

GRAND JUNCTION PLANNING COMMISSION
JULY 27, 2004 MINUTES
7:00 p.m. to 7:22 p.m.

The regularly scheduled Planning Commission hearing was called to order at 7:00 p.m. by Chairman Paul Dibble. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Dr. Paul Dibble (Chairman), Roland Cole (Vice-Chairman), John Evans, John Redifer, William Putnam, Bill Pitts and Travis Cox (alternate).

In attendance, representing the City's Community Development Department, were Bob Blanchard (Community Development Director), Pat Cecil (Development Services Supervisor), Scott Peterson (Associate Planner) and Senta Costello (Associate Planner).

Also present was Jamie Kreiling (Assistant City Attorney).

Terri Troutner was present to record the minutes.

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

I. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS

There were no announcements, presentations and/or visitors.

II. APPROVAL OF MINUTES

Available for consideration were the minutes from the May 25, 2004, June 8, 2004, and June 22, 2004 public hearings.

MOTION: (Commissioner Putnam) "Mr. Chairman, I move to approve the minutes of the May 25 meeting as presented."

Commissioner Cole seconded the motion. A vote was called and the motion passed by a vote of 6-0, with Commissioner Redifer abstaining.

MOTION: (Commissioner Cole) "Mr. Chairman, I would move for approval of the minutes of June 8 as presented."

Commissioner Evans seconded the motion. A vote was called and the motion passed by a vote of 6-0, with Commissioner Cox abstaining.

MOTION: (Commissioner Evans) "Mr. Chairman, I would like to recommend we approve the minutes of June 22."

Commissioner Redifer seconded the motion. A vote was called and the motion passed by a vote of 4-0, with Commissioners Cox, Pitts and Cole abstaining.

III. CONSENT AGENDA

Available for consideration were items VR-2004-131 (Vacation of Right-of-Way, Horizon and G Road), ANX-2004-135 (Zone of Annexation--Castanha Annexation), FPA-2004-111 (Final Plan Amendment--St. Mary's Hospital Signage), and ANX-2004-121 (Zone of Annexation--Haremza Annexation).

Jon Sink (597 Ravenwood Lane, Grand Junction) submitted comments for the record on item ANX-2004-135. He wasn't sure if his comments warranted pulling the item from Consent.

Pat Cecil came forward and said that the petitioner had requested a continuance of ANX-2004-135 to the August 10, 2004 public hearing.

MOTION: (Commissioner Putnam) "Mr. Chairman, I move that item 2, ANX-2004-135 be continued to the August 10 meeting."

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

MOTION: (Commissioner Cole) "Mr. Chairman, I would move [for] approval of the Consent Agenda as corrected [consideration only of items 1, 3, and 4]."

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

III. FULL HEARING

RZ-2004-129 REZONE--BRATTON REZONE REQUEST

A request for approval to rezone a .37-acre parcel of land from RMF-24 (Residential Multi-Family, 24 units/acre) to B-1 (Neighborhood Business).

Petitioner: John Bratton

Location: 1215 North 1st Street

PETITIONER'S PRESENTATION

Mr. Bratton remarked that he was looking forward to working with the City, and he availed himself for questions.

STAFF'S PRESENTATION

Scott Peterson gave a Powerpoint presentation containing the following slides: 1) site location map; 2) Future Land Use Map; 3) aerial photo map; 4) Existing City Zoning Map; and 5) findings and conclusions. The petitioner, he said, had originally asked for B-1 zoning to allow for an office use; however, staff had instead recommended an RO (Residential Office) zone. The petitioner agreed to comply with staff's recommendation, which was to rezone the property from RMF-24 to RO.

QUESTIONS

Commissioner Coleman asked if there would be any legal complications in moving forward, since the item had been advertised as a B-1 zoning request. Mr. Peterson said that since the RO zone was a less intense option, there would be no problem with moving forward. He added that RO zoning precluded retail sales but did allow for business office uses within residential neighborhoods. Bulk standards for RO zoning required that the building reflect the residential character of the neighborhood.

Chairman Dibble noted the petitioner's mention in his submittal of a property line adjustment. Was this instead to have reflected a "property zone adjustment"? The petitioner responded affirmatively.

Commissioner Putnam wondered if this use would trigger the need for a masonry fence between the office and residential uses. Mr. Scott said that such a fence would not be required; however, there were buffering requirements to which the petitioner must adhere.

PUBLIC COMMENTS

There were no comments either for or against the request.

DISCUSSION

Commissioner Cole congratulated the petitioner on his upgrading of the subject property. He expressed support for staff's recommendation of an RO zone.

Commissioner Pitts agreed that the petitioner had done an excellent job in renovating the property, and he felt that the use would provide a good transition between the area's existing single-family and multi-family uses. He too supported the recommended RO zone.

MOTION: (Commissioner Cole) "Mr. Chairman, on the Bratton Rezone, #RZ-2004-129, I move that the Planning Commission forward a recommendation of approval to the City Council on the request to rezone from RMF-24 (Residential Multi-Family, 24 units per acre) to RO (Residential Office), with the findings and conclusions as listed in the staff report."

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

With no further business to discuss, the public hearing was adjourned at 7:22 p.m.