

MINUTES
REGULAR MEETING
GRAND JUNCTION PLANNING COMMISSION

Wednesday - April 30, 1958 - 8:00 AM
Conference Room, City Hall

The regular meeting of the Grand Junction Planning Commission was held at 8:00 A. M. Wednesday, April 30, 1958, in the Conference Room at the City Hall with the following members present: Chairman Al Cornelison, Secretary R. E. Cheever, Mrs. Cleo Diemer, Mrs. F. A. Brumbaugh, Mr. Laird Smith, Mr. Richard Zollner, Mr. Robert Vandusen, and Mr. Howard McMullin.

Absent: Mr. Claud Smith

Also present: Regional Planning Director Gene Allen, City Engineer Carl Alstatt, Mrs. Joseph Merrill, Mr. W. B. Carlson, Mr. Robt. Carver, and Mr. Dave Pelan.

After discussion of the first item on the Agenda, the approval of the location of a filling station on the NW corner of the intersection of 12th Street and Pitkin (being the SE corner of Block 133, City of Grand Junction), motion was made by Mr. Howard McMullin that the City Planning Commission recommend to the City Council that this location be approved. Motion carried.

The second item on the Agenda, the rezoning of the Jaros property -- which is Lot 16 in Grandview Subdivision, being an area bounded on the North by Orchard Avenue, on the West by North 12th Street, on the South by Mesa Avenue, and on the East by North 13th Street -- from Residence "A" and "B" to Business "A" District was next considered.

Chairman Cornelison called upon Mrs. Diemer, Chairman of the Zoning Committee, for a report from that committee on the subject under consideration. Mrs. Diemer made the following report of a meeting held by the Zoning Committee on April 24, 1958 (complete copy of report attached). Mrs. Diemer also said that she had received letters from Dr. and Mrs. Merrill, Mr. and Mrs. Carver, and Mr. and Mrs. Kay, and since all members of the Commission had received copies, these were not read. These were all in opposition to rezoning. Mrs. Diemer read a letter of intent from Mr. Allen T. Cadman of Mortgage Investments Company setting forth their plans for this tract, if rezoned (copy of letter attached).

Mrs. Merrill then asked if she might say a few words, stating that those citizens in that area who are opposed to this rezoning feel that this proposed shopping district would be too close to an established business district, that this is a good residential district and the homes are fairly new and had been built with the understanding that this would remain a residential district, there are many small children in the area and for that reason they were opposed to anything which might create more traffic. She further stated that they could not see that anything had been changed since other times this question has come up, except a different backer this time.

Mr. Cornelison said that this problem has been before this group many times and they were familiar with the objections.

Mr. Cornelison then stated that when the NE corner of 12th & Orchard was rezoned, a picture almost as good as the one now proposed for the Jaros tract was presented, but as yet there is nothing on that corner except a filling station.

Mrs. Merrill then said that they understood there was to be another building on the tract which was not shown. This would be a building for Dr. Jaros.

Mr. Cheever asked the following question, "When were most of the homes in this area built?" Mr. Alstatt and several others agreed that most of them had been built in 1951, and finished in 1952. Mr. Cheever then asked how these homes which were finished in 1952 could have been built with the understanding that the Jaros property would always remain as Residence A, since this area was not zoned until 1954.

Laird Smith asked if this question had been discussed with the owner of the ground at that time.

Mrs. Merrill said they had just taken Mr. Jaros' word for it.

Mr. Alstatt stated that undeveloped land within the city originally was not zoned until subdivided, but building was going on without zoning, so the ordinance was changed so unplatted land could be zoned. He further stated that he had heard that Mr. Jaros had said "as long as he was alive, the property would remain a pear orchard".

At this point Mr. Laird Smith suggested that the Commission hear from Mr. Gene Allen.

Mr. Allen stated that this was one of the problems that had come up when he first came here in 1955, and at that time he had recommended against the rezoning of this area because of its being so close to surrounding residential property and also so close to the established North Avenue business district. He stated it would have been better could it have been separated topographically from the surrounding area or a gradually stepped down zoning from Residence A to Business A. Mr. Allen stated that he had given a lot of study to this problem the last two years.

He showed a map of actual and proposed shopping centers which he had prepared, including the proposed center under consideration. This map showed the recommended distances apart that shopping centers should be placed and the number of residential units each center would presumably attract as customers. Mr. Cheever asked if he had made any dollar volume study on these shopping areas, as he felt that this sort of study might give a more accurate picture of the area these centers would be serving. Mr. Allen's reply was that he had not.

Mr. Allen stated that the many facilities along North Avenue made it a shopping district, rather than a shopping center, and that the greatest amount of shopping would still be done in the downtown area and the North Avenue district.

Mr. Allen suggested the following locations as being ideal locations for shopping centers:

1. Main & Freeway
2. 28 Road & North Avenue (perhaps a little north and east of this location)
3. 12th and Patterson
4. 1st and Patterson

The question was brought up as to how successful similar shopping centers had been in other places. Mr. Laird Smith was not favorably impressed with one such center which he had recently visited in Denver, stating that it was not kept up in good shape and there were several vacant buildings; however, this could also be true of downtown Denver. Mr. McMullin reported that one very large shopping center which he visited in Southern California recently did not seem very busy. It should have been the busiest time of day when he was there, but the parking lot was only approximately 5% to 7% occupied. However, the study on these centers could have been right, but the management might have been poor.

Mr. Cornelison stated that some vacancies in business buildings are necessary and a good sign; today in Grand Junction there are few vacancies.

Mr. Cornelison then called for discussion in favor of this project.

It was pointed out that the Mortgage Investments Company had made a very thorough study of this location, and certainly before they would spend a million or a million and a half dollars they would be convinced that this would be a good location for such an enterprise. Two other similar companies had made quite a thorough study of a location on North Avenue for such a project, but had decided against investing there; such business ventures are usually investigated quite thoroughly.

Mrs. Diemer pointed out that the Mortgage Investments Company had made plans for three times as much parking space as floor space, which is a very high ratio.

Mr. Alstatt stated that Mortgage Investments did have a market analysis study made, which Mr. Cadman had said was a very favorable report. Also, Mortgage Investments stated positively that they would comply with their agreements for improvement of this district as to streets and landscaping. Mr. McMullin, Mr. Laird Smith and Mr. Zollner all stated that Mr. Cadman was willing to put up bond to cover the landscaping.

There was quite a lot of discussion as to whether 12th Street from North Avenue to Patterson Road should develop as a business strip. There are already quite a number of business establishments on 12th Street between North and Patterson, and it was the opinion of some that this area could develop piece-meal and that it would be better to have it zoned properly so that it could develop into an orderly and well-planned business area. There is the possibility that the West half of the area under discussion could be zoned to Business A because the College has stated that they will be neither for nor against rezoning, so there could be no opposition within the prescribed distance to the west.

Mr. McMullin stated that at a recent meeting of the Regional Plannin Commission it was decided that North 12th Street, to all practical purposes, was largely a heavy traffic artery and should be so designated on the regional development plan, and because of the Freeway in the south part of town the traffic on 12th Street is constantly increasing. It was the opinion of some that because of this, there will eventually be a rezoning of 12th Street between North and Orchard Avenue on both sides of the street to "Business".

There was discussion both pro and con as to the advisability of a heavy traffic artery going through a residential area, if the area under discussion is not zoned for business and developes as a residential area, with 12th Street becoming more and more a heavy traffic lane.

There was some discussion of the possibility of Orchard Avenue becoming "Business" also if 12th Street did; however, this could be controlled by future planning, although it will be a main thoroughfare. The question was asked, "Can we stop business from growing on 12th Street?"

Mr. Zollner made the statement that it would not be fair to either Mr. Jaros or the Mortgage Investments Company to turn this zoning request down at this time and then later on determine by future discussion that North 12th Street should be a business district.

Mrs. Diemer made the statement that we must establish a policy for a plan and keep it up to date, according to needs, and go along with our long-range policy in accordance with the work of the planning consultant. She pointed out that this group is opposed to spot zoning, and also stated that the Zoning Committee and the Annexation Committee should work closely together.

Mr. Laird Smith stated that the Commission should commend the Zoning Committee upon their report. He suggested that perhaps this is not the time to make any decision as to business on 12th Street from North to Patterson, and that we should hold to the pattern that we see there now; he further stated that the residential pattern was already started in the area under discussion before this problem came up. Mr. Smith then said that the time has come when property owners are going to look for more protection and rely on the zone as they find it when they make an investment. He said it is more of a sacrifice to the home owner than it is to the investor, even though they have spent considerable effort and money on investigations, if the pattern is changed.

Mr. Cheever asked the question, "What are we going to do with this property?" Can we force this into residential development?" Outside capital has been solicited and has become interested.

It was stated that two houses in this vicinity under discussion have been sold - one by one of the leaders of the opposition. Also, one prospective buyer was interested in a home in that area because he thought it was going to be near a shopping center. It is true that the value of residential property nearby would increase if this shopping center were to be installed.

dictated by motion 5/28/58

At this time all outsiders were excused, and Chairman Cornelison asked that action be taken and whatever the decision, it be taken in good faith.

Motion was made by Laird Smith that the Planning Commission recommend to the City Council that the petition for the rezoning of the Jaros property from its present zoning to all Business "A" be denied. Motion was seconded by Howard McMullin. Voting was by ballot, and the motion carried by a split vote.

A report of this meeting will be made to the City Council by Chairman Al Cornelison, Mrs. Diemer, and Mr. Gene Allen.

Meeting adjourned.

R. E. Cheever, Secretary

STRICTLY CONFIDENTIAL TO PLANNING COMMISSION MEMBERS ONLY

The Zoning Committee met April 24, 1958, to reconsider the renewed request that the zoning of the 10 acre tract on the Southeast corner of 12th and Orchard be changed from Residence A to Business A. All members of the committee were present. After three and one-half hours of intensive analysis and discussion of many points, and of our developing comprehensive plan for community development based upon considerable additional work done by Mr. Gene Allen during the past year since this re-zoning request was last presented, the committee presents to the commission the following for its consideration:

1. The Planning Commission must determine whether or not 12th Street from North Avenue to Patterson Road shall develop as a business strip.
2. Once this has been determined, the committee feels the commission should consider the following factors in favor of and against rezoning to Business "A" the tract being considered:

I. FACTORS IN FAVOR OF REZONING THE TRACT:

- a) Here is an existing 10 acre tract in the midst of a residential area, which tract is suitable for a small shopping center.
- b) A substantial investment will add taxable property to the city tax rolls.

II. FACTORS AGAINST REZONING THE TRACT:

- a) After thorough re-study of the entire comprehensive plan for community development, the re-zoning of this tract "business" does not fit in with the over-all master plan and present analysis of existing need and future growth.
- b) To so re-zone such a large tract might create undue traffic hazards on North 12th due to the prospective residential growth north and east and to the constantly increasing traffic to the airport.

ZONING COMMITTEE OF THE GRAND JUNCTION PLANNING COMMISSION:

Mrs. Cleo Diemer, Chairman
Richard Zollner
Howard McMullin

STRICTLY CONFIDENTIAL TO PLANNING COMMISSION

MEMBERS ONLY

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1. The Planning Commission must determine whether or not 12th Street from North Avenue to Patterson Road shall develop as a business strip.
2. Once this has been determined, the committee feels the commission should consider the following factors in favor of and against rezoning to Business A the tract being considered:

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AKSEL NIELSEN, PRESIDENT
C. A. BACON, VICE-PRESIDENT
C. F. SHEPHERD, TREASURER
HARRY J. KUEMPEL, SECRETARY

Mortgage Investments Company

CH 2-8504

1010½ NORTH 5TH STREET

GRAND JUNCTION, COLORADO

April 30, 1958



ALLEN T. CADMAN
RESIDENT MANAGER

TO: PLANNING COMMISSION
CITY OF GRAND JUNCTION, COLORADO
and
GRAND JUNCTION CITY COUNCIL

SUBJECT: LETTER OF INTENT - as regards

That area bounded on the north by Orchard Avenue, on the east by 13th Street, on the south by Mesa Avenue, and on the west by 12th street - and our request rezoning the tract from - Residence "A", Residence "B", and Business "A" all to Business "A".

We are submitting the following information for your consideration.

1. At the earliest possible date a building containing approximately 46,000 sq.ft. would be constructed running north and south and setting about 100 ft. west of the 13th street right of way. The building would be about 500 ft. long and 100ft. deep. It would be of ranch type masonry construction in conformance with other properties in the area.
2. Adequate land would be dedicated to insure right of ways of proper width for all streets bounding the tract. These right of ways have tentatively been agreed upon in conferences with the City Engineer.
3. Installation of concrete curb and blacktop as per city specifications will be installed along Mesa Avenue and 13th street at no expense to the City or adjoining property owners.
4. A planter screen either of the type shown on the original exhibit or of a similar type to be agreed upon with the City Parks Department and City Engineers office will be installed at our expense. The entire parking area would be blacktopped.
5. We would not require access to the tract from either 13th street or from Mesa Avenue.
6. It would be our intent to install a well planned attractive shopping area to adequately serve the area with the type retail outlets ~~desired~~ demanded. Intensive studies have been made and reveal the area to be an extremely fine location for the above described project.

Yours truly

MORTGAGE INVESTMENTS COMPANY

Allen T. Cadman
Allen T. Cadman
Resident Manager



April 30, 1958

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CITY OF GRAND JUNCTION, COLORADO
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1. At the earliest possible date a building containing approximately 46,000 sq.ft. would be constructed running north and south and setting about 100 ft. west of the 13th street right of way. The building would be about 500 ft. long and 100ft. deep. It would be of ranch type masonry construction in conformance with other properties in the area.
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5. We would not require access to the tract from either 13th street or from Mesa Avenue.
6. It would be our intent to install a well planned attractive shopping area to adequately serve the area with the type retail outlets ^{most} demanded. Intensive studies have been made and reveal the area to be an extremely fine location for the above described project.

Yours truly

MORTGAGE INVESTMENTS COMPANY

Allen T. Cadman
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Resident Manager