

GRAND JUNCTION PLANNING COMMISSION

M I N U T E S

September 25, 1979

The first meeting of the month of September was called to order at 7:30 p.m. by Chairman FRANK SIMONETTI. The following members were present: FLORENCE GRAHAM, VIRGINIA FLAGER, JIM PICKENS and DALE SCHOENBECK. FRANK SIMONETTI introduced the newest member of the Planning Commission, REBECCA FRANK.

KARL METZNER, Design and Development Planner; DIANE SMUCNY, Planner; DON WARNER, Planner Analyst; and KAREN SNELL, Department Secretary, were also present. There were approximately 35 interested citizens in the audience.

#73-79 REZONE: R3 to R2

Petitioner: Grand Junction Planning Commission. Location: Along 7th Street from Grand Avenue to the alley North of Chipeta Avenue to North/South alleys on each side of 7th Street. Request to change from multi family residential uses at approximately 60 units/acre to single family/duplex residential uses at approximately 27 units/acre.

Frank Simonetti read the request and opened the public hearing. Karl Metzner briefly outlined the background of the request.

Dick Fulton, 634 North 5th Street, does not live in the area but thinks this is an excellent idea for Grand Junction.

Paul Anderson, 520 N. 7th, spoke in favor of the request stating that it was an asset to the property owners. Melba Schmidt, 536 N. 7th; Viola Smith, 725 Ouray; and Jack Berry, 417 N. 7th, concurred with Mr. Anderson's comment.

Frank Simonetti asked for additional comments from the audience, and there were none. Frank Simonetti closed the public hearing.

GRAHAM/FLAGER/PASSED 6-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, THE REZONE FROM R3 to R2.

#51-79 PLANNED DEVELOPMENT - FINAL PLAN: EASTGATE PLAZA FILING #1

Petitioner: Stanley Anderson. Location: Southwest corner of Elm Avenue and 28.25 Road. Contains 6.42 acres designed for 235 units at an approximate density of 36.6 units/acre.

Frank Simonetti read the request and opened the public hearing. Diane Smucny read the review sheet comments concerning this item.

Diane Smucny: To refresh your memory this is the site plan for the preliminary plan of Eastgate Plaza. The first filing is at the corridor of Elm and 28 $\frac{1}{4}$ Road and it includes six patio homes on Elm Avenue and nineteen townhomes that front and back on 28 $\frac{1}{4}$ Road. As it stands we should consider this filing as it is by itself even though we are aware that there are parking requirements that have to be met regarding apartment/hotels. I discussed this with the City Attorney and he remarked to me that this should stand by itself and then when the next filing comes in regarding hotels the petitioners would then have to worry about providing parking requirements.

In response to a question by Virginia Flager, Don Warner noted that this item stands on its own because it is providing the parking requirements. The thing with the next proposal, which would be the apartment/hotel is, either he comes up with the required parking for it or justifies less parking or reduces the number of units in the apartment/hotel. In other words, the petitioner may be locking himself in to going with less units in his apartment by going with this part of it. But this stands on its own because it meets all the requirements.

Virginia Flager: I would like to get, in the records, so that absolutely no misunderstanding, that if this locks in and creates an impossible situation for the petitioner, that this is clearly defined in this hearing and there can be no further discussion in relationship to this item, if we cannot discuss this in relation to the total project, that this petitioner agree to this situation, that you are either landlocking yourself in, that you can't come back to us and say "well I didn't realize what I was doing"; that you understand that and that is part of this record; that the petitioner accepts this condition.

Stan Anderson pointed out that the apartment/hotel stands on its own and is not dependent on the six housing and nineteen townhouse lots. He stated that what is done in the next filing will have to meet their own parking requirements.

Don Warner stated that there would be an easement for utilities and also for city service vehicles.

Buzz Schoenbeck questioned as to whether or not there would be enough room for turn around trash service on the private drive.

Don Warner, in response to Mr. Schoenbeck's question, stated that as long as there is an easement it doesn't actually have to be platted. All the petitioner has to do is furnish gravel turn-arounds.

Frank Simonetti closed the public hearing.

FLAGER/GRAHAM/PASSED 6-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL SUBJECT TO HAVING A POWER OF ATTORNEY FOR ROAD IMPROVEMENTS FOR ELM & 28 $\frac{1}{4}$ ROAD, UTILITY EASEMENT AND A TEMPORARY TURN-AROUND FOR UTILITY PICK-UP.

#64-79 REZONE: C & RIC TO PR & FINAL PLAN FOR C.D.K. APARTMENTS (MINOR) SUBDIVISION

Petitioner: C.W. & H. Quality Homes. Location: East side of Harris Road, 274' South of North Avenue. Request to change from commercial use and single family residential use at 7.2 units/acre to planned residential use on .73 acres designed for 12 units.

Frank Simonetti opened the public hearing.

Karl Metzner: You have seen this request before when you denied it due to lack of right-of-way on Harris Road.

Karl Metzner read the review sheet comments

Don Warner: as to how much right-of-way is available either through a guarantee letter, or through actually being there, from this project, north? And second, those guarantee letters, are they to give right-of-way or sell right-of-way? And the third item; do you have a guarantee of right-of-way from the transmission?

Tom Logue, representing the petitioner, explained that the amount of area presently being used as a right-of-way is about forty (40) feet based on the location of the existing improvements. The transmission company is agreeable on the right-of-way.

Frank Simonetti closed the public hearing.

SCHOENBECK/FLAGER/PASSED 6-0/A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL SUBJECT TO STAFF COMMENTS.

The November meeting was adjourned at 9.30 p.m.