, CSR, BP and I-O. R-24 is the requested default zone for the proposed Planned Development.

Review criteria of Chapter 21.02.150 of the Grand Junction Municipal Code

Requests for an Outline Development Plan shall demonstrate conformance with all of the following:

The Outline Development Plan review criteria in Section 21.02.150(b):

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

The project meets the Comprehensive Plan Goals stated below.

Goal 4. “Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions.” The proposed project will provide needed affordable housing on an infill site within the City Center, taking advantage of making efficient use of existing infrastructure and amenities in the area.

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.” The proposed project will provide affordable senior apartment living in an area where needed services are readily available.

The Grand Valley Circulation Plan defines Bookcliff Avenue as a minor collector. There are no major improvements required for Bookcliff Avenue with the proposed use. All other access will be internal with the use of drive aisles and parking areas.

b) The rezoning criteria provided in Section 21.02.140 of the Grand Junction Municipal Code (GJMC).

(1) Subsequent events have invalidated the original premises and findings; and/or

The original premise has not been invalidated. The rezone request meets the goals and criteria of the Comprehensive Plan and the zoning that supports the future land use designation of Business Park Mixed Use. The PD zone designation will allow the applicant a higher and better use of this infill site.

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

The subject parcel has been vacant since it was annexed into the City in 1964. Growth has taken place on all surrounding properties, and some properties have re-developed in this area as the subject parcel remained vacant. This is an infill project in an area where all support and public amenities exist, particularly for this type of proposed use.

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

The vicinity of the subject property contains a variety of uses. St. Mary’s Hospital property is located directly north and to the northwest of the subject property. Tope Elementary School and grounds is located immediately to the south. The property to the west is zoned B-1 and developed for business uses. There are restaurants within walking distance to the property and Grand Valley Transit has stops located nearby on Bookcliff Avenue.

(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

This is one of the last vacant parcels of land in this highly desirable area in the City Center. To accommodate a Planned Development on the site will allow for better design and utilize the amenities and services of this area more efficiently.

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

The community will benefit by a housing type that is needed. This is an ideal location for this type of housing since it is near the hospital, medical offices, restaurants and bus service.

c) The planned development requirements of Section 21.05.040(f) GJMC;

1. Setback Standards – The applicant is requesting the setbacks for the property to be the same as those in the R-24 zoning district except for the allowance of zero setbacks for the side setbacks interior to the parcel. It is anticipated that the parcel will need to be split for financing reasons for development of Phase 2. The development plan anticipates that the buildings constructed in Phases 1 and 2 will be attached, sharing the common interior spaces that are constructed with Phase 1.
2. Open Space – Common open space is to be provided to be shared by Phase 1 and Phase 2, including planned shared active open space between the Phase 1 and Phase 2 buildings and a walking trail around the west, south, and east perimeters of the property.
3. Fencing/Screening – The south and east boundaries of the property have existing fencing. The west boundary of the property will be fenced for B-1 zone compatibility. The Owners Association of the B-1 zoned property request that the required fencing be an open style of fence or provide a landscaping screen/berm for the buffer required by the Zoning and Development Code.
4. Landscaping – Landscaping will be provided as part of the development in compliance with city requirements.
5. Parking – On-site parking will be constructed to meet code requirements for R-24 zoning.
6. Street Development Standards – This requirement is not applicable. All access to the property will be directly from existing street improvements on Bookcliff Avenue. Interior drive aisles and parking areas will be the only vehicular travel improvements.

- d) The applicable corridor guidelines and other overlay districts in Chapter 21.07.

The subject parcel does not fall in any overlay district or is it subject to any corridor guidelines.

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

There are existing bus stops on Bookcliff Avenue. City water and sanitary sewer are available within the street and can be extended through the site from Bookcliff Avenue for service. There is also a storm sewer located in Bookcliff Avenue. The parcel is within the Grand Valley Drainage District which includes the Buthorn Drain sub basin. Drainage detention will be addressed with the review of the site plan, which may include detention features on site.

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

Access will be from Bookcliff Avenue. Internal drive aisles and parking will accommodate circulation for residents, visitors and employees. Adequate fire access will be provided by the drive aisles.

- g) Appropriate screening and buffering of adjacent property and uses shall be provided;

Fencing and/or a landscape screen or berm will be provided along the western edge of the property as a buffer between the subject parcel and the adjacent property zoned B-1 (Neighborhood Business). The fencing will be open in character so the adjacent property can see through to avoid a walled-in effect.

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

The existing parcel is 3.763 acres. By adding in the allowed 1/2 Right-of- Way (30' x 550') an additional 16,500 square feet or .379 acres may be added to the property for the purpose of calculating the allowed density. The total acreage for calculating the density is then 4.142 acres. The applicant is proposing 128 units, resulting in a density of 30.9 units/acre. The applicant requests, and staff supports, an overall density of between 24 and 32 units per acre.

- 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 for the Planned Development will be R-24. The setback requirements for R-24 will be utilized with one deviation being the side setback for the interior of the parcel. A zero lot line is requested for the purpose of subdividing the parcel in the future for funding purposes.

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

Development is anticipated to consist of two phases. Financing efforts and design planning are already underway. It is anticipated that construction of Phase 1 can begin in late 2015. Timing for Phase 2 will be prior to December 1, 2020. Staff proposes the following phasing/development schedule:

Phase 1: Planning Clearance shall be pulled no later than December 1, 2015.

Phase 2: Planning Clearance shall be pulled no later than December 1, 2020.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Grand Junction Housing Authority application, PLD-2014-447 for a Planned Development, Outline Development Plan, staff makes the following findings of fact and conclusions:

- 3. The requested Planned Development, Outline Development Plan is consistent with the Comprehensive Plan.
- 4. The review criteria in Section 21.05.150 of the Grand Junction Municipal Code have all been met.
- 5. The review criteria in Section 21.02.140 of the Grand Junction Municipal Code (rezoning) will be met.

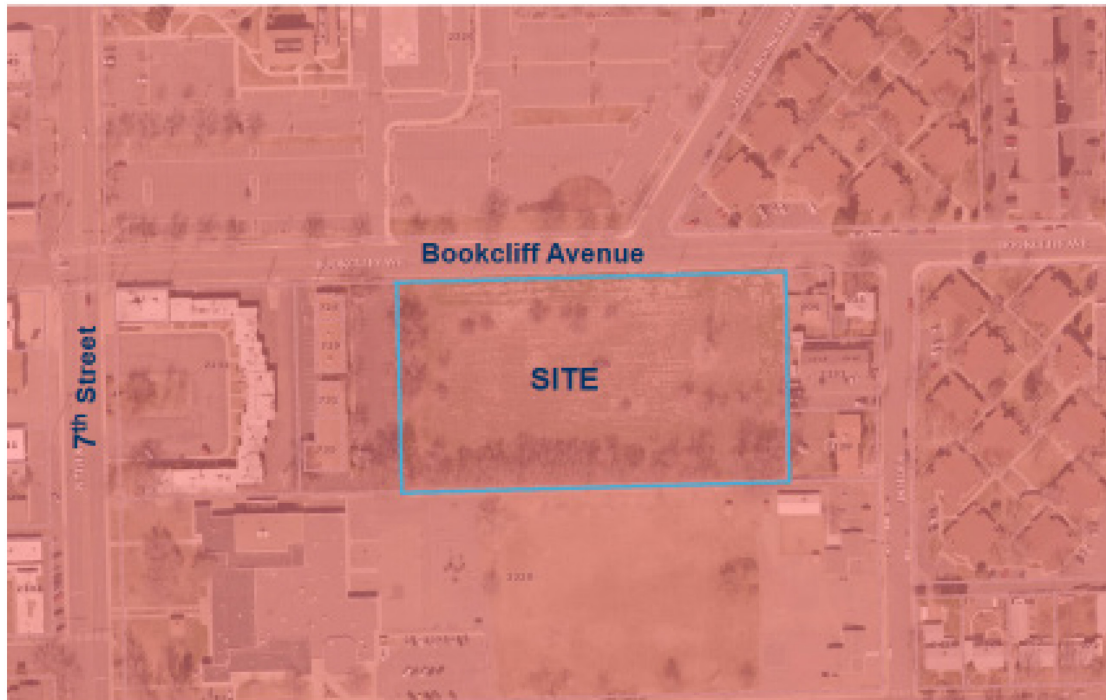
STAFF RECOMMENDATION:

Staff recommends that the Planning Commission recommend approval of the requested Planned Development, PD zoning ordinance, Outline Development Plan, PLD-2014-447 with the findings and conclusions listed above.

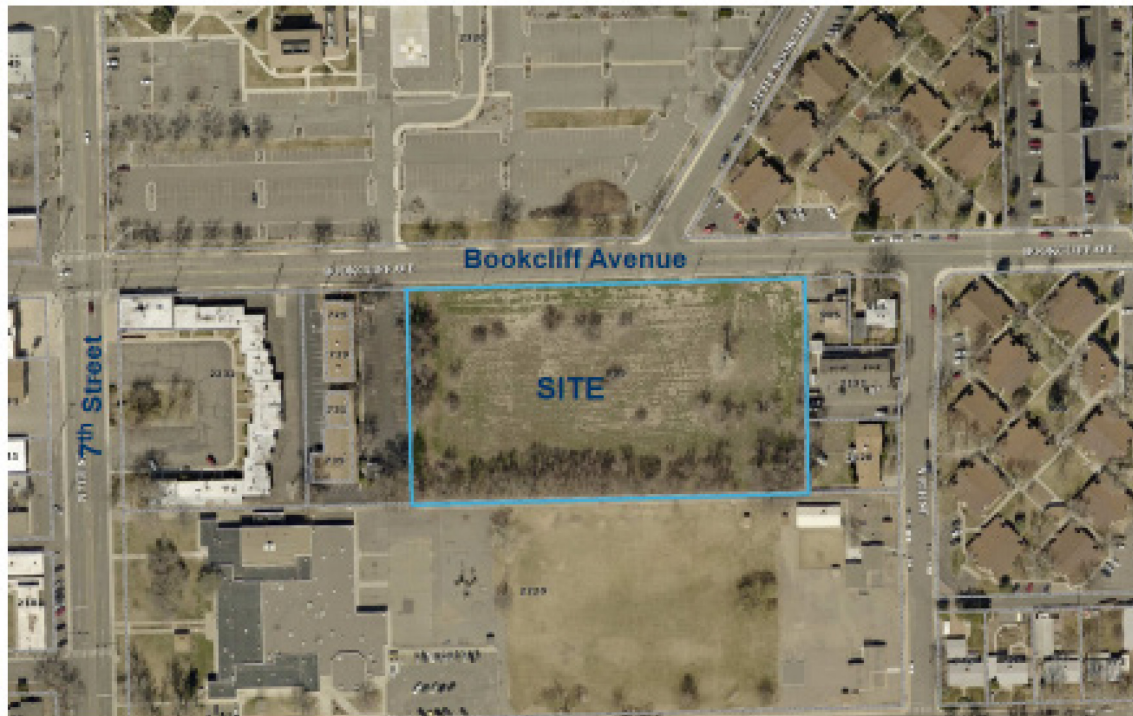
RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on item PLD-2014-447, I move that the Planning Commission forward a recommendation of approval to the City Council for the requested Rezone from R-16 (Residential – 16 units) to PD (Planned Development) and recommend approval of the Outline Development Plan, with the findings of fact, conclusions, and conditions listed in the staff report.

Site Location Map



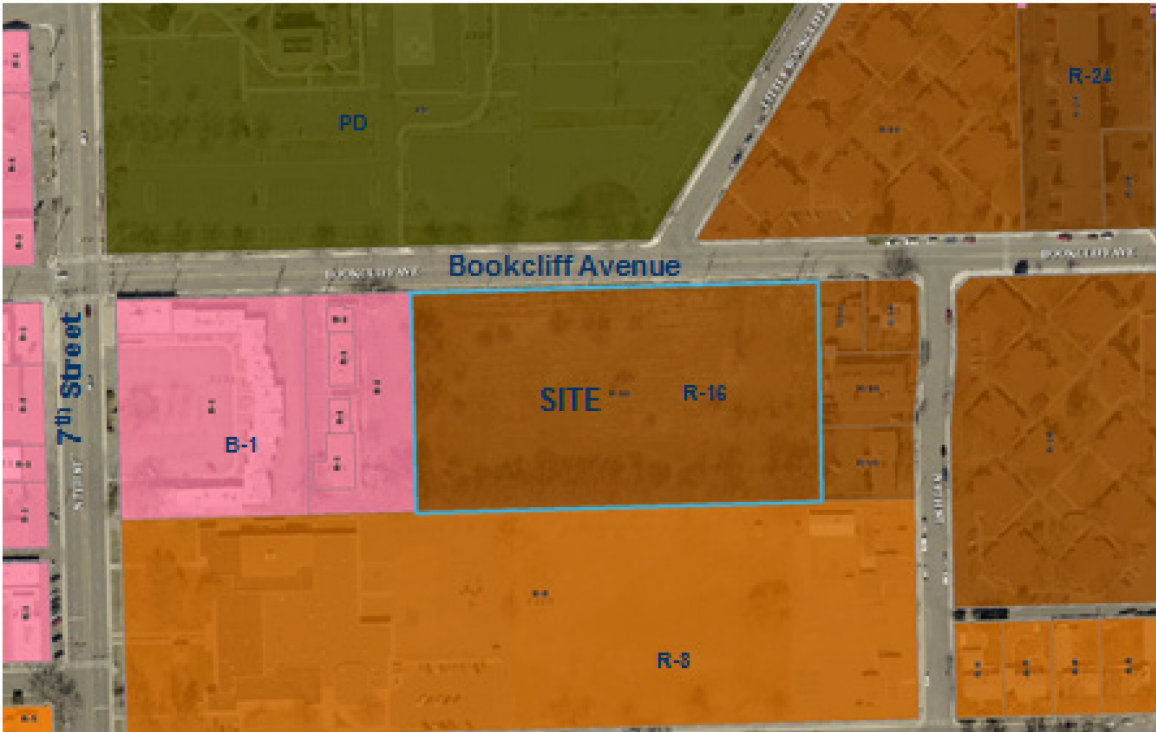
Aerial Photo Map



Future Land Use Map



Existing Zoning Map



NEIGHBORHOOD MEETING NOTES
HIGHLANDS APARTMENTS
805 Bookcliff Avenue Rezone

A neighborhood meeting was held in advance of the anticipated filing by Grand Junction Housing Authority (GJHA) of an application to rezone vacant land owned by GJHA with an address of 805 Bookcliff Avenue on November 24, 2014 at 5:30 pm at The Art Center located at 1803 N. 7th Street. Approximately a half dozen members of the public attended, in addition to representatives of GJHA and Lori Bowers from the City Planning and Development Department. A sign in sheet was available to attendees, who were encouraged to sign in. A copy of the sign in sheet is submitted with these notes.

GJHA representatives provided a power point presentation explaining the history of GJHA and describing several of its previous affordable multi-family housing developments in Grand Junction. The presentation also included visual representations of the results of a three day charrette conducted by several architects and graduate level architectural students under the auspices of University of Colorado at Denver to brainstorm possible designs for the development of this property as senior housing for low to moderate income residents. It was explained that the charrette was not a representation or guaranty of what will be constructed on the property, but rather an intensive effort to identify strengths and constraints associated with the property and one or more ways in which the desired goal of high quality affordable senior housing could be constructed on the property while maintaining compatibility with the surrounding neighborhood.

The meeting lasted about an hour and included an extensive question and answer session. Matters discussed included fencing, landscaping, planned development zoning, parking and design possibilities.

24 NOV 2014

GJHA
805 Bookcliff Ave
Neighborhood Intg

Sign IN Sheet

<u>NAME</u>	<u>Address</u>	<u>PHONE</u>	<u>EMAIL</u>
LISA REID	(905 Bookcliff)	210-5916	-
Kevin Spoke	284 Gloucester Cir E	986-7129	kspoke@outlook.com
Tim Spaul	762 1/2 Rd Fruit	986-5669	Tspaul@john.org
KATE FISCHER	24 Columbus Canyon Rd	433-8297	katfisher@aol.com
George Wheeler	3820 Applewood	245-1712	
LORI Bowers	City Planning		
AKER Carmichael	2030 N 8th St.	270-6752	
John Wolcott	729 Bookcliff Ave	260-6332	johnwolcott@net.net
JODY KOLG	2256 Pine Terrace Ct	242-1122	
Scott/GILLIAN AKER	2030 N 8th	270-4067	akercarm@g.com
Rich Krohn	744 Horizon Ct, #300	248-5850	krohn@dwindle.com

PARKING LOT
ENTRANCE

BOOKCLIFF AVENUE

LITTLE BOOKCLIFF
DRIVE

N. 90th STREET

SIDEWALK

SIDEWALK

CROSSWALK

B-1

PARKING

PHASE 2

R-16

PARKING

PHASE 1

SITE DATA:	
SITE SIZE:	3.76 ACRES
CURRENT ZONING:	R-16
PROPOSED DENSITY:	128 UNITS (APPROX. 32 UNITS/ACRE)
PROPOSED BUILDING COVERAGE:	PHASE 1: 20,000 SQ. FT. (12.2%)
	PHASE 2: 18,500 SQ. FT. (11.3%)
	TOTAL: 38,500 SQ. FT. (23.5%)
PROPOSED PARKING LOT COVERAGE:	58,600 SQ. FT. (35.8%) APPROX. 131 SPACES

TOPE
ELEMENTARY
SCHOOL

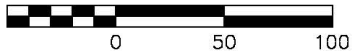
R-8



GRAND
JUNCTION
HOUSING
AUTHORITY



GRAPHIC SCALE 1"=50'



EPSTEIN PROPERTY

Grand Junction Housing Authority

Section 11, Township 1S, Range 1W, UTE Meridian (PARCEL NO. 2945-111-00-945)

Sheet 1 of 1 Date: 11/21/2014

ODP DRAWING

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE REZONING APPROXIMATELY 3.763 ACRES FROM R-16 TO PD
(PLANNED DEVELOPMENT)

GRAND JUNCTION HOUSING AUTHORITY SENIOR LIVING
PLANNED DEVELOPMENT – HIGHLANDS APARTMENTS
(AKA THE EPSTEIN PROPERTY)
LOCATED AT 805 BOOKCLIFF AVENUE

Recitals:

A request for a Rezone and Outline Development Plan approval has been submitted in accordance with the Grand Junction Municipal Code. The applicant has requested that approximately 3.763 acres, located at 805 Bookcliff Avenue, be rezoned from R-16 (Residential - 16 units per acre) to PD (Planned Development) with a default zoning of R-24 (Residential – 24 units per acre). The applicant proposes to develop the property into 128 units of multi-family residential units for seniors in two phases, with each phase consisting of 64 residential units, resulting in an ultimate proposed density of 30.9 units per acre. In addition, an area for indoor amenities such as offices for resident service provider visits (such as home health care and Veterans Administration) together with common fitness, wellness, and socializing areas is anticipated to be constructed as part of the first phase.

This PD zoning ordinance will establish the default zoning, including uses and deviations from the bulk standards.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed Rezone and Outline Development Plan approval and determined that it satisfied the criteria as set forth and established in Section 21.02.140 of the Grand Junction Municipal Code and the proposed Rezone and Outline Development Plan is consistent with the purpose and intent of the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS REZONED FROM R-16 TO PD WITH THE FOLLOWING DEFAULT ZONE AND DEVIATIONS FROM THE DEFAULT ZONING:

Property to be Rezoned:

All that part of the N1/4 of the SW1/4NE1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, lying East of the center line of North Seventh Street;

EXCEPT the West 450 feet of said tract;

AND ALSO EXCEPTING THEREFROM all roads, easements and rights of way of record in Mesa County, Colorado.

Containing 3.763 acres, more or less.

See Attached Exhibit A, Outline Development Plan.

A. Deviation of Uses

The following uses shall also be allowed:

Management office, including support offices for resident service providers such as home health care and VA, together with fitness, wellness, and socializing areas. Other indoor amenities may include a coffee shop and/or sandwich shop.

In lieu of a solid fence the required fence buffer on the west side of the property can be open style fencing (to see through) or a landscaping berm.

B. Deviations from Bulk Standards

A zoning density range of 24 to 32 dwelling units per acre shall be allowed.

Minimum side yard setbacks shall be zero for the interior of the lot, to allow for future subdivision of the lot for financing reasons. This will allow attached buildings, sharing the common area.

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

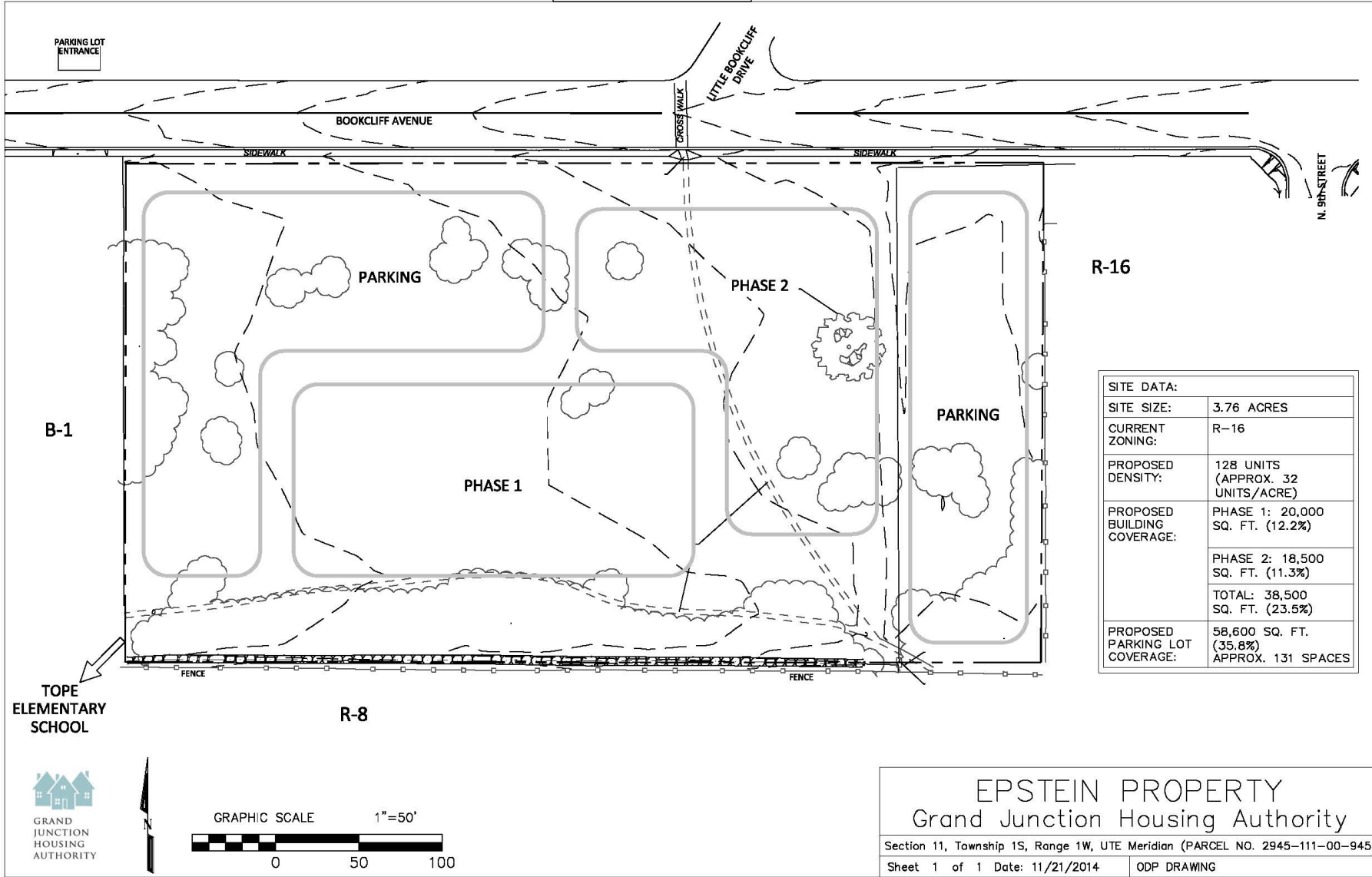
ADOPTED on second reading this _____ day of _____, 2015.

ATTEST:

President of Council

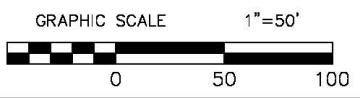
City Clerk

Exhibit A



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TOPE ELEMENTARY SCHOOL



EPSTEIN PROPERTY
Grand Junction Housing Authority

Section 11, Township 1S, Range 1W, UTE Meridian (PARCEL NO. 2945-111-00-945)
Sheet 1 of 1 Date: 11/21/2014 ODP DRAWING