

GRAND JUNCTION PLANNING COMMISSION

October 31, 1973

M I N U T E S

Members Present: Levi Lucero, Jane Quimby, Bob Van Houten, Jerry Wilds, Blake Chambliss and Virginia Flager. Staff members, Bob Engelke and Rick Cisar.

1. Consideration of the minutes of the previous meeting:

On a motion by Virginia Flager and seconded by Jane Quimby, the minutes of the previous meeting were approved as mailed.

2. #53-73: Consider plat of the Broken Arrow Subdivision involving 2 lots with R-1-D, Single Family residential zoning.

Developer: Earl Warner & Wayne Callahan, Gale & Co.

Location: SW 1/4 of Sec. 7, T1S, R1E, South of Texas Ave. and 275 feet West of 28 1/4 Rd.

Mr. Lucero read the request, Mr. Cisar outlined the property in question. A discussion followed by the board. Mr. Lucero asked for opponents, there were none. Hearing was closed. Mr. Van Houten made a motion to approve the request, Virginia Flager seconded and it passed unanimously.

3. #46-73: Consider Planned Unit Development for North Avenue Furniture involving 11 lots.

Developer: Richard Sparkman

Location: The NE corner of the intersection of 9th St. and Belford Ave.

Chairman Lucero read the request, Mr. Cisar described the property in question. Mr. Sparkman was present and presented a model of the plan. There is more landscaping planned than what is shown on the model. He noted that the warehouse is designed to be similar to the front of the existing store and to be 16 feet high. Mr. Cisar asked where the parking was in relation to the R-O-W. Mr. Sparkman pointed it out on the model. Mr. Vanderwood was present to answer any questions from the board. A discussion followed on sidewalks on Belford. Mr. Lucero pointed out that there was a concern for sidewalks on Belford. Mr. Sparkman stated that the plans are adaptable for a 3 or 4 foot sidewalk on Belford. Virginia Flager stated that she would like to see plans on the location of the warehouse in relation to present property owners. Mr. & Mrs. McClure, residents of the area, were present and expressed concern for traffic and adequate parking. There has been somewhat of a trash problem from North Avenue Furniture and would like to see something done about this. Would also like to see as little traffic as possible in the alley. Mr. Sparkman stated that they are presently working on plans to contain the trash and keep it from blowing into adjacent property owner's property. Mrs. Blamey, a resident of the area, was present and asked if the warehouse will be located on the west end of the property. Mr. Sparkman said that it is planned for the east end. Mr. Van Houten asked if something can be done to keep from using the alley as a thoroughfare. Mr. Sparkman said that he is agreeable to this also if something can be worked out. Mr. Sparkman stated that he has heard no objection to his plans from any of the adjoining property owners. Mr. Van Houten stated that the objection is to the two curb cuts on Belford Ave. and additional traffic on Belford Ave.

Mr. Sparkman stated that if the curb cuts aren't allowed on Belford then you force traffic onto the alley. Mr. Lucero asked Rick how the staff feels about this. Mr. Cisar stated that the plans were made without consulting the Planning Department. With a PUD, we can shuffle buildings on the plan. The problem with the curb cuts is that we are putting traffic onto Belford. The staff has come up with two or three designs to keep from putting additional traffic onto Belford. The staff recommends that all curb cuts be eliminated on Belford and there be no commercial advertising on Belford. We must create an atmosphere on the south side of the property so it blends with the residential area across the street. Mrs. Oliver stated that they live on the south side of Belford and wanted to know if this would effect their curb cuts, Mr. Lucero said no. Mrs. Quimby stated that parking in front of the store is a hinderance to North Ave. She asked Mr. Sparkman if he could eliminate this. He stated that this couldn't be done at this time but when the additional parking was completed in the back, this would help to relieve parking in front. They would much rather have the parking in back than in the front.

A discussion followed on present and future traffic problems of the area. Mr. Chambliss asked if at some future time the curb cut on Belford Ave. was not needed if Mr. Sparkman would be agreeable to eliminating the curb cut. Mr. Sparkman said yes, he would. Mr. Chambliss stated that a compromise might be that we limit the access to Belford and allow one curb cut on this basis instead of three. He also stated that he doesn't feel an acceptable plan has been presented to take care of the many problems with the site. There is enough time for Mr. Sparkman to come back with an acceptable plan as the zoning request still isn't final and hasn't gone through Council yet. Mr. Chambliss made a motion to approve the Planned Development subject to one curb cut on Belford Ave., compliance to PUD, landscaping and sidewalk on Belford. A total plan is to be presented at the next meeting, Virginia Flager seconded the motion and it passed unanimously.

4. #8-73: Consider request to vacate 2nd Ave. between 11th St. and 12th St. (This item was tabled on 1/31/73)
- Developer: Grand Junction Steel
Location: The NE1/4 of Section 23, T1S, R1E, 300' South of D Road and West of 12th St.

Mr. Chambliss excused himself from the board. Mr. Lucero read the request, Rick Cisar located the property in question. The existing water line is under the structure and they are working on relocating it. The fire department requests some sort of access to the property off of 12th St. Mountain Bell stated that they retain their R-O-W and any relocation of their lines would be at the petitioners expense. A discussion followed on the Small-Cooley plan and the need of a 50 foot from centerline R-O-W on 12th. Mr. Wilds suggested that since the city is vacating 2nd Ave., Mr. Cornelison could give the 50 foot R-O-W on the entire length of his property. Mr. James Golden, attorney for Mr. Cornelison, was present and stated that the R-O-W question comes as a complete surprise to him as it was never mentioned at the previous meetings with the board. He then outlined a history of the development of Grand Junction Steel and what has been done in the past. They gave the city \$5,000 to relocate the water line and this was the only stipulation that the previous board has put on them for the vacation of 2nd Ave. Mr. Cornelison

stated that he is in the process of negotiating the purchase of all of the land north of him to D Road from the Railroad and he is willing to give an additional 10 foot right-of-way on the west side of 12th all the way to D Rd. if he acquires the land. This would make 12th 80 feet wide. He feels that since the 100' right-of-way is not needed at this time, he does not want to give it up, he can use the land now and the city will be receiving taxes from it instead of having it sit idle.

Virginia Flager stated that the Small-Cooley plan is all that the board has to work with and that they must use it now. This plan calls for a 100' right-of-way on 12th. Mr. Cornelison stated that when the r-o-w is needed, he will be willing to sell it to the city at an appraised value. Mr. Wilds noted that Mr. Cornelison is asking to be given city property. Mr. Cornelison stated that he has offered to give the r-o-w from 2nd Ave. to D Rd. and this is property that he has to buy from the Railroad. A discussion followed on the future needs of 12th. Mr. Gerlofs was present and stated that he is in no way connected with Mr. Cornelison or Grand Junction Steel but as an engineer has done studies on traffic flow in Grand Junction and feels that there will not be the need for a 100' right-of-way on 12th as the Small-Cooley Plan states. A discussion followed, Mr. Lucero closed the hearing. Virginia Flager asked if this item was tabled if it would create a hardship and Mr. Cornelison answered yes. Virginia Flager made a motion to vacate 2nd Ave. with the stipulation that Mr. Cornelison give the right-of-way according to the Small-Cooley from 2nd Ave. north to D Road, should he acquire that property from the Railroad and that he comply with the comments from Mountain Bell regarding relocation of lines and the Fire Department's request for access to his property from 12th, Mr. Van Houten seconded the motion and it passed unanimously.

5. #57-73: Consider proposed zoning text changes involving:
1. Nursing Home Density
 2. Parking requirements for Nursing Homes.

Rick Cisar read the proposed change. A discussion by the board followed. Mr. Wilds made a motion to recommend to Council approval of the change, Jane Quimby seconded and the motion passed unanimously.

6. GENERAL DISCUSSION:

1. Preliminary land use inventory between 1st St., 12th St., South Ave. and Rood Ave.

Mr. Engelke presented a map showing existing uses in the area. There was a discussion of the addition of offices, indoor restaurants, indoor retail stores as a conditional use in the R-3 zone and changing about 12 or 13 blocks to R-3 in this area. The staff would like to do a study to evaluate the effect of these changes on redevelopment and to review and get information on the economic impact of these changes. The board was agreeable to this and said to proceed with the studies.

2. Mr. Brimhall was present to discuss Cottonwood meadows. He proposed a temporary mobile home park and the board was not agreeable to this. A discussion followed on the use of his vacant lots. No action was taken as this was a discussion item.

7. ADJOURNMENT:

Jerry Wilds made a motion to adjourn, Jane Quimby seconded and the motion passed unanimously.