

GRAND JUNCTION PLANNING COMMISSION

M I N U T E S

March 31, 1981

The first meeting of the month of March was called to order at 7:34 p.m. by Chairperson FLORENCE GRAHAM. The following members were present: FRANK SIMONETTI, JIM PICKENS, TOM PRICE, REBECCA FRANK and JANINE RIDER.

ALEX CANDELARIA, Planning Staff, DON WARNER, Planning Analyst, BOB BRIGHT, Senior City Planner, and LEILA E. MOSHER, Certified Shorthand Reporter, were also present. There were approximately thirty-five interested citizens in the audience.

FLORENCE GRAHAM announced that due to the large number of requests this meeting would be continued on April 6, 1981, at 7:30 p.m., after hearing the first fourteen items on the Agenda and item number 24 on the Agenda at this time.

#12-81 A REQUEST FOR A HEIGHT VARIANCE - CHURCH BUILDING AND DAY CARE CENTER

Petitioner: Robert McClung.

Location: East of 28 Road, South of the Grand Valley Canal.

A request to vary the height for 25' requirement in a residential zone to 36' for a Church and Day Care Center.

FLORENCE GRAHAM read the request and opened the public hearing.

ROBERT McCLUNG appeared as Petitioner and outlined the request for height variance on the Church building and Day Care Center.

FLORENCE GRAHAM: This is passive solar anyway, isn't it?

ROBERT McCLUNG: Yes. The building is solar. Right. We need the height on the roof to get the sun.

FLORENCE GRAHAM: Any Staff Comments?

ALEX CANDELARIA: No.

BOB BRIGHT: No comment.

FLORENCE GRAHAM closed the public hearing.

SIMONETTI/RIDER PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE HEIGHT VARIANCE TO 36 FEET FOR THE CHURCH BUILDING AND DAY CARE CENTER.

#20-81 DEVELOPMENT IN H. O. - ROADWAY INN

Petitioner: Environmental Developers, Inc., William Ash III.  
Location: Northwest corner of Horizon Drive and  
Crossroads Boulevard.

A request for a hotel on 2.93 acres in a highway oriented zone.

FLORENCE GRAHAM read the request and opened the public hearing.

KATHY ACKERMAN of Environmental Developers, Inc., appeared for the Petitioner, together with PAM DAKEHART and BILL SMERLE, Architect for the project.

KATHY ACKERMAN outlined the proposed project Roadway Inn and the development in H. O., stating they had answered all of the Staff Review Sheet Comments.

JANINE RIDER: What are your meeting facilities?

BILL SMERLE: We have about 2,500 square feet of meeting facilities that can be one room, or it can be -- it can accommodate three rooms; one larger room and two smaller rooms.

FLORENCE GRAHAM: -- can you give me approximately how much space will be in landscaping? Percentage?

BILL SMERLE: I don't have the exact answer for you. We can certainly figure that and get it back to the Planning Staff, but I am thinking in terms of about fifteen percent.

JIM PICKENS: Approximately how far from the intersection of Crossroads Boulevard and Horizon Drive is your point of ingress in to the hotel? Do you know, roughly?

BILL SMERLE: I am not quite sure.

DON WARNER: It looks like 180 feet.

The Commission discussed improvement of Horizon Drive with the audience.

FLORENCE GRAHAM: Staff have any comments?

ALEX CANDELARIA: Shortly before the meeting we received the response to all of the Review Comments, and they have responded, and we have no comments as far as Staff is concerned.

JERRY FOSSENIER, of Planners and Developers, appeared and stated he had discussed landscaping with the Parks Department and they had adopted certain species and landscaping requirements and these requirements had been addressed for this project.

FLORENCE GRAHAM closed the public hearing.

RIDER/PICKENS PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #20-81, DEVELOPMENT IN H.O., ROADWAY INN, SUBJECT TO COMPLIANCE WITH THEIR RESPONSE TO STAFF REVIEW SHEET COMMENTS, PARTICULARLY THE FURNISHING OF POWER OF ATTORNEY FOR IMPROVEMENTS ON HORIZON DRIVE.

#85-80 FORESIGHT VILLAGE SUBDIVISION - FINAL PLAN AND PLAT

Petitioner: Colorado Land & Exploration Co. Ken Shrum.  
Location: Southeast corner of 25.5 Road and F.25 Road.

Contains 10.16 acres designed for 180 units in a planned residential zone.

FLORENCE GRAHAM read the request and opened the public hearing.

SAM HAUPT appeared for the Colorado Land & Exploration Company, the Petitioner, together with KEN SHRUM, and TOM LOGUE of Paragon Engineering.

JANINE RIDER: What has changed, Sam?

SAM HAUPT: I don't think anything has changed. Tom, we haven't changed anything?

TOM LOGUE: As you will recall on the preliminary plan approval, most of the changes that were necessitated were required to be addressed with the final submittal. They were generally, as I recall, technical in nature. Those questions that were raised have been addressed.

JANINE RIDER: Is there going to be any landscaping at all around the buildings?

SAM HAUPT: Yes. There should be a landscaping plan in the file.

TOM LOGUE described the landscaping to be used, in detail.

FLORENCE GRAHAM: Any further comments from Staff?

ALEX CANDELARIA: Other than the Staff would suggest that the common parking area be paved and striped, and also a trash container should be screened. Also, we are asking for overall landscaping plan and screening of the project.

JOANNE PAYNE appeared as a property owner in the area and inquired about the access to the project, and the overcrowding of the schools in the area.

JANINE RIDER: We have discovered that the schools won't do anything until they are overcrowded, and then maybe they will build more.

FLORENCE GRAHAM closed the public hearing.

REBECCA FRANK: Do they have any kind of bike racks around the different buildings?

SAM HAUPT: Sure. We will throw in some bike racks.

PICKENS/RIDER PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #85-80, FORESIGHT VILLAGE SUBDIVISION, FINAL PLAN AND PLAT, SUBJECT TO STAFF COMMENTS AND THE INCLUSION OF BIKE RACKS FOR EACH BUILDING.

JIM PICKENS: I think I will exclude it from this proposal that the trash will be enclosed, unless Bill agrees to it.

KEN SHRUM: He has already told me what he wants.

#22-81 ZONING OF ANNEXATION TO H. O. AND C.H. FOUR COMMERCIAL PARK - PRELIMINARY PLAN

Petitioner: Bruce Currier.

Location: South of H Road, Northwest of Horizon Drive.

A request to zone 77.7 acres for highway oriented uses and a design for two lots on 14.72 acres.

- a. Consideration of zone.
- b. Consideration of preliminary plan.

FLORENCE GRAHAM read the request and opened the public hearing.

JACK TREECE appeared, together with the Petitioner BRUCE CURRIER, and outlined the proposed C. H. Four Commercial Park Preliminary Plan.

DAVE JENSEN, of H O H, ERNIE RAY, and KENT HARBERT of Western Engineers, also appeared for the Petitioner.

DAVE JENSEN outlined the details of the project, stating guidelines from the H O H Tech Center in Denver would be used in this project.

JANINE RIDER: Do we have anything more specific on the first phase?

DON WARNER: This is only O. D. P.

ALEX CANDELARIA: It is a two lot preliminary.

FLORENCE GRAHAM: It was very nice to have an intelligent presentation of things that are to come. I hope that it will be something like the Tech Center.

JANINE RIDER: -- I think one of the most important things we need to do in this project is to protect H Road as you get up there. -- I think if you have anything like restaurants they should remain down where you now have recognized spaces for potential restaurants, and certainly no further up H Road than just in that corner.

ALEX CANDELARIA: Staff doesn't have any comments at present.

PAUL BOWERS, Airport Manager, appeared for the Airport Authority and stated: The comments I wanted to make are not exactly in opposition, but it is not exactly in support either.

PAUL BOWERS outlined the traffic pattern planned for the Airport Terminal and stated the Airport Authority was concerned about the access to this proposed development.

FLORENCE GRAHAM: Mr. Bowers, we are going to need some sort of a plan or an idea or something -- we have no idea what's coming off, and we could end up -- you could -- with as big a mess of the traffic plan as we have now, only on a larger scale, and so since we don't know where anything is going, or where anything will be, I think that the Airport Authority should give the Planning Commission an idea of what's going to happen in the future, vague though it may be. Don't you think that's a good idea?

PAUL BOWERS: I agree. That should go to the Planning Commission. That has not, and I will get that to you. That has gone to the Planning Department, both within the City and the County, so they are aware of it. They do have a plan showing where the items are. I will make sure that does get to you all.

JANINE RIDER: Neither of the two things you mentioned would affect what we do tonight.

DON WARNER: They won't affect what you do tonight. This is something that both Paul and the Developers of this project have to get together on and work with future plans.

JANINE RIDER: Have them agree before they bring in their plans. I am glad you brought it to our attention.

FLORENCE GRAHAM closed the public hearing.

RIDER/SIMONETTI PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #22-81, C. H. FOUR COMMERCIAL PARK, PRELIMINARY PLAN, SUBJECT TO STAFF COMMENTS, WITH POSSIBLE RELOCATION OF POLARIA DRIVE ON THE FINAL PLAT, AFTER DISCUSSION WITH APPROPRIATE AGENCIES.

RIDER/SIMONETTI PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #22-81, ZONING OF ANNEXATION TO H. O.

#23-81 RIGHT OF WAY VACATION

Petitioner: Bruce Currier.

Location: 28 Road Line, between H Road and Horizon Drive.

A request to vacate a right of way.

FLORENCE GRAHAM read the request and opened the public hearing.

KENT HARBERT, of Western Engineers, appeared for the Petitioner and outlined the request for road vacation.

FLORENCE GRAHAM: Don, any further Staff Comments?

ALEX CANDELARIA: Staff doesn't have any comments at this time.

FLORENCE GRAHAM closed the public hearing.

SIMONETTI/RIDER PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #23-81, RIGHT OF WAY VACATION AT THE 28 ROAD LINE, BETWEEN H ROAD AND HORIZON DRIVE.

#24-81 DEVELOPMENT IN H. O. - CERAMIC SHOP

Petitioner: John Raff.

Location: South of Highway 50, East of Aspen Avenue.

A request for a ceramic shop on .14 acres in a highway oriented zone.

FLORENCE GRAHAM read the request and opened the public hearing.

MAURICE LINDSAY, J & R Construction, appeared for the Petitioner JOHN RAFF and outlined the proposed development for a ceramic shop.

FLORENCE GRAHAM: Is this wholesale or retail, or both?

MAURICE LINDSAY: Probably retail. It would be the firing and painting of ceramic products.

FLORENCE GRAHAM: You would make the product there and sell it?

MAURICE LINDWAY: They would buy the greenware, paint it, fire it and sell it.

JANINE RIDER: Is it going to be a gravelled parking lot?

MAURICE LINDSAY: Paved.

The Commission discussed the landscaping of the front area of the parcel.

MAURICE LINDSAY: I wrote a letter to the Highway Department, stating what we would like to do. A copy of that letter, I think, went to the Planning Department.

DON WARNER: Did you ask them for a return on that?

MAURICE LINDSAY: No.

DON WARNER: Why don't you check and get a return answer, so we can put it in the file.

MAURICE LINDSAY: Surely.

FLORENCE GRAHAM: Any comments from the Staff?

ALEX CANDELARIA: On this particular plat, we have got a revision on the 27th of March, and I asked the Petitioner to go and review with the Reviewing Agencies as to their comments, and we would recommend on the motion that it be satisfied prior to going to Council.

FLORENCE GRAHAM closed the public hearing.

JANINE RIDER: I think when you make a motion you should have in there trying to get the landscaping all along the front, as long as the Highway Department goes along with it.

RIDER/PICKENS PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #24-81, DEVELOPMENT IN H. O., CERAMIC SHOP, SUBJECT TO STAFF COMMENTS, REVIEW COMMENTS BEING SATISFIED BEFORE THE CITY COUNCIL MEETING ON THIS ITEM, AND WITH THE STIPULATION IF THE HIGHWAY DEPARTMENT WILL APPROVE OF LANDSCAPING ALONG THE DRAINAGE DITCH, IT SHOULD EXTEND THE LENGTH OF THE PARCEL ALONG THE FRONT.

#25-81 DEVELOPMENT IN H. O. - NURSERY

Petitioner: Evergreen Nursery, Robert Mayhew.  
Location: North of Highway 50, West of Linden Avenue.

A request for a nursery on .86 acres in a highway oriented zone.

FLORENCE GRAHAM read the request and opened the public hearing.

ROBERT MAYHEW appeared as the Petitioner and stated he would answer any questions the Commission had about the proposal.

REBECCA FRANK: How about this Traffic Engineer's comment that said he can't comment on the proposed deal?

DON WARNER: I will have to get with the Traffic Engineer and get the exact details prior to Council.

FLORENCE GRAHAM: Don, does Staff have any more comments?

DON WARNER: No.

FLORENCE GRAHAM closed the public hearing.

SIMONETTI/FRANK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #25-81, DEVELOPMENT IN H. O. FOR A NURSERY, SUBJECT TO STAFF COMMENTS, WITH AN EMPHASIS ON LANDSCAPING OF THE PARCEL.

#21-81 REZONE R1A TO PR-9.5 AND THE FALLS SUBDIVISION, FIRST ADDITION - PRELIMINARY PLAN

Petitioner: Robert Rewinkle.

Location: Southwest corner of Patterson Road and Grand Cascade Road.

A request to change from single family residential use at approximately 4 units/acre to planned residential use with a design density of 9.5 units/acre on 2.2 acres.

- a. Consideration of zone.
- b. Consideration of preliminary plan.

FLORENCE GRAHAM read the request and opened the public hearing.

TOM LOGUE, of Paragon Engineering, appeared for the Petitioner and outlined the proposed Rezone R1A to PR-9.5, and The Falls Subdivision, First Addition, Preliminary Plan.

REBECCA FRANK: Do you have problems with providing bike racks?

TOM LOGUE: No. -- they are kind of like trash cans -- you know they are there, and you overlook them, but we will show them on the final.

FLORENCE GRAHAM closed the public hearing.

RIDER/SIMONETTI PASSED 4-0 (PICKENS ABSTAINING) A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #21-81, THE FALLS SUBDIVISION, FIRST ADDITION, PRELIMINARY PLAN, SUBJECT TO STAFF COMMENTS, WITH THE ADDITION OF BIKE RACKS BY THE HEALTH CLUB FACILITY, AND AN ADDITIONAL EAST - WEST PEDESTRIAN WALKWAY.

RIDER/SIMONETTI PASSED 4-0 (PICKENS ABSTAINING) A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #21-81, REZONE R1A TO PR-9.5 FOR THE FIRST ADDITION OF THE FALLS SUBDIVISION.



#6-80 THE FALLS SUBDIVISION FILING #2 - REPLAT OF LOT 8,  
BLOCK 2 - FINAL PLAN

Petitioner: Robert Rewinkle.  
Location: West of Grand Cascade Road, North of Grand  
Falls Drive.

Contains 2.11 acres designed for 23 units in a planned  
residential zone.

FLORENCE GRAHAM read the request and opened the public  
hearing.

TOM LOGUE, of Paragon Engineering, appeared for the  
Petitioner and outlined the proposed The Falls Subdivision Filing #2,  
Replat of Lot 8, Block 2, Final Plan.

TOM PRICE: I just want to understand something about this  
road again. Will you go over that again?

TOM LOGUE: We originally proposed the drive that you see  
through there as a private drive. During the review process of the  
final development plan the City Engineer felt that it may be more  
appropriate to have it as a dedicated roadway. The road standards  
require a 55 foot road right of way for quality road section, which we  
met; in other words, what you see on the ground when you drive through  
there is going to be the same, whether it's public or private. The  
question is, who maintains it? We are willing to build it to the City  
standards and turn it over to the City for maintenance.

FLORENCE GRAHAM: Tom is a new member, and hasn't been in  
on any of this private versus public road. Don, does Staff have any  
comments on this?

DON WARNER: On what?

FLORENCE GRAHAM: On the public thoroughfare versus the  
private.

DON WARNER: We leave that entirely up to Ron Rish.

ALEX CANDELARIA: He recommended that it be a public street.

DON WARNER: He prefers public streets, and since he is  
the Engineer, we leave that to him.

FLORENCE GRAHAM: Since Ron doesn't come to our public  
meetings, do you think you can resolve this with him?

TOM LOGUE: Oh, yes, definitely.

FLORENCE GRAHAM: Any further comments from Staff?

ALEX CANDELARIA: The only comment that we would have is  
we need detailed drainage plan prior to going to City Council.

FLORENCE GRAHAM closed the public hearing.

The Commission discussed the parking for visitors of owners of the condominiums at length, and ROBERT REWINKLE responded.

ROBERT REWINKLE: Let me go over it with Bill Moffat at Paragon. He indicated that there was plenty of offstreet parking without utilizing other driveways and blocking them, and I think this might be a little bit out of perspective without really sitting down and going over it.

SIMONETTI/PRICE PASSED 4-0 (PICKENS ABSTAINING) A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #6-80, THE FALLS SUBDIVISION, FILING #2, REPLAT OF LOT 8, BLOCK 2, FINAL PLAN, SUBJECT TO STAFF COMMENTS, RECOMMENDING THAT THE STREET BE A PUBLIC STREET AND NOT A PRIVATE DRIVE; THAT RESOLUTION OF THE STREET DESIGNATION OF PUBLIC VERSUS PRIVATE BE MADE BEFORE PRESENTATION TO CITY COUNCIL.

#26-81 REZONE PR-4 TO PR-16 AND CROSSROADS CONDOMINIUMS - PRELIMINARY PLAN

Petitioner: Planners & Developers, Ltd. Jerry Fossenier.  
Location: Southeast corner of 12th Street and Crossroads Boulevard.

A request to change from planned residential use at approximately 4 units/acre to planned residential use with a design density of 16 units/acre on 3.66 acres.

- a. Consideration of zone.
- b. Consideration of preliminary plan.

FLORENCE GRAHAM read the request and opened the public hearing.

JERRY FOSSENIER appeared for the Petitioner and outlined the rezone PR-4 to PR-16, and Crossroads Condominiums, Preliminary Plan.

JERRY FOSSENIER: So I am just here to give you this background, because we are not doing the on site development. We have a contract of sale with Mr. Sam Haupt, but I wanted to give you that background. For the continuation of our submittal I will ask Mr. Haupt to address it.

FLORENCE GRAHAM: I have one thing that I am sure we did discuss. I remember that we discussed a change in zoning, but we didn't approve, or suggest -- as a matter of fact, we thought it would be a good idea to keep it rather low in density because of the homes behind it.

JERRY FOSSENIER: Yes. The development plan, obviously, would have to address the surrounding neighborhood.

DON WARNER: There is no density requirement in H. O. They are at about thirty to the acre, as he says.

SAM HAUPT: Well, we are proposing in this three acres -- 3.6 acres, plus we are working with the County to vacate another half acre, which was a road right of way in here, so it would be approximately four acres, with the road I-70 right of way, this little strip in here, out.

SAM HAUPT went on to outline the proposal in detail, describing the elevations of the buildings and the layout of the buildings and ground.

TOM PRICE: Is this going to be all adult living? No children?

SAM HAUPT: Here again, Tom, we haven't really gotten into it. They will be condominiums; they will be sold as condominiums. -- I don't think we are going to have many children, unless they are very small children, because we have no play areas, or anything else, and we are trying to keep that just to keep the children out.

We have no irrigation water, so it will be pretty much desert type landscaping in that area.

REBECCA FRANK: Where is the landscaping? The desert landscaping?

SAM HAUPT: In these areas here.

REBECCA FRANK: Just in their yards?

SAM HAUPT: Well, around here.

DON WARNER: We will have to get that in full detail with the plan.

FLORENCE GRAHAM: You have forty-nine units?

SAM HAUPT: A total of fifty-eight units.

JANINE RIDER: What is the noise factor going to be for people living in those bottom units?

SAM HAUPT: Like I-25 in Denver.

JANINE RIDER: What is the size of each unit?

SAM HAUPT: About one thousand, eleven hundred square feet.

JIM PICKENS: Sam, how far is your point of ingress and egress on to Crossroads from the intersection of 12th and Crossroads?

DON WARNER: 110 feet.

JIM PICKENS: Then if we were to go east, move the point of ingress to -- yes, up there -- how far is it to where your road starts to bend around? Roughly?

DON WARNER: Sixty feet.

SAM HAUPT: Jim, we can't change it because we have already stubbed the sewer and water up that street, which the City Engineer wanted us to do before they service that --

FLORENCE GRAHAM: I would like to have Don or you explain how you can keep -- unless you put a fence -- a big high fence -- before Crossroads -- how are you going to keep the children from either falling or getting on to I-70 or that Ditch?

FRANK SIMONETTI: I think that fifty-eight density is a little too high, myself. It looks like nothing but apartments, storage units and car parking, period.

CHARLIE PLSEK appeared as a property owner in the area.

CHARLIE PLSEK: I am very much opposed to this condominium because at the time one year ago when we talked about this, I was asked if I would rather have single family dwellings or condominiums, and I said a small group of condominiums probably would be all right, because of the fact that children being in single family homes, as opposed to elderly people in the condominiums.

That was, I understood, definitely a four unit per acre development. Now, you come up with this. We have got a sixteen unit per acre. It will block our view of anything east of us. It's just like putting up a sixteen or eighteen foot solid wall against the East side of 12th Street. It is not fitting into the community.

Since 1954 this has been more or less an area that has been held for half acre development, from G Road north. This was when this was in District zoning. It was that way when the County took it over.

And about a month or so ago the County Planning Commission turned down Jack Haynes' request for multiple unit per acre development on the property that he bought from me.

I don't think this fits in that category where we are at all and I am very much opposed to it.

LEIGH MEADOR: I live just north of Charlie, in this Subdivision he just talked about. I am very opposed to putting anywhere near sixteen houses, people units per acre in this small spot of land. It is totally out of character for the area that surrounds it a little over three sides. -- It would be above the majority of the buildings, or on the level of the majority of the buildings; you are putting a shopping center right in the middle of one house per acre. The highest density around there is two houses per acre, and surrounds it on all sides. -- I am terribly opposed to it.

FLORENCE GRAHAM read the following letter from Mary Avonell Flannery into the record:

"Being a land owner in the area concerned, I object to the considerable density change proposed for the S. E. corner of 12th Street and Crossroad Boulevard development. The change under consideration is from four units per acre to sixteen units per acre. The surrounding area is currently zoned for one-half acre single family residences. I strongly feel that the aforementioned proposal will devalue the surrounding homes.

CHARLIE PLSEK: There is Mr. Kirkendall that lives there. He is out in Arizona and has been there for the winter. I don't know what his opinion is of it, but I am sure he would be just as much opposed as I am.

DON WARNER: If you have anyone for or against it, it should go in the record. Have them write a letter.

ALEX CANDELARIA presented the Staff Comments.

FLORENCE GRAHAM closed the public hearing.

TOM PRICE: -- I think this parcel of ground is being overbuilt upon and I think a better plan could be come up with on this thing.

RIDER/FRANK PASSED 5-0 A MOTION TO RECOMMEND DENIAL TO THE CITY COUNCIL OF #26-81, REZONE PR-4 TO PR-16, BECAUSE IT IS MUCH TOO HIGH A DENSITY FOR THE RESIDENTIAL AREA IN WHICH IT IS SITUATED, AND BECAUSE OF THE NEIGHBORHOOD OPPOSITION TO THE PROPOSAL.

JIM PICKENS: Sam, I am sure you are well aware you can take this to Council.

SAM HAUPT: I think we have a misunderstanding with the City Council, the Planning Commission and the Development Department on what the density is going to be.

The Commission discussed at length with SAM HAUPT and JERRY FOSSENIER the concerns of the Planning Commission and the neighborhood in regard to the density to be allowed on the parcel being addressed in this proposal.

FLORENCE GRAHAM: I really think the consensus of this group, or the feeling of this group is that there is too little land in a not very suitable place, with too many units on it, and take it from there.

JIM PICKENS: Could I make a recommendation and see how this would fall with everyone? How would it be, we are having a meeting next week -- could we possibly look at this at workshop and let Staff give Jerry some directive.

DON WARNER: We would be glad to work with Sam, if we had some guidelines from you.

SAM HAUPT: We will be glad to sit down with Charlie and Leigh and these people and go over it.

FLORENCE GRAHAM: Maybe it would save time if you even did it first and then came back.

SAM HAUPT: I think we had a misunderstanding on the situation up there.

FLORENCE GRAHAM: Come back to us with some concrete feelings about what happened between you and the neighbors, and we will take it from there. Okay?

SAM HAUPT: Okay.

#27-81 DEVELOPMENT IN H. O. - OFFICE BUILDING

Petitioner: Environmental Developers, Inc. William Ash III.  
Location: South of Highline Canal, North of North Crossroads Court.

A request for office buildings on 5 acres in a highway oriented zone.

FLORENCE GRAHAM read the request and opened the public hearing.

KATHY ACKERMAN appeared for Environmental Developers, Inc., and outlined the proposed development in H. O. for an Office Building.

JANINE RIDER: How many stories are there?

KATHY ACKERMAN: The one in the front, or building number two, is three stories, and building number one is two stories.

FLORENCE GRAHAM: Are the bike paths in?

KATHY ACKERMAN: They are noted on the revised site plan.

REBECCA FRANK: To go with those bike paths, there will be bike racks?

KATHY ACKERMAN: Yes.

FLORENCE GRAHAM: Staff, do you have any further comments?

ALEX CANDELARIA: No. We don't have any comments. The Petitioner has pretty well responded in writing to all of the Comments.

FLORENCE GRAHAM closed the public hearing.

SIMONETTI/PICKENS PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #27-81, DEVELOPMENT IN H.O. FOR AN OFFICE BUILDING, SUBJECT TO STAFF COMMENTS.

#28-81 REZONE R3 TO B1

Petitioner: Marvin & Margaret Dickey.  
Location: Northeast corner of 11th and Main Streets.

A request to change from single family/multi family residential use to light business uses on .14 acres.

FLORENCE GRAHAM read the request and opened the public hearing.

KEN HUNT, of Dillon and Hunt, appeared for the Petitioner and outlined the proposed Rezone R3 to B1.

FLORENCE GRAHAM: I personally have one objection. I think that 804 Grand is very innovative and different, and I like it very much, but it stands out like a sore thumb.

KEN HUNT: I think our approach there was to maintain it in it's existing scale and improve the neighborhood.

FLORENCE GRAHAM: Another thing that does concern me is that there are so few R-3, the apartment type dwellings in or on that particular block -- they are very few and far between in the multi-family residential near the downtown for those who can afford moderate rents, and I hate to see any more leapfrog zoning.

REBECCA FRANK: And what is your problem with PB?

KEN HUNT: Our initial contact with the Development Department, in telling them what we intended to do with the property was that we propose a B1 zone.

DON WARNER: We felt it was alogical continuation of B1 which is right across the street from it.

JIM PICKENS: -- and I am saying, and I will go back to what we talked about in the Planning Commission when we looked at Freddie's place here sometime ago, where are we going to bite the bullet and say that's enough? When are we going to force businesses to go downtown? Are we going to sit here and give lip service to downtown --

DON WARNER: Force them?

JIM PICKENS: No. That's not forcing them. Let me back up. I didn't intend to say force. My concern is, where are we going to draw the line and say that's enough for letting business go into the residential area?

DON WARNER: This is the thing Frank wanted protection for this, and I said why not look at PB.

BAIRD BROWN appeared as a partner with Mr. Hunt and spoke in favor of the proposal, stating it would upgrade the area and keep it from becoming a slum due to decreasing property values if the owners were unable to market their property.

JANINE RIDER: The question has nothing to do with what you would do with it. It has to do with whether or not we want business to continue on.

BAIRD BROWN: Just don't make us a test case.

JANINE RIDER: It's a matter of deciding when the issue comes up and sticking with it.

JIM PICKENS: We are not displeased with the projects you have done so far. You have done a very fine job. It's a question of whether we want to let it go any further.

FLORENCE GRAHAM: It has nothing to do with your testing or not testing. It has to do with our own policies. How far do we go? How much leapfrogging do we do, and what do we want? What in the long run will serve the most the best.

ELIZABETH HARRIS spoke in favor of the proposal and stated rehabilitation offices and group homes were already in the block under consideration.

FLORENCE GRAHAM advised ELIZABETH HARRIS that these type of homes and centers were governed by State Law and the Planning Commission has no control in that area.

ALEX CANDELARIA gave the Staff Comments, discussing the back yard areas and the lighting that might be offensive to neighbors.

KEN HUNT responded the lighting was more in the nature of a security light rather than a yard lamp as commonly used in residential areas.

FLORENCE GRAHAM closed the public hearing.

SIMONETTI/PICKENS PASSED 5-0 A MOTION TO RECOMMEND DENIAL TO THE CITY COUNCIL OF #28-81, REZONE R3 to B1, BECAUSE IT WOULD BE SPOT ZONING AND IT WOULD DESTROY THE INTEGRITY OF THAT BLOCK; THAT THERE ARE NO GUARANTEES IN A B1 ZONE, MAKING B1 TOO BROAD A ZONE FOR THAT PARTICULAR AREA.

#38-81 DEVELOPMENT IN H. O. - ADDITION TO RETAIL STORE

Petitioner: Acorn Petroleum. Wayne Browneller.  
Location: Northwest corner of Horizon Drive and I-70.

A request for an addition to an existing convenience store on approximately 1 acre in a highway oriented zone.



FLORENCE GRAHAM read the request and opened the public hearing.

MILDRED KINSER appeared for Acorn Petroleum and Wayne Browneller and stated she would answer any questions the Commission might have on the request for the addition to a retail store.

TERRY BOWERS also appeared as the Manager of the Gasrite Station where the addition was to be done.

DON WARNER outlined the proposal and pointed out the improvement to be made.

DON WARNER also outlined the parking, stating they had joint parking with Holiday Inn and so the parking was sufficient for the needs of the gas station and convenience store.

FLORENCE GRAHAM closed the public hearing.

RIDER/FRANK PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #38-81, DEVELOPMENT IN H. O., ADDITION TO AN EXISTING CONVENIENCE STORE, SUBJECT TO STAFF COMMENTS.

The first meeting of the month of March, 1981, was recess and to be continued on April 6, 1981 at 7:30 p.m. in the City Council Chambers.

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