

GRAND JUNCTION PLANNING COMMISSION
October 14, 2014 MINUTES
6:00 p.m. to 6:54 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, and Bill Wade.

In attendance, representing the City's Administration Department - Community Development, were Greg Moberg, (Planning Supervisor), David Thornton, Principal Planner, and Senta Costello (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lydia Reynolds was present to record the minutes.

There were 2 citizens in attendance during the hearing.

Announcements, Presentations and/or Prescheduled Visitors

None

Consent Agenda

1. Minutes of Previous Meetings

Approve the minutes from the September 9, 2014 regular meeting.

2. Proietti Annexation - Zone of Annexation

Forward a recommendation to City Council to zone 8.939 acres from County RSF-R (Residential Single-Family Rural) to a City C-1 (Light Commercial) zone district.

FILE #: ANX-2014-321
APPLICANT: Lisa Proietti
LOCATION: 782 24 Road
STAFF: Brian Rusche

3. MDC 40 - Comprehensive Plan Amendment

Forward a recommendation to City Council of a Comprehensive Plan Amendment to change the Future Land Use Designation from Residential High Mixed Use to Commercial on 10.041 acres.

FILE #: CPA-2014-230
APPLICANT: Collis Chandler III - Mountain Properties Holdings Inc

LOCATION: 28 Road at Grand Avenue
STAFF: Brian Rusche

4. MDC 40 - Rezone

Forward a recommendation to City Council to rezone 28.055 acres from a C-1 (Light Commercial) to an R-24 (Residential 24 du/ac) zone district.

FILE #: RZN-2014-231
APPLICANT: Collis Chandler III - Mountain Properties Holdings Inc
LOCATION: 28 Road at Grand Avenue
STAFF: Brian Rusche

5. Sewer Easement Vacation - Vacation

Forward a recommendation to City Council to vacate a sewer easement located at 2619 H Road.

FILE #: VAC-2014-375
APPLICANT: City of Grand Junction
LOCATION: 2619 H Road
STAFF: Greg Moberg

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 6-0.

***** 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.

6. Fire Station No. 4 Annexation - Zone of Annexation

Forward a recommendation to City Council to zone 4.760 acres from County RSF-4 (Residential-Rural) to a City R-4 (Residential 4 du/ac) zone district.

FILE #: ANX-2014-341
APPLICANT: Reorganized Church of Jesus Christ of Latter Day Saints

LOCATION: 2880 B 1/2 Road
STAFF: Senta Costello

Staff's Presentation

Senta Costello, Senior Planner, provided a PowerPoint presentation that explained the request to zone the 4.760 acre Fire Station No. 4 Annexation, consisting of 1 parcel located at 2880 B ½ Road, to a R-4 (Residential 4 du/ac) zone district.

Ms. Costello stated that the property is located approximately half way between 28 ½ Road and 29 Road on the north side of B ½ Road. Lincoln Orchard Mesa Elementary is located directly to the east of the site. The proposed Fire Station property is currently an existing church site. Ms. Costello noted that there some large acre residential properties to the west and smaller single family properties to both the north and south.

The future land use map designation for this site is residential medium low and west of 28 ½ Road the designation becomes residential medium. The property is largely surrounded by County RSF-4 with some City R-4 to the north and County PUD a little further to the west.

Ms. Costello stated that staff recommends approval to the City Council of the R-4 (Residential 4 du/ac) zone district to fit in with the existing character and zone districts in the neighborhood. Ms. Costello noted that a representative from the Fire Department was present and available to answer questions as well.

Questions for Staff

Commissioner Buschhorn inquired about the 4.76 acres noted in the report, however the County Assessor shows 3.5 acres. Ms. Costello explained that there are 1.21 acres of road right of way within B ½ Road that is included within the annexation area. Ms. Costello noted that the annexation area includes right-of-way which extends along the B ½ Road further past the proposed Fire Station property.

Public Comment

Chairman Reese opened the meeting for the public comment portion and asked anyone in favor of the project to line up at the podium. Having no one respond, Chairman Reese asked for those against the proposal to sign in and speak. With no one present wishing to speak against the proposal, Chairman Reese closed the Public Comment portion of the hearing for this item.

MOTION: (Commissioner Eslami) “Madam Chairman, on the Fire Station No. 4 Zone of Annexation, ANX-2014-341, I move that the Planning Commission forward to the City Council a recommendation of approval of the R-4 (Residential 4 du/ac) zone district for the Fire Station No. 4 Annexation with the facts and conclusions listed in the staff report.”

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

7. New MXOC Form District Text Amendment - Zoning Code Amendment

Forward a recommendation to City Council to amend the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code, to create a new form district to implement the “Mixed Use Opportunity Corridor” land use designation, to establish development standards for the new form district and to amend form districts standards.

FILE #: ZCA-2014-283
APPLICANT: City of Grand Junction
LOCATION: City Wide
STAFF: Dave Thornton

Staff’s Presentation

David Thornton, Principal Planner, provided a PowerPoint presentation addressing the two proposed amendments to the Zoning Code. The first amendment will establish a new and exclusive Form District that will be used only along the Mixed Use Opportunity Corridors. The second amendment is proposed for the other Form Districts to:

1. Establish screening requirements for building mechanical equipment; and
2. Remove drainage facilities, waterways and pedestrian areas from the required street façade calculation.

Mr. Thornton stated that the Mixed Use Opportunity Corridors were established by the Comprehensive Plan in 2010 and include four arterial streets - 29 Road, 30 Road, 32 Road and Patterson Road. The applicable form based zone districts include MXR-3, MXG-3, and MXS-3 with three story height restrictions.

Mr. Thornton explained that the land uses generally allowed in the Form Districts includes service, retail and office (no outdoor storage) that serve the immediate surrounding area as well as residential land uses.

Mr. Thornton described the location of the Mixed Use Opportunity Corridors as;

- 1 Patterson Road running from Mesa Mall to Clifton
- 2 29 Road south of I-70 to Highway 50
- 3 30 Road from the Business Loop I-70 to Patterson Road and,
- 4 32 Road which runs from the Colorado River to the Clifton interchange.

Mr. Thornton stated that Form Districts were established by the Comprehensive Plan in 2010. They are zoning districts which emphasize the character of the built environment (building form) with less emphasis on the separation of land uses. These districts

implement the Neighborhood Center, Village Center and Downtown Mixed Use Future Land Use designation, as well as the Mixed Use Opportunity Corridors. The Form Districts are intended to create pedestrian urban areas that promote less dependence on the automobile.

Mr. Thornton stated that the three form districts; MXR, MXG and MXS, were established in 2010. Within these Form Districts there are five building types; The Shopfront, Apartment, General, Townhouse and Civic. Mr. Thornton displayed a matrix of which building types were allowed in each of those Form Districts.

Mr. Thornton explained that MXR-3, MXG-3 and MXS-3 are the current Form Districts that implement the Mixed Use Opportunity Corridor option. The maximum height is 3 stories (50 feet) and all five building types are an option along the mixed use corridors.

Mr. Thornton explained that the existing form districts don't fit as well along high volume, auto-centric mixed use corridors. The proposed solution would be to create a new Form District that better addresses these mixed use corridors.

The proposed Mixed Use Opportunity Corridor (MXOC) zoning is intended to create mixed use developments along 4 mapped arterial corridors while both keeping it pedestrian friendly and accommodating the more automobile-centric nature of these busy corridors. The MXOC will provide a transition from nonresidential to existing neighborhood residential uses. The intent is to also combine access between two or more sites whenever possible to provide safety and traffic capacity to the motoring public. This zoning will establish standards that reflect the somewhat more automobile-centric nature compared to the other form districts. These standards address; access, parking, delivery and pickup areas, trash service, signage, building entry and architecture.

Mr. Thornton pointed out that the MXOC zoning will only be a zoning option for the Mixed Use Opportunity Corridors, not in the Centers. It allows for service, retail and office (no outdoor storage) that serve the immediate surrounding area as well as residential. The requirement for a front door facing the corridor would become optional. This zoning does not require a maximum 10 ft. front setback. However, within the setback area, parking, delivery and pick-up and trash service areas are not allowed. All landscaping requirements will be the same as other Form Districts. All buffering standards will be the same as those required for the Residential Office (RO) zone district.

Mr. Thornton explained that the MXOC zoning limits freestanding signs to monument signs, with a maximum height of 15 feet. Ground story transparency is not required. Architectural standards are regulated by a menu of choices requiring 3 out of the 7

design elements. Access is regulated to the side street or based on traffic safety. Mr. Thornton displayed a matrix showing that all five building types will be allowed under the proposed MXOC zone district.

Mr. Thornton explained the architectural standards in the MXOC zone district. New building facades along the corridor shall have visually interesting architectural features designed to reduce mass and scale and reflect the desired vision of the form district.

Mr. Thornton showed a slide of the seven architectural design elements as follows:

1. Variation in materials, material modules, expressed joints and details, surface relief and texture to break up building forms and wall surfaces.
2. Façade articulation/variation at a minimum of every 30 feet for all sides of the building.
3. Variation in roof lines/roof materials in order to add interest and reduce the scale of building or expanses of blank wall.
4. Façade features on the primary street (corridor) that emphasize the primary building entrance through projecting or recessed forms, detail, color and/or materials.
5. Outdoor patio in combination with or without outdoor seating located between the building and the primary street (corridor).
6. Ground story transparency of at least 50% in the form of windows and/or doors(s) for facades facing all public street frontages.
7. Other architectural and landscaping features that achieve the goals of the overall form district vision or concept, as determined by the Director.

Mr. Thornton recapped that there are two changes proposed to all the Form Districts. The first one is mechanical equipment is required to be screened regardless of location, roof or ground. The second change is in calculating the required length of the building facade to not include areas used for drainage facilities, waterways and pedestrian areas (85% for Primary street & 40% for Side street.)

Finding of Facts/Conclusions:

Mr. Thornton stated that after reviewing ZCA-2014-283, Amendments to the Zoning and Development Code (Title 21 of the GJMC) to add the Mixed Use Opportunity Corridor (MXOC) form district, and other changes to the form districts, the following findings of fact and conclusions have been determined:

1. The proposed amendments are consistent with the goals and policies of the Comprehensive Plan.

2. The proposed amendments will help implement the vision, goals and policies of the Comprehensive Plan.
3. The Staff report adequately addresses in writing the reasons for the proposed amendments.

Questions for Staff

Commissioner Wade inquired of the existing three special zoning districts that we have now, how many actually exist within the City. Mr. Thornton noted that there weren't many although there was a request on Patterson that was denied by Planning Commission and City Council a couple of years ago. Mr. Thornton explained that this zoning is truly an opportunity and not a zoning by right.

Commissioner Wade asked if someone owning land in the Mixed Use Opportunity Corridor, would they still be able to request MXR, MXG or MXS as well as the proposed MXOC. Mr. Thornton explained that they could rezone to one of those, however, the proposed amendment would limit the MXR, MXG and MXS to the Village or Neighborhood Centers. Mr. Thornton described an example on 29 Road and Patterson Road where there is a Mixed Use Opportunity Corridor over-writing a land use designation of Neighborhood Center. On that corner for example, one could ask for an MXG or MXS based on the fact it is a Neighborhood Center.

Chairman Reese asked if there were foreseeable circumstances that would trigger the requirement to utilize the MXOC zoning in an Opportunity Corridor. Mr. Thornton stated that there would not be a requirement. Chairman Reese asked if the underlying zoning of Commercial or Residential along these Opportunity Corridors could stay in place in perpetuity if a property owner so chose, but if a developer wanted to have more flexibility in their building design, they could opt into, or voluntarily rezone to an MXOC. Mr. Thornton responded that this is correct, it is an opportunity to provide more flexibility in these particular Corridors. Chairman Reese asked if a site plan review would be required. Mr. Thornton stated that the review of site plans, which are currently approved administratively for other zone districts, would be the same for the new Form Districts.

Public Comment

Chairman Reese opened the meeting for the public comment portion and asked anyone in favor of the project to line up at the podium.

Mr. Ted Ciavonne stated that he was speaking as a resident, a professional and as a member of the advisory committee that worked on the amendment. Mr. Ciavonne noted that he had previously worked on a couple of projects that ran into problems with the requirements of the MXS and MXG zoning. Mr. Ciavonne commented that he felt the proposed amendment is the result of a good representation of professionals in the field with similar concerns and the flexibility is another tool in the toolbox for development options. Mr. Ciavonne stated that he recommends approval.

Chairman Reese asked for those against the proposal to sign in and speak. With no one wishing to speak against the proposal, Chairman Reese closed the Public Comment portion of the hearing for this item.

MOTION: Commissioner Eslami - Madam Chairman, on file ZCA-2014-283, Amendments to Section 21.02.140(c) Mixed Use Opportunity Corridor, 21.03.020 Zoning Map; 21.06.040(i) Landscaping Requirements; 21.06.040(k) Buffering Requirements; and 21.03.090 Form Districts of the Zoning and Development Code (Title 21, GJMC) to create the new Mixed Use Opportunity Corridor (MXOC) form district and provide standards applicable to the district, I move that the Planning Commission forward a recommendation of approval of the proposed amendments with the findings, facts and conclusions listed in the staff report.

Commissioner Wade seconded the motion. A vote was called and the motion passed by a vote of 6-0.

General Discussion/Other Business

Mr. Moberg announced that there will not be a Planning Commission meeting on Oct. 28th, however, there will be a workshop on Thursday, Nov. 6th.

Chairman Reese noted that City Councilor Duncan McArthur was present and thanked him for attending.

Nonscheduled Citizens and/or Visitors

Rodger McClelland, 2668 Paradise Way. Mr. McClelland stated that he owned Grandby Fence and Party Rentals at the old Grand Valley Power building at 28th and Grand Ave. Mr. McClelland explained he was inquiring about items 3 and 4 on the consent agenda which was a Comprehensive Plan Amendment and rezone near 28th and Grand Ave. Mr. McClelland stated his concerns over the future closing of the traffic light at 28th and Grand and how he felt it would adversely hurt his business at that location. Chairman Reese stated that the closing of that light was adopted with the 2010 Grand Valley Circulation Plan and was not an element of the rezone approved in the Consent Agenda.

Commission Wade asked Mr. Moberg if there was an established timetable for the closing of the intersection. Mr. Moberg stated that he was not aware of a timetable for that intersection, and offered to meet with Mr. McClelland and discuss his concerns.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:54 p.m.