

GRAND JUNCTION PLANNING COMMISSION

January 5, 1993

7:00 p.m. - 8:13 p.m.

The regular meeting of the Grand Junction Planning Commission was called to order by Chairman Ron Halsey at 7:00 p.m. in the City/County auditorium.

In attendance representing the City Planning Commission were Jim Anderson, John Elmer, Chairman Ron Halsey and Scott Brown.

Commissioner Tom Volkmann was absent.

In attendance representing the City Community Development Department were Larry Timm, Director; Kathy Portner, Senior Planner; Karl Metzner, Planner; David Thornton, Planner; and Kristen Ashbeck, Planner.

John Shaver, Assistant City Attorney was also present.

Marcia Petering from the City Community Development Department was present to record the minutes.

There were 16 interested citizens present during the course of the meeting.

I. CALL TO ORDER

II. APPROVAL OF MINUTES

MOTION: (COMMISSIONER ELMER) "MR. CHAIRMAN, I MOVE THAT WE APPROVE THE MINUTES OF THE DECEMBER 1, 1992 MEETING AS SUBMITTED."

Commissioner Brown seconded the motion. The motion was unanimously approved.

III. ANNOUNCEMENTS, PRESENTATIONS AND/OR PRE-SCHEDULED VISITORS.

There were no announcements, presentations and/or pre-scheduled visitors.

IV. PUBLIC HEARING ITEMS FOR FINAL DECISION

1. #75-92 CONDITIONAL USE PERMIT - LIQUOR LICENSE

A request for a Conditional Use Permit for a liquor license for a 210 seat Red Lobster Restaurant in the Mesa Mall Complex.

PETITIONER: General Mills Restaurants, Inc.

REPRESENTATIVE: Western Engineers, Inc.

LOCATION: 575 24 1/2 Road

PETITIONERS PRESENTATION

Larry Gebhart of Western Engineer was present representing General Mills Restaurants which is proposing that a Red Lobster Restaurant be located at 24 1/2 Road and Highway 6 & 50 (southeast corner of the Mesa Mall). This would be an approximately 6,100 square feet restaurant which would seat about 210 people and employ almost 100.

STAFF PRESENTATION

Kristen Ashbeck reviewed the unresolved items on the site plan:

1. CIRCULATION - Staff tried to work out the safest access points given the existing development on all sides and the configuration of the site. Staff required the following revisions to the site plan: a) a left hand turn pocket on the access road into the Mall and; b) increased radius at both entry points. The developer, at present, is not being required to provide additional stacking space on the left hand turn lane on 24 1/2 Road. After six months of operation, additional traffic counts will be required to determine if the stacking is adequate. The Improvements Agreement shall provide for these items.
2. LANDSCAPE PLAN - Because of the required site plan modifications, the landscaping plan must also be modified prior to issuance of a building permit.
3. EASEMENT - The Petitioner shall dedicate an easement across the Toys 'R Us property for a sewer line. If the easement is not dedicated then the City will assume the line is private and the City will not be responsible for maintenance. The City Utilities Engineer has given the Petitioner until March 19, 1993 to obtain the easement from Toys 'R Us.

Ms. Ashbeck stated that the file is in order and staff recommends approval.

PUBLIC COMMENT

For:

Don Benson, General Manager of Mesa Mall, stated that they are the leaseholder of the land and Red Lobster will bring a food entity to the area which is very desirable, will provide employment for about 100 people and the development will be aesthetically pleasing.

Ron Gates, General Mills Restaurants, said they are happy to be coming to Grand Junction.

Judy France, a city resident, said she was very happy to see Red Lobster coming as they have a good reputation, keep a clean environment and offer job opportunities.

Against:

Bob Wallin, Color Country Management (Sizzler Restaurants), said he was not opposed to the petition for Red Lobster but wanted some factors entered as part of the record of the hearing. Mr. Wallin said he, on behalf of Color County Management, met with General Mills and the Mall Management regarding the potentially hazardous traffic conditions which can be created, especially on the west portion of the Red Lobster drive which runs parallel to the Sizzler. Mr. Wallin said they requested that there be, at least, signage making this a right-hand turn only and proper traffic controls out of that area. Mr. Wallin said they are concerned and do not want the liability for a dangerous condition which can be caused with twin entrances and exits parallel to each other.

QUESTIONS

Chairman Halsey asked if these issues have been addressed?

Ms. Ashbeck said Mesa Mall is concerned about the same issue, but the City Engineer felt a right-hand turn only would be going against the normal flow of traffic and will overload the mall exit on 24 1/2 Road. Also, the left-hand turn provides the radius needed for a truck to turn out of that site. Without the left-hand turn some of the medians on 24 1/2 Road would need to be changed. Staff recommendation is against the right-turn only onto the access road.

Commissioner Brown asked how much stacking room there is on 24 1/2 Road.

Larry Gebhart replied that there is approximately 125 feet.

When asked if this is the median where the stacking might need to be increased at a later date, Mr. Gebhart replied affirmatively.

Commissioner Elmer asked if this entrance had been approved previously?

Ms. Ashbeck replied yes and pointed out the Mall development plan. Ms. Ashbeck said the curb cut already exists for the entrance on 24 1/2 Road; staff considered a shared access with the Sizzler but it would have resulted in the Sizzler losing parking spaces.

When asked if the Petitioner agreed to obtain the easement across Toys 'R Us, Mr. Gebhart replied affirmatively.

MOTION: (COMMISSIONER ELMER) "Mr. Chairman, on item #75-92, a request for approval of a Conditional Use Permit for a liquor license for a 210 seat Red Lobster Restaurant in the Mesa Mall Complex, I move that we approve this request subject to staff recommendations."

Commissioner Anderson seconded the motion. The motion was unanimously approved by a vote of 4-0.

V. PUBLIC HEARING ON ITEMS FOR RECOMMENDATION TO CITY COUNCIL

#76-92 REZONE & ODP - FELLSTON MINI-STORAGE

A request to rezone a property in a Planned Residential Zone with 17 units per acre (PR-17) to a Planned Business Zone (PB) and a request for approval of an Outline Development Plan (ODP) for a 199 unit mini-storage facility.

PETITIONER: Jay Fellhauer & Gregg Cranston

REPRESENTATIVE: Thomas A. Logue

LOCATION: 2468 Patterson Road

PETITIONERS PRESENTATION

Tom Logue said this is a request to change the zoning to Planned Business to permit the construction of 199 mini-storage units on 1.9 acres and also approval of the Outline Development Plan. Mr. Logue said this is the first step of a several step process. The property is located along the north side of F Road, a little to the east of the Western Federal Bank building. Most of the surrounding property is vacant and undeveloped.

STAFF PRESENTATION

Karl Metzner reviewed the proposal. This plan shows mini-storage units generally around the entire perimeter of the property, down the middle, as well as a set of units coming out toward Patterson Road in the narrow neck of the property as it approaches Patterson. During review, staff had a number of concerns one of which was how this proposal affects the character of Patterson Road. The adjacent zoning, both east and west, is already Planned Business and the Patterson Road corridor guidelines support PB zoning; however, existing nearby uses suggest that a different kind of use directly adjacent to Patterson might be more appropriate.

One of the staff recommendations was that the units down the narrow neck of the property be deleted and that the area be reserved for some other kind of business use, such as retail or office. Staff also felt with the property to the west being fairly small it would be beneficial for the Petitioner to consider a shared access with that parcel. A 2.5 feet setback might be a maintenance problem, so a larger setback from the rear of the units to the property line was recommended. Staff also recommended that the rear of the units be treated in some way to make them look more like a screening wall rather than the back of a building. Drainage, fire protection, etc. would be addressed at the next stage of the project. The petitioner has responded positively to these comments.

COMMENTS

There were no comments either for or against this application.

QUESTIONS

Commissioner Elmer asked what straight zone storage units would be allowed in?

Mr. Metzner said it would be allowed in heavy commercial or industrial, which is the zoning on the south side of Patterson Road at this location.

Commissioner Elmer said he understood that uses in a planned zone should be only those allowed in the respective straight zone.

Commissioner Elmer asked if the 8,700 square feet of open space is correct as is stated in the Petitioner's narrative?

Mr. Logue said it should probably be 870 square feet, but the percentage is correct.

Commissioner Elmer said he agreed that the front of the parcel should be used for another purpose, but that it would not be practical even with a shared access because of its size.

Mr. Logue said the adjacent property owner does not know what he wants to do with his property at this point. Mr. Logue said in a Planned Business zone you need to designate the uses.

Commissioner Elmer said, based on the development engineer's comments on the drainage and retention area, there is probably not enough room in the front of the property. Commissioner Elmer asked about the planned zones on either side of the property.

Mr. Metzner said all of these were zoned by the County in the early 80's with no set development plans. The Patterson Road Corridor Guidelines are used for guidance.

Commissioner Elmer said one of his concerns is setting a trend for the north side of Patterson Road. There are some nice, good looking businesses which are of a more planned business nature. This proposal is more of an industrial use and belongs on the south side of the road. Also it does not meet the nature or intent of a planned development.

Chairman Halsey referred to discussions on the Northwest Study where a different type concept was identified for the area north of Patterson.

Commissioner Brown said he was concerned that if there was small retail in the front that the parking area would be used for access to the mini-storage units.

MOTION: (COMMISSIONER BROWN) "MR. CHAIRMAN, ON ITEM #76-92, A REQUEST TO REZONE A PROPERTY IN PLANNED RESIDENTIAL ZONE WITH 17 UNITS PER ACRE (PR-17) TO PLANNED BUSINESS ZONE (PB) AND A REQUEST FOR APPROVAL OF AN OUTLINE

DEVELOPMENT PLAN (ODP) FOR A 199 UNIT MINI-STORAGE FACILITY, I MOVE THAT WE FORWARD THIS ON TO CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL SUBJECT TO STAFF RECOMMENDATIONS."

The motion died due to lack of a second.

MOTION: (COMMISSIONER ELMER) "MR. CHAIRMAN, ON ITEM #76-92, A REQUEST TO REZONE A PROPERTY IN PLANNED RESIDENTIAL ZONE WITH 17 UNITS PER ACRE (PR-17) TO PLANNED BUSINESS ZONE (PB) AND A REQUEST FOR APPROVAL OF AN OUTLINE DEVELOPMENT PLAN (ODP) FOR A 199 UNIT MINI-STORAGE FACILITY, I MOVE THAT WE DENY THIS FOR THE FOLLOWING REASONS: THAT IT IS AESTHETICALLY NOT APPROPRIATE FOR THAT AREA OF PATTERSON ROAD; IT DOESN'T MEET THE INTENT OF THE PLANNED DEVELOPMENT CODE AND; IT BELONGS IN MORE INDUSTRIAL, HEAVIER COMMERCIAL AREA SUCH AS THE SOUTH SIDE OF PATTERSON."

Commissioner Anderson seconded the motion. The motion was approved by a vote of 3-1 with Commissioner Brown opposed.

#78-92 REZONE - FROM B-3 TO RMF-32

A request to rezone property now zoned Retail Business (B-3) to Residential Multi-family 32 units per acre (RMF-32).

PETITIONER: Dorothy Brown

REPRESENTATIVE: Karl Metzner

LOCATION: 634/636 Teller Avenue

PETITIONER/STAFF PRESENTATION

Karl Metzner said this is a City initiated petition. In 1968 a rezoning occurred which affected the west side of 7th Street. At that time this property was accidentally included in the rezone and was rezoned to B-3. All of the zoning maps show this property to be RMF-32, but the zoning ordinance included it and it is B-3. Based on staff research this rezone was in error.

PUBLIC COMMENT

There were no comments either for or against the application.

MOTION: (COMMISSIONER ANDERSON) "MR. CHAIRMAN, ON ITEM #78-92, A

REQUEST TO REZONE PROPERTY NOW ZONED RETAIL BUSINESS (B-3) TO RESIDENTIAL MULTI-FAMILY 32 UNITS PER ACRE (RMF-32), I MOVE THAT WE FORWARD THIS ON TO CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL."

Commissioner Elmer seconded the motion. The motion was unanimously approved by a vote of 4-0.

#36-92 ZONE OF ANNEXATION - WILSON RANCH #4

A request to zone the land being annexed to the City, also known as the Wilson Ranch #4 Annexation (28.63 acres) to Planned Residential with a density of 4.4 units per acre (PR-4.4).

PETITIONER: City of Grand Junction

REPRESENTATIVE: Karl Metzner

LOCATION: South of G 1/2 Road & East of 25 1/2 Road

PETITIONER'S PRESENTATION

Karl Metzner gave a description of the property location and informed the Commission that the County approved preliminary plans for this undeveloped land. The owner has submitted a final plan to the City for the next Planning Commission cycle.

PUBLIC COMMENT

There was no public comment either for or against the application.

MOTION: (COMMISSIONER ANDERSON) "MR. CHAIRMAN, ON ITEM #36-92, A REQUEST TO ZONE LAND BEING ANNEXED TO THE CITY, ALSO KNOWN AS THE WILSON RANCH #4 ANNEXATION, TO PLANNED RESIDENTIAL WITH A DENSITY OF 4.4 UNITS PER ACRE (PR-4.4), I MOVE THAT WE FORWARD THIS ON TO CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL."

Commissioner Brown seconded the motion. The motion was unanimously approved by a vote of 4-0.

#66-92 ZONE OF ANNEXATION - ROLLING ACRES

A request to zone the land being annexed to the City, also known as the Rolling Acres Annexation (33 acres) to Residential Single Family, two units per acre (RSF-2).

PETITIONER: City of Grand Junction

REPRESENTATIVE: Karl Metzner

LOCATION: West of 7th Street & East of 25 1/2 Road

PETITIONER'S PRESENTATION

Karl Metzner gave a description of the property location.

PUBLIC COMMENT

There was no public comment either for or against the application.

MOTION: (COMMISSIONER ELMER) "MR. CHAIRMAN, ON ITEM #66-92, A REQUEST TO ZONE THE LAND BEING ANNEXED TO THE CITY, ALSO KNOWN AS THE ROLLING ACRES ANNEXATION, TO RESIDENTIAL SINGLE FAMILY, TWO UNITS PER ACRE (RSF-2), I MOVE THAT WE FORWARD THIS ON TO CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL."

Commissioner Brown seconded the motion. The motion was unanimously approved by a vote of 4-0.

#67-92 ZONE OF ANNEXATION - CRESTRIDGE HEIGHTS

A request to zone the land being annexed to the City, also known as the Crestridge Heights Annexation (20 acres) to Residential Single Family, one unit per acre (RSF-1).

PETITIONER: City of Grand Junction

REPRESENTATIVE: Karl Metzner

LOCATION: South of G Road & East of 7th Street

PETITIONER'S PRESENTATION

Karl Metzner gave a description of the property location.

PUBLIC COMMENT

There was no public comment either for or against the application.

MOTION: (COMMISSIONER ELMER) "MR. CHAIRMAN, ON ITEM #67-92, A REQUEST TO ZONE THE LAND BEING ANNEXED TO THE CITY, ALSO KNOWN AS THE CRESTRIDGE HEIGHTS ANNEXATION, TO RESIDENTIAL SINGLE FAMILY, ONE UNIT PER ACRE (RSF-1), I MOVE THAT WE FORWARD THIS ON TO CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL."

Commissioner Brown seconded the motion. The motion was unanimously approved by a vote of 4-0.

#72-92 ZONE OF ANNEXATION - TERRA DEL VISTA

A request to zone the land being annexed to the City, also known as the Terra Del Vista Annexation (10 acres) to Residential Single Family, two units per acre (RSF-2).

PETITIONER: City of Grand Junction

REPRESENTATIVE: Karl Metzner

LOCATION: East of 7th Street & South of I-70

PETITIONER'S PRESENTATION

Karl Metzner gave a description of the property location.

PUBLIC COMMENT

There was no public comment either for or against the application.

MOTION: (COMMISSIONER ANDERSON) "MR. CHAIRMAN, ON ITEM #72-92, A REQUEST TO ZONE THE LAND BEING ANNEXED TO THE CITY, ALSO KNOWN AS THE TERRA DEL VISTA ANNEXATION, TO RESIDENTIAL SINGLE FAMILY, TWO UNITS PER ACRE (RSF-2), I MOVE THAT WE FORWARD THIS ON TO CITY COUNCIL WITH THE RECOMMENDATION FOR APPROVAL."

Commissioner Brown seconded the motion. The motion was unanimously approved by a vote of 4-0.

VI. GENERAL DISCUSSION

MESA STATE COLLEGE PLAN

Chairman Halsey asked if there was any update on Mesa College's long-term Master Plan?

Larry Timm said the plan was presented at the last Growth Committee meeting. Mr. Timm offered to provide the Commissioners with copies and to sit down and go over the plan with them, but it would just be an interpretation of the plan; or, Mr. Timm also suggested that it could be put on the next agenda.

Commissioner Anderson said he had attended the Growth Committee meeting and that the only thing it looks like the college will be developing is on Foresight Circle. Commissioner Anderson said that he saw no surprises in the plan.

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Commissioner Anderson asked Larry Timm if the College had not talked about providing additional parking.

Mr. Timm said they talked about providing additional on-street parking around the playing field on the west and south side.

Commissioner Anderson said he remembered them talking about 150 additional spaces.

Mr. Timm said they did make the comment that they have no intention of providing additional housing. Mr. Timm added that the college has formed a task force to deal with parking and pedestrian traffic issues, with two representatives from the City on the task force.

CONDITIONAL USE PERMIT - LIQUOR LICENSE

Commissioner Elmer said he thought it was excessive to put applicants through a Conditional Use Permit hearing as well as a Liquor License Hearing; this should be a Special Use, at most.

Larry Timm commented that some changes will occur.

PLANNED ZONES

Commissioner Elmer felt that the applications tonight and many others did not come close to meeting the intent of the code. At times planned zones have cast a plan in concrete or are more restrictive, but with applications, like the ones heard this evening, no natural features were being preserved and less open space is being provided. These types of applications are an abuse of the planned zone provisions of the Code. Commissioner Elmer said, in the future, he would like to see if the use proposed for a planned zone would be allowed if it were in a straight zone and also would like to know the allowed uses on the land surrounding the property proposed for development.

Chairman Halsey agreed that Planned Business is probably appropriate for that area, but it seems like in this instance and some others, petitioners have used the planned zones to try to bypass requirements.

Commissioner Brown said he would like to see a separate zone for mini-storage units with guidelines which establish where they can built.

Chairman Halsey agreed and said it should include the type of screening, type of exterior surfaces and aesthetic aspects.

Mr. Timm said he would add guidelines for storage units to the list of things Community Development staff might do. He said there are many things that need to be done which have to continually prioritized given the staff resources.

PLANNING COMMISSION APPOINTEES

Commissioner Brown asked what the status was of new appointees to the Planning Commission?

Commissioner Anderson said he understood that City Council was going to review letters of interest from people at their next Workshop on January 18.

Chairman Halsey stated that he felt it was important that a current member of the Planning Commission be part of the review process for these applicants.

VII. NONSCHEDULED CITIZENS AND/OR VISITORS

There were no nonscheduled citizens and/or visitors.

The meeting was adjourned at 8:13 p.m.