

GRAND JUNCTION PLANNING COMMISSION
Wednesday - May 26, 1971 - 8:00 A. M.
CIVIC AUDITORIUM - CITY HALL

MEMBERS PRESENT: Acting Chairman Ray Paruch, Richard Stranger,
Blake Chambliss and Levi Lucero.

OTHERS PRESENT: Development Director Don Warner, Regional
Planning Director Robert Engelke, City Manager
Richard Gray, Building Inspector Fred Fuhrmeister,
W. R. Bray and J. Michael Lane.

I. MINUTES APPROVED

A motion made by Blake Chambliss and seconded by Levi Lucero to approve the minutes of the April 28th meeting passed unanimously.

II. PUBLIC HEARING - BULK DEVELOPMENT APPROVED IN R-1-C ZONE

Don Warner outlined the location of this request on the zoning map. This R-1-C Zone would allow 9 single family residences on the South 165 feet of Block 8, Teller Arms Subdivision. The request for Bulk Development would allow 9 units in one building providing more open space. W. R. Bray, who requested this Bulk Development, introduced J. Michael Lane, Architect, who explained the request from the plan (on file in the Development Department).

The total plan for this area, which includes the Bulk Development request, lies between Belford Avenue and the South line of Block 8, Teller Arms Subdivision, and between North 26th Street and the Indian Wash. The area North of the mentioned R-1-C Zone is zoned R-3 (Multi-family residence).

The following items were on the plans: 90 dwelling units, ample parking spaces of 108, a recreation building including laundry facilities and the mechanical system and 6 foot fencing and shrubbery screening between this development and the single-family residences on the South.

This project is to begin construction August, 1971.

Blake Chambliss stated that this plan is what the Commission had in mind when changes were made regarding Bulk Development. This shows a creative use of the land area.

A motion was made by Blake Chambliss and seconded by Richard Stranger that the request for Bulk Development in a R-1-C (Single-Family Residence) Zone on the South 165 feet of Block 8, Teller Arms Subdivision, (between North 26th Street and Indian Wash, North of Mesa Gardens Subdivision), be approved. The motion passed. Levi Lucero abstained from voting.

III. PUBLIC HEARING - REZONING FROM R-1-C to B-2 RECOMMENDED TO COUNCIL FOR APPROVAL

Don Warner explained the request of City Market, at the Northwest Corner of 1st Street and Orchard Avenue, for rezoning from R-1-C (Single Family Residence) to B-2 (Neighborhood Business).

Discussion of this hearing and the following hearing followed: This rezoning is an expansion of a permitted use. B-2 & P Zonings are under the maximum allowable areas: Maximum land area permitted in a B-2 Zone is 50,000 square feet. This request includes 49,830 sq. ft. The Parking Zone maximum permitted area shall be no greater than 60% of such adjacent B-2 Zone area. This request includes 29,898 sq. ft.

Blake Chambliss moved and Richard Stranger seconded that the request for rezoning from R-1-C (Single-family Residence) to B-2 (Neighborhood Business) of the following described property be recommended to council for approval:

Beginning at a point 300 feet West and 30 feet North of the East Quarter Corner Section 10 Township One South Range One West Ute Meridian, thence West 92 feet, thence North 190 feet, thence East 92 feet thence South 190 feet to point of beginning.

The motion carried unanimously.

IV. PUBLIC HEARING - REZONING FROM B-2 TO PARKING RECOMMENDED TO COUNCIL FOR APPROVAL

Blake Chambliss moved and Richard Stranger seconded that the request ofr rezoning from B-2 (Neighborhood Business) to P (Parking) of the following described property be recommended to council for approval:

Beginning at a point 30 feet North and 90 feet West of the East Quarter Corner of Section 10 Township One South Range One West Ute Meridian, thence West 95 feet, thence North 190 feet, thence East 45 feet, thence South 70 feet, thence East 50 feet, thence South to the point of beginning.

The motion carried unanimously.

V. DISCUSSION REGARDING SIDEYARDS FOR ACCESSORY BUILDINGS ON RESIDENTIAL CORNER LOTS

Don Warner explained the present accessory building sideyard setbacks. A request has been made for a 3 foot sideyard setback to add to a garage that sets on property line on the street side next to alley, which was built under the old regulations.

Blake Chambliss suggested that the request be taken to the Board of Adjustment and Appeals for a variance, rather than changing the zoning ordinance regulation. He was afraid this change in zoning regulations would create hazardous traffic visibility situations.

It was agreed that Don Warner advertize a change in the zoning ordinance to comply with the 7 1/2 foot staff interpretation setback for sideyards on corner lots in the residential areas.

VI. DISCUSSION OF PROPOSED PLANNED UNIT DEVELOPMENT

Bob Engelke lead a discussion of proposed Planned Unit Development. He explained the difference of Planned Unit Development and Bulk Development.

A Planned Unit Development Zone is a contract zone. It will allow increase in density and assure control of the project. Bulk Development operates on the density already permitted and the flexibility is traded for control.

Bob Engelke stated that an addition needs to be made to the proposed Planned Unit Development, as a safety valve, to automatically revert the land to conventional zoning if the plan is not followed for Planned Unit Development.

Planned Unit Development will be added to the Zoning Ordinance as a four-density zone. P.U.D. #4 will control Mobile Home Parks.

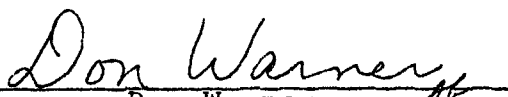
A completed proposed Planned Unit Development Zone plan will be presented to the Commission later.

VII. DISTRIBUTION OF MOBILE HOME PARK SURVEY

A Mobile Home Park Survey, prepared by Fred Fuhrmeister, Building Inspector, was distributed. (Copy on file in Development Department.) This is to be studied by the members of the Commission and reviewed at a later date.

VIII. ADJOURNMENT

There being no further business, the meeting adjourned.



Don Warner
Development Director