

GRAND JUNCTION CITY PLANNING COMMISSION

M I N U T E S

February 26, 1980

The first meeting of the month of February was called to order at 7:30 p.m., by Chairman JIM PICKENS. The following members were present: FLORENCE GRAHAM, REBECCA FRANK, JANINE RIDER, DALE SCHOENBECK and FRANK SIMONETTI.

DON WARNER, Design & Development Planner, SUE DRISSEL, Planning Staff, and LEILA E. MOSHER, Certified Shorthand Reporter, were also present. There were approximately fifteen interested citizens in the audience.

The approval of the minutes of the January 29, 1980 meeting was tabled to the March meeting upon motion of RIDER/SCHOENBECK.

#8-80 EASEMENT VACATION

Petitioner: Eugene & Denise Hollos, Stephen and Mary Burns.  
Location: 279 East Parkview. Request to vacate an easement that is unnecessary.

JIM PICKENS read the request and opened the public hearing. DON WARNER outlined the location of the parcel and called attention to the Review Sheet Comments.

STEPHEN BURNS appeared for the Petitioner and had no comment.

SCHOENBECK/GRAHAM PASSED 5-0 A MOTION TO RECOMMEND APPROVAL OF VACATION OF THE EASEMENT TO THE CITY COUNCIL.

#9-80 REZONE R1C TO R3 & CONDITIONAL USE FOR OFFICE

Petitioner: Lawrence & Sharon Brown. Location: 2600 North 12th Street. Request to change from single family residential use at 7 units/acre to multi-family residential use at 60 units/acre on .25 acres; and request for an office.

- a. Consideration of zone.
- b. Consideration of conditional use.

JIM PICKENS read the request and opened the public hearing.

DICKIE LEWIS appeared for the Petitioner and the Petitioner LARRY BROWN was also present. DICKIE LEWIS outlined the proposed office location and use thereof.

DON WARNER advised Mr. Lewis that the advertisement for R3 required showing 60 units per acre. DICKIE LEWIS presented a proposed contract to the Commission concerning rezoning to R1C without opposition in the event of discontinuation of use by Mr. Brown.

The Commission and Mr. Lewis discussed the possibility of PDB zoning for this area and the appropriateness of a change to PDB instead of the proposed R3.

DON WARNER presented the Review Sheet Comments and Staff recommendation.

DON WARNER: I think it gives you one problem, and that is, when you zone you are supposed to zone to the zone that is right for the area, and R3 as such is probably not right for the area.

JANINE RIDER: I would rather make a judgment without the contract and then let the contract fit in at a later date.

FLORENCE GRAHAM: Mr. Lewis, if you and Mr. Brown had realized that the adjoining property was PD, would that have changed perhaps what you came in for?

DICKIE LEWIS: No, I don't think so.

DALE SCHOENBECK: I think we have got one other question to look at besides the idea of PD, R3 and the parking. Within the corridor policy itself the idea of piecemeal office space, which the Design and Development Planner made comment to as far as combining parcels for a more adequately designed area as far as this type of office space, and I think that becomes a question, also.

BERNARD COULSON appeared as an adjacent property owner and expressed concern in regard to the additional traffic that could be generated from the rezoning, and stated he was not in favor of piecemeal zoning.

JIM PICKENS closed the public hearing.

RIDER/SCHOENBECK PASSED 5-0 A MOTION TO RECOMMEND DENIAL OF THE R3 ZONE TO THE CITY COUNCIL FOR THE FOLLOWING REASONS: THAT R3 ZONING ALLOWS HIGH DENSITY ON A SMALL PROPERTY WITHOUT ANY POTENTIAL OF PLANNING COMMISSION REVIEW OF WHAT GOES ON THE PROPERTY IN THE FUTURE. ALSO, TO PUT IN A BUSINESS ON SUCH A SMALL PARCEL IN A PIECEMEAL MANNER MAY NOT BE MOST APPROPRIATE FOR THE AREA, REFERRING TO ITEM FOUR IN THE TWELFTH STREET PROPOSAL.

FRANK SIMONETTI: This will go to the City Council with this contract, won't it, on the denial?

JANINE RIDER: Yes, but I would feel better not considering the contract at all.

#10-80 DEVELOPMENT IN H.O. - ADMINEO INVESTMENTS COMPANY

Petitioner: Jim Labertea, Bob Langdon, Jack Campbell, C. D. Thomas. Location: Northwest corner of Highway 50 and Linden. Contains .5 acres in a highway oriented zone.

JIM PICKENS read the request and opened the public hearing.

KENT EVANS, Keystone Builders, appeared for the Petitioners and outlined the development and remodeling of the existing building on the property.

DON WARNER presented the Review Sheet Comments and the Staff recommendation.

JIM PICKENS closed the public hearing.

SIMONETTI/GRAHAM PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL, SUBJECT TO STAFF RECOMMENDATIONS.

#11-80 DEVELOPMENT IN H.O. - CROSSROADS BUSINESS COMPLEX

Petitioner: Planners & Developers, Ltd. Location: Crossroads Energy Park. Contains 3.97 acres designed for two office/warehouse buildings in a highway oriented zone.

JIM PICKENS read the request and opened the public hearing.

CRAIG ROLLERIE, Rollerie & Hawkins, appeared as representatives of the Petitioner and outlined the proposal.

DON WARNER presented the Review Sheet Comments and the Staff recommendation.

The bike route was discussed and suggestions made as to moving the bike route to a slightly different location to decrease danger from moving traffic.

DON WARNER advised the Developer to work with the Parks and Recreation Department on their concerns, before presentation to the City Council.

CRAIG ROLLERIE advised the Commission that the Landscape Architect has been working on the necessary changes in the vegetation for the project.

JIM PICKENS closed the public hearing.

RIDER/SCHOENBECK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE H. O. DEVELOPMENT IN THE CROSSROADS BUSINESS COMPLEX, SUBJECT TO STAFF COMMENTS.

#7-80 FORESITE PARK FOR INDUSTRY FILING #3 - FINAL PLAN & PLAT

Petitioner: Colorado West Improvements, H. R. Barnett.

Location: Between 25 and 25.5 Roads at F.3 Line. Contains 67.46 acres designed for 37 lots in a planned industrial zone.

- a. Consideration of final plan.
- b. Consideration of final plat.

JIM PICKENS opened the public hearing.

TOM LOGUE, Paragon Engineering, appeared for the Petitioner and outlined the proposal on Filing #3.

DON WARNER presented the Review Sheet Comments on the Final Plat.

TOM LOGUE: We have met with the City Engineer and solved our structural road section design and will be willing to provide Power of Attorney for future street road improvements on 25 and 25.5 Road.

JIM PICKENS closed the public hearing.

SIMONETTI/GRAHAM PASSED 5-0 A MOTION TO RECOMMEND APPROVAL OF THE FINAL PLAT.

TOM LOGUE: What we have done in the past is have the site plan review by the Planning Staff to insure proper landscaping or adequate landscaping, proper parking layout and traffic circulation within the lot itself. Should a problem arise and there cannot be an agreement or understanding brought forward between the Planning Staff and the Petitioner of the particular site, we give them the option to come before this Board and present the Plan and solve any problems. The conceptual plan has not been prepared, and you may want to consider it at your next meeting.

DON WARNER : This is about what I had hoped Tom was going to say, but if you wish to recommend to the Council that they delegate site plan review authority to the Staff, I would be glad to handle it.

FRANK SIMONETTI: I have no problem. I don't want to look at every lot.

RIDER/SCHOENBECK PASSED 5-0 A MOTION TO RECOMMEND TO THE CITY COUNCIL THAT THE STAFF OVERSEE THE INDIVIDUAL SITE PLANS FOR FILING TWO AND THREE FOR FORESITE PARK, AND THAT WHEN A PROBLEM ARISES THAT CAN'T BE SOLVED BY THE STAFF AND PETITIONER, THE ITEM BE BROUGHT BEFORE THE PLANNING COMMISSION.

#51-79 EASTGATE PLAZA SUBDIVISION FILING #2 - FINAL PLAN & PLAT

Petitioner: Real Estate Investments of Grand Junction, Inc.

Location: Southwest corner of Elm and 28.25 Road. Contains .425 acres in a planned residential zone.

JIM PICKENS opened the public hearing.

STAN ANDERSON, President of Real Estate Investments of Grand Junction, Inc., appeared on behalf of the Petitioner and outlined the proposed plan and plat, and the planned reduction of the square footage of some of the units, together with the proposed changes in the building.

DON WARNER presented the Review Sheet Comments and the Staff recommendation.

TOM LOGUE: Stan and I and Staff have met two times, maybe three times, on this revision and addressed all the comments that they came up with in our sessions.

DON WARNER: I think it probably should go on the Council Agenda as a regular item and we will read the comments to the Council.

STAN ANDERSON: I wouldn't have any problem with that.

SIMONETTI/RIDER PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #51-79 EASTGATE PLAZA SUBDIVISION FILING #2, SUBJECT TO STAFF COMMENTS AND RECOMMENDATIONS.

DON WARNER: I assume what you said is the Staff could work with them on the redesign?

FRANK SIMONETTI: Subject to Staff recommendations and comments.

#12-80 ZONING OF PIONEER VILLAGE ANNEXATION - COUNTY C TO CITY C-1

Petitioner: Department Staff. Location: Northwest corner of Broadway and Dike Road.

JIM PICKENS read the request and opened the public hearing.

DON WARNER outlined the location and presented the Review Sheet Comments.

SIMONETTI/RIDER PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF ZONING OF PIONEER VILLAGE ANNEXATION, COUNTY C TO CITY C-1.

The first meeting of the month of February, 1980, was adjourned at 9:18 p.m.