

**GRAND JUNCTION PLANNING COMMISSION  
NOVEMBER 10, 2008 MINUTES  
6:00 p.m. to 6:36 p.m.**

In the absence of Chairman Cole and Vice Chairman Lowrey, Commissioner Putnam was nominated to serve as temporary Chairman. The regularly scheduled Planning Commission hearing was called to order at 6:00 p.m. by temporary Chairman William Putnam. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were William Putnam (Acting Chairman), Reggie Wall, Lynn Pavelka-Zarkesh, Pat Carlow, Mark Abbott, and Ebe Eslami. Roland Cole (Chairman) was absent.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Lisa Cox (Planning Manager), Greg Moberg (Planning Services Supervisor), Judith Rice (Associate Planner) and Eric Hahn (Development Engineer).

Also present was Jamie Beard (Assistant City Attorney).

Lynn Singer was present to record the minutes.

There were 6 interested citizens present during the course of the hearing.

**Announcements, Presentations, and/or Prescheduled Visitors**

**Consent Agenda**

**1. Minutes of Previous Meetings**

Approve the minutes of the October 14, 2008 Regular Meeting.

**2. Quincy Bar and Patio – Conditional Use Permit – Continued to November 25, 2008**

Request approval of a Conditional Use Permit for an existing bar/nightclub in a B-2 (Downtown Business) zone district.

**FILE #:** CUP-2008-263

**PETITIONER:** Adelle B. Lloyd

**LOCATION:** 609 Main Street

**STAFF:** Judith Rice, Associate Planner

Judith Rice, Public Works and Planning Department, requested a continuance to 11/25/08 planning commission hearing.

Commissioner Putnam briefly explained the Consent Agenda and invited the public, planning commissioners, and staff to speak if they wanted any item pulled for additional

discussion. Lisa Cox announced that there was one change to the Consent Agenda which was more fully explained by Judith Rice, Public Works and Planning Department. Ms. Rice requested a continuance of item number 2, Quincy Bar and Patio, to the November 25, 2008 Planning Commission meeting. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on the Consent Agenda.

**MOTION: (Commissioner Wall) “Mr. Chairman, I move we approve the Consent Agenda as amended.”**

Commissioner Carlow seconded the motion. A vote was called. The motion passed unanimously by a vote of 6 - 0.

**Public Hearing Items**

**3. Mesa State – Outline Development Plan**

A recommendation of approval to City Council to zone 154.05 acres to PD (Planned Development) with a default zone of M-U (Mixed Use) and recommendation of approval to City Council of an Outline Development Plan (ODP).

**FILE #:** ODP-2008-154

**PETITIONER:** Arnie Butler – Mesa State Real Estate Foundation

**LOCATION:** 2899 D 1/2 Road

**STAFF:** Greg Moberg, Planning Services Supervisor

**STAFF’S PRESENTATION**

Greg Moberg, Public Works and Planning Department, made a PowerPoint presentation regarding the request for a recommendation of approval to City Council to zone the subject property to PD with a default zone of Mixed Use as well as a recommendation of approval to City Council of an Outline Development Plan for the above-referenced project. He pointed out that the owner of the property, Mesa State College Real Estate Foundation, was also the applicant. Mr. Moberg stated that this property was annexed into the City on June 6, 2007. He further stated that surrounding uses were as follows: Commercial to the north along the I-70 Business Loop; the cemetery and state property to the west; Residential to the south with some vacant Agriculture; and Residential and Agricultural to the east. The Future Land Use Plan showed this as Mixed Use as approved on March 5, 2008 by City Council; Commercial Industrial and Industrial to the north; Public to the west; Residential Medium Low and Commercial to the south; and Residential Medium to the east. Mr. Moberg pointed out that the property was currently being used as the electrical lineman training facility, the Colorado State University Animal Diagnostic Laboratory and agriculturally cultivated lands. The applicant has proposed Mixed Use as the default zone. The Mixed Use Zone purpose is to provide for a mix of light manufacturing, office park, employment centers, retail, service and multiple family residential uses. The site plan showed that the applicant had requested 4 pods – Pod A would be developed as Industrial and located on the north and west boundary of the property perimeter; Pod B would be developed as Commercial with a residential component to it; Pod C would be principally Commercial with a residential component;

and Pod D was proposed as principally Residential with a Commercial component to it. Additionally, the applicant has requested that the maximum building size be increased to 250,000 square feet. The applicant proposed the maximum number of dwelling units of 371 on Pod B and 754 for Pod D for a total of 1124 dwelling units. He stated that there would be two access points on 29 Road and two along the Riverside Parkway. Free standing signage would be limited along 29 Road and Riverside Parkway; however, the internal signage would be subject to the Preliminary Development Plan. Also, the applicant has proposed a 25 foot landscape buffer along the west property line with a minimum 50 foot setback for all buildings along the west property line together with a 6 foot fence located within that landscape buffer. He pointed out that there were some deviations to the multiple use category bulk standards as outlined in the staff report. Mr. Moberg indicated that the requested Planned Development and Outline Development Plan were consistent with the Growth Plan, the applicable review criteria of the Zoning and Development Code had been met and staff recommended approval of this request.

**APPLICANT’S PRESENTATION**

Joe Carter, Ciavonne, Roberts and Associates, addressed the Commission on behalf of applicant. He addressed the community benefits aspect required by any Planned Development. He stated that for this particular project, these included more effective infrastructure layout, multi-family housing, 25 foot landscape buffer, a 50 foot setback along the cemetery, detached trails along arterial streets, larger setbacks, decibel level restriction for the cemetery, property line and fencing adjacent to the cemetery. The property would also have a decibel level restriction which would be a measurable standard not a subjective standard, 65 decibels.

**QUESTIONS**

Commissioner Wall asked if the decibel level would take effect after the building was completed. Mr. Carter stated that it would technically be in place upon approval by City Council.

Commissioner Eslami raised a question regarding the side yard setbacks of zero. Mr. Carter said that in the zero side yard setback, if there was a fee simple lot that was a lot adjacent to a lot with a common wall, there could still be a property line between them but the setback would be zero.

Commissioner Eslami asked if a park or some type of open space would be proposed. Mr. Carter said that there was open space proposed. He confirmed that for every multi-family unit, 600 square feet of open space or outdoor living area would need to be provided.

Commissioner Putnam asked if there was an open drain ditch along the north side of Riverside Parkway. Mr. Carter said that he did not know but assumed that once they got into detailed engineering plans, that ditch would be dealt with. He said that there were some open irrigation channels through the property that would have to be redirected.

Commissioner Eslami asked if there was irrigation water. Mr. Carter said that there was irrigation water.

**PETITIONER'S PRESENTATION**

Mr. Carter also addressed the existing uses on the property. Once the zoning was approved those uses would be grandfathered in although they might not typically be allowed in the zone; however, as they exist on the property they would be grandfathered in.

**QUESTIONS**

Commissioner Putnam asked if Mesa State College and CSU planned on continuing the uses indefinitely. Mr. Carter said that they thought they would work together to relocate.

Commissioner Eslami asked why the applicant wanted the building size to be increased to 250,000 square feet. Mr. Carter said that under the straight Mixed Use zone, the maximum building size is 150,000 square feet and a typical super center if one were to come to the site would be larger than that. The deviation would allow a larger variety of retailers.

**PUBLIC COMMENT**

Dr. John Andrews, director of the veterinary diagnostic lab, said that it was his understanding that the Colorado State University and Mesa State have discussed the issue of moving this facility. He said that they still held a lease on the property and they were hopeful that that would correspond with the timing that it would take to move this project along.

Richard Gigliotti, Director of the cemetery on Riverside Parkway, mentioned that they had been working with staff and the applicant. He said that their concerns were addressed to their satisfaction. Furthermore, with regard to the landscape buffer zones, their consent was based on the assumption that the landscape buffer would be of sufficient construction to offer a visual as well as an audible buffer. They were concerned with maintaining the sanctity of the cemetery and were committed to making it a shrine for veterans. Their concerns were predicated on the assumption that the density of material of the landscaped area would be sufficient to provide a visual and an audible barrier.

**QUESTIONS**

Commissioner Wall raised a question regarding the building size. Greg Moberg said that staff was comfortable with that deviation. Commissioner Wall asked if it would be a total of 250,000 square feet or would it be less. Mr. Moberg clarified that it would allow up to 250,000 square feet of retail.

**DISCUSSION**

Commissioner Putnam added that not only did this proposal conform with the Growth Plan, but also would enhance the Comprehensive Plan when it came into effect.

**MOTION: (Commissioner Wall) “Mr. Chairman, on item number ODP-2007-154, I move that the Planning Commission forward a recommendation of approval for the Mesa State Planned Development, Outline Development Plan, with the facts and findings listed in the project report.”**

Commissioner Carlow seconded the motion. Commissioner Putnam commented that the amended staff report identified it as ODP-2008-154 and the motion as stated was 2007. He asked that it be corrected to 2008. A vote was called and the motion passed unanimously by a vote of 6 - 0.

**General Discussion/Other Business**

Lisa Cox noted that a week ago Monday City Council made two new appointments to the Planning Commission and introduced Messrs. Ebe Eslami who was appointed to fill the unexpired term of Mr. Bill Pitts and Mr. Mark Abbott who was appointed to fill a vacant position. Ms. Cox further stated that at this time there were no alternates for the Planning Commission but that City Council would attempt to fill those vacancies at the earliest convenience.

**Nonscheduled Citizens and/or Visitors**

None.

**Adjournment**

With no objection and no further business, the Planning Commission meeting was adjourned at 6:36 p.m.