

GRAND JUNCTION PLANNING COMMISSION

August 25, 1976

M I N U T E S

The regular meeting of the Grand Junction Planning Commission was called to order at 8:05 A.M. in the City Council Chambers, by Chairman LEVI LUCERO, with the following members present: VIRGINIA FLAGER, JANINE RIDER, FRANK SIMONETTI, BLAKE CHAMBLISS, JOHN ABRAMS, and JANE QUIMBY.

Also present were: DON WARNER, Sr. City Planner, KARL METZNER, Planning Technician; BARBARA EINSPAHR, Acting Secretary and approximately six interested persons.

The minutes for the July 28 meeting were approved as mailed with the correction that Jane Quimby was present at this meeting.

1. #55-76: CHERRILYN MINOR SUBDIVISION:

Petitioner: Donald Kanaly
Location: 25 3/4 Road and F Road

Karl Metzner: This has been divided into three lots extending Knollwood Lane and putting in a cul-de-sac. The portion dedicated for right-of-way on First Street is 89.80 X 50 feet. City Engineering has requested full improvements on the cul-de-sac and Power of Attorney for improvements along section on First Street. All easements are adequate.

Virginia Flager: What is the width of the property?

Karl Metzner: 90.443 feet.

Virginia Flager questioned the use of the 45,000 square foot lot.

Tom Logue, consulting engineer for Robert Gerlofs: Should a road go thru in the location of this lot, then the lot can be split again or remain under one ownership.

Levi Lucero: Which way will the house be facing?

Tom Logue: It will face on the cul-de-sac. Lot one lot lines are established at the end of improvements around that house.

Levi Lucero: Do we have street right-of-way and easements?

Karl Metzner: We have all the right-of-way and easements.

There were no further proponents or any opponents. The hearing was closed.

Blake Chambliss made the motion to recommend Cherrilyn Minor Subdivision to City Council subject to the concerns of City Engineering Department for completion of improvements for cul-de-sac and Power of Attorney for improvements on First Street. Virginia Flager seconded the motion and it passed unanimously.

2. #56-76: REPLAT COLORADO WEST DEVELOPMENT PARK:

Petitioner: Bray and Company and C.B.W. Builders
Location: 1031 South 15th Street

Levi Lucero was excused because his company is the petitioner. Virginia Flager conducted the meeting as vice-chair person.

Karl Metzner: We have most of the easements existing but Public Service has requested an additional six foot on the South. They have asked that the easement be brought all the way to road right-of-way.

Bob Emrick: We had to buy the whole parcel from IDI. There is a factory going on the SE location of parcel and will be a new business in which 15 people will be employed.

There were no further proponents or opponents. The Hearing was closed.

Janine Rider made the motion to approve the Replat of Colorado West Development Park and recommend to City Council subject to change in easement along 15th Street. John Abrams seconded the motion and it passed unanimously.

3. #57-76: DEVELOPMENT IN AN H. O. ZONE - MOTEL 6:

Petitioner: Motel 6, Inc.
Location: Corner of Horizon Drive and Crossroads Boulevard

Karl Metzner: This is a section out of Colorado Crossroads West Subdivision. Horizon Drive exists and Crossroads Boulevard is proposed. A future exit will be at Crossroads Boulevard when it is put in. At the present time a temporary curb exists.

Public Service has requested a six foot gas easement along the North side of the property. Engineering has requested an island at the drive to separate ingoing and outgoing traffic at which a six foot long concrete, raised divider will be sufficient.

One problem exists in which the drainage plan shows all the drainage coming down the Southwest side. This is to be a raised curb with a retainer wall about six inches high. At the present time it dumps into a large open area owned by Crossroads Subdivision. We are going to have to work on some type of letter from the Crossroads Subdivision owners stating they approve of some type of drainage outlet. Engineering required one fire hydrant and the petitioner has stated that they will supply this.

John Abrams: How much room is there between Motel 6 and the Holiday Inn?

Karl Metzner: 307 feet plus parking area on the Northeast side of Holiday Inn.

Virginia Flager: Since there are no facilities for eating at Motel 6 there will be quite a bit of foot traffic from Motel 6 to the Holiday Inn. There should be a pedestrian walkway between these two on the corner of the property.

Blake Chambliss: What is the schedule for improvements along Horizon Drive?

Don Warner: Probably when they put four-lanes through.

Karl Metzner: With this request the petitioner will need to give a Power of Attorney for improvements on Horizon Drive and Crossroads Boulevard.

Mr. Edwards, representing Motel 6: We are primarily a motel chain, not in the restaurant business. We work at building our motels next to a restaurant.

Virginia Flager: With 94 rooms proposed for this Motel, a safe walkway needs to be provided.

Don Warner: There could be a requirement to provide a walkway down the right-of-way. The right-of-way extends further than the actual drainage ditch.

Virginia Flager: I have talked with Mary Hurst of the Holiday Inn about the maintenance and beautification of the barrow pit. She wanted to, at one time, landscape the barrow pit but the County was not interested in helping her at all. What are the city's feelings on helping these motel owners to beautify these areas?

Don Warner: The weed ordinance requires people to keep the weeds cleaned at the center line of right-of-way whether it is road or not. As far as improvements, we have the same situation as on North Avenue. If they want improvements, the city would be happy to seem them improve it.

There were no further proponents or any opponents. The hearing was closed.

Blake Chambliss made the motion to recommend approval of Development in an H. O. Zone - Motel 6 to City Council subject to Engineerings concerns about Power of Attorney for Horizon Drive and Crossroads Boulevard and that sidewalks be put in when the improvements are made. An investigation should be made with Engineering Department and the Planning Department for a sidewalk to go from Motel 6 to the Holiday Inn; and the utilities easement for a six foot gas line along the North side of property be adhered to and drainage problem worked out with the Crossroads Subdivision owners and that the proposed sign should meet the requirements of the Sign Code. Janine Rider seconded the motion and it passed unanimously.

John Abrams made the suggestion to property owners along Horizon Drive to provide sidewalks for pedestrians in this area.

4. #58-76: DEVELOPMENT IN AN H. O. ZONE - HOLIDAY INN EXPANSION:

Petitioner: Holiday Inn
Location: 755 Horizon Drive

Karl Metzner: They are planning on adding 51 units with 81 additional parking spaces being provided. City Engineering would like to take another look at the proposed water line. They do not feel that the line will be big enough for the additional units and also would like to have one or two fire hydrants provided depending on where they want to locate.

They are also adding onto the kitchen area and will have additional landscaping. The drainage presents no problem since it fits in with the existing drainage.

There were no proponents or opponents. The hearing was closed.

Virginia Flager: Is there adequate lighting for the back parking lot?

Karl Metzner: They will provide what they have shown and if more lighting is needed then a request will need to be made for this.

Virginia Flager made the motion to recommend approval of Holiday Inn Expansion to City Council subject to working out the existing walkway and sidewalk pattern with the new Motel 6 along entire front of property and that the Planning Department look at IDS Standards and submit these to the applicant. These must comply with minimum lighting requirements. Janine Rider seconded the motion and it passed unanimously.

5. #59-76: JIM ARNOLD BULK DEVELOPMENT:

Petitioner: Jim Arnold Construction
Location: 2117 North 1st Street

Karl Metzner: This Bulk Development is located on First Street above City Market. The plats you have are slightly incorrect. Everything needs to be moved 50 feet to the left.

There were no comments from reviewing agencies. Public Service did not need any easements and City Engineering agrees with the plan but has asked that the driveway be moved over five feet. This has been done. A Power of Attorney will be acquired for improvements and a deed for right-of-way.

Paul Smith, representing Jim Arnold: We feel that the gravel will keep the weeds down and the children will have a place to play. The parking is in the rear accessible from First Street.

Blake Chambliss: I object to the entry on First Street and the gravel landscaping. I feel that it will do that whole area substantial damage to go in with gravel landscaping instead of lawns along First Street. The City will put in trees in the right-of-way but only if there is grass and assurance that they will be watered and taken care of.

John Abrams: I drove First Street with that particular thing in mind and I agree with Blake whole heartedly concerning the landscaping.

Paul Smith: We could change the landscaping along First Street to grass and put in trees.

Blake Chambliss: It would be good at least back to the parking lot.

Janine Rider: This should be landscaped in such a way that both units have equally, favorable landscaping.

Don Warner: We need more dimensions on this before going to City Council. This plan shows 75 foot frontage but should have shown 85 feet.

There were no further proponents or any opponents. The hearing was closed.

The Board suggested to submit another plot plan with corrections.

Janine Rider made the motion to table this request for a Bulk Development until a plot plan is submitted showing more specific dimensions and side yard lines and also show grass and landscaping from the parking lot to First Street and a Power of Attorney for improvements. Blake Chambliss seconded the motion and it passed unanimously.

6. #60-76: SUNDANCE BUILDERS BULK DEVELOPMENT:

Petitioner: Doug Fossbinder
Location: 15th and Kennedy Avenue

Karl Metzner: This is a Bulk Development in an R-2 Zone located at 15th Street and Kennedy Avenue. There are two existing structures, gravel parking and landscaping. There is a possible expansion shown. The curb, gutter and sidewalks are shown. Driveway is in from the alley with parking spaces in the back of the building.

City Engineer feels that the driveway portion is too small and would like to have it increased by five feet. Public Service needs a ten foot easement along the back.

Don Warner: How wide is the drive now? 90° parking requires a 24 foot drive.

Levi Lucero: What was the idea of the open space?

Doug Fossbinder: For gardens.

Levi Lucero: Are there any intentions to improve the existing buildings?

Doug Fossbinder: I would need to ask the owners, Rae Marasco and Doctor Marasco.

Levi Lucero: These structures are in need of upkeep.

Karl Metzner: There are six units with nine parking spaces.

Janine Rider: There is no lawn or landscaping shown on this plan.

Doug Fossbinder: The owners have expressed a strong desire to keep the maintenance cost down.

Virginia Flager: I am opposed to having nothing but gravel for landscaping.

Doug Fossbinder: After working with it and trying to establish some sort of compromise I could only agree with the Planning Commission that green areas are nice for the City but smaller units such as this one do not really return that much on investment. There is a need in the City for smaller units so that we can get some people into apartments without having to pay high rent.

Virginia Flager: Green space is not an unreasonable request.

Blake Chambliss: I think the maintenance cost of lawn and so forth are overstated substantially.

There were no further proponents or opponents. The hearing was closed.

Blake Chambliss made the motion to table this request for a Bulk Development in order that the developers can come back with a plot plan showing the correct plan for the parking lot, landscaping and owners intentions for the existing structures. Janine Rider seconded the motion and it passed unanimously.

DISUCSSION:

A. Change in sidewalk and curb location at 4th and Main Street:

Blake Chambliss was excused from the discussion of the Board because of Company involvement.

Rob Jenkins, Architect for Chambliss and Dillon and Project Architect for the U.S. Bank: There is a part of the Site Development of this project to which we have been considering changes. The existing curb line at 4th and Main Street and also some of the surface treatments in the sidewalk at 4th and Main Street and the alley behind.

Part of the existing building are rental units. The existing Arcade Building will be eliminated in Phase II of the Project. Phase I is the rehabilitation of increasing the service to the driveups.

Phase II would be the demolition of rental units and building new.

Phase III would be the demoliton of the existing bank and building new.

The attitude approach to area as it relates to the existing attitude of "Operation Foresight" is to increase and enhance the value as it goes.

The Phase II Site Plan indicates what really goes on on that sidewalk and that is that there are really three treatments of material. There is tool joint concrete at the once existing curb line there is an exposed aggregate pan which either serves for drainage or not. Back from that is a broom finish concrete. The exposed concrete aggregate strip just exists along Main Street. It never turns the corner and as you can see, it stops at rather an arbitrary point which lines up with the property line.

The U.S. Bank Building will open up the whole corner and really deal with it in an expanded way and as far as to try to use the thinking of that sidewalk as a pedestrian mall and turn it around the corner to address that whole situation.

First of all, we are building a new Arcade which will come from parking on the South of to and meet the crossover at the street and will serve the public by being open all day long. What we would like to do is bring the tool joint concrete through the Arcade and bring it right up to the exposed aggregate. At the corner we would like to bring same treatment of concrete out to the exposed aggregate, bring it around the corner and down.

The problem that this addresses is that it encroaches upon City property with a different treatment. So as the broom finish concrete progresses along here at the Arcade, there is a different material which is a visual stopping point, both at the Arcade and the entrance to the bank. At the alley way we would like to do the same thing to bring the pedestrian way through at the Arcade and service and employee entrance. The only curb change would be at Fourth and Main Street.

As you can see, the existing curb comes down and makes a small break and comes on down. There is an interesting situation where the curb at Penneys and the curb at Colorado Avenue line up whereas none of these curbs do.

Don Warner: The difference in the curbs was done because of the U.S. Bank. They had an underground piece and a revocable permit.

Rob Jenkins: What we would like to do is line the curb up.

Don Warner: Have you gone over this with City Engineering?

Rob Jenkins: Yes.

Don Warner: I talked with City Engineering concerning the change of treatment in the sidewalk and they have no objection to that. I also talked with the City Maintenance people to see if cleaning the sidewalk would be any increased problem and they said they had no problem.

Rob Jenkins: There are three parking spaces after the bend so the lane of traffic is beyond those parking spaces. So by pushing this out we aren't really encroaching upon any lane of traffic. The only use of this

other than crosswalk is for the Wells Fargo Truck to stop there. That will no longer be true because they will be serviced at the back entrance.

Blake Chambliss: In order to improve the whole block, the U.S. Bank, at their expense, are putting all power overhead lines along the alley underground.

Virginia Flager: What is the district of which you hope to encroach upon the right-of-way?

Rob Jenkins: Five feet for the sidewalk.

Blake Chambliss: East of the building there is no encroachment over what is already there right now.

Rob Jenkins: Were increasing the radius of the corner to go along with City standards.

Don Warner: Has this been presented, at least in concept, to the Downtown Development Group?

Blake Chambliss: This is a good point.

Don Warner: I feel that we should have comments from the Downtown Development Group and if there is a point that we should have a recommendation for this, then City Engineering and City Traffic Departments should submit comments as well.

Virginia Flager stated her objection to encroaching upon the lane of traffic.

There were no serious objections for the project and the Planning Commission felt this was acceptable.

B. Discussion of possible PD-B rezoning West side of 28 1/4 Road between Eastgate Shopping Center and Elm Avenue:

Karl Metzner: We had some people interested in rezoning and wanted to know how the Board felt about this.

Don Warner: I would suggest that a development plan and rezoning go at the same time.

Karl Metzner: The owners do not want to develop but do have potential buyers and would like to rezone first.

The Board stated that they would like to look at PD-B zone with plan.

A lady in the audience questioned why they did not want to rezone first.

Blake Chambliss: It infers approval of what the Board may not approve.

The concensus of the Board was to see development plan before rezoning.

Discussion:

Some discussion followed concerning an inventory made between Grand Avenue, South Avenue and Spruce to 7th Street for size of lots in this area.

It was decided that the Planning Commission Board would do a study for this area.

There will be a study made on the size of lots on North Avenue from First Street to 29 Road.

A Workshop has been scheduled for September 9, 1976, 7:30 P.M. in the City Council Chambers. It was also decided to schedule a Workshop every second Thursday of each month.

Discussion followed concerning the Planning Commission on looking at a policy for fast-food outlets and a policy of absenteeism of members at Planning Commission meetings, and that some recommendations be directed to Council within 60 days.

Janine Rider made the motion to recommend that the Building Department enforce the original regulations set for Taco Time, 5th and North Avenue concerning grass landscaping. This letter must be complied with by September 3, 1976 or the business will be officially closed. Blake Chambliss seconded the motion and it passed unanimously.

The meeting was adjourned at 10:35 A.M.