



**PLANNING COMMISSION AGENDA  
CITY HALL AUDITORIUM, 250 NORTH 5<sup>TH</sup> STREET**

**TUESDAY, AUGUST 25, 2009, 6:00 P.M.**

**Call to Order**

*Welcome. Items listed on this agenda will be given consideration by the City of Grand Junction Planning Commission. Please turn off all cell phones during the meeting.*

*In an effort to give everyone who would like to speak an opportunity to provide their testimony, we ask that you try to limit your comments to 3-5 minutes. If someone else has already stated your comments, you may simply state that you agree with the previous statements made. Please do not repeat testimony that has already been provided. Inappropriate behavior, such as booing, cheering, personal attacks, applause, verbal outbursts or other inappropriate behavior, will not be permitted.*

*Copies of the agenda and staff reports are available on the table located at the back of the Auditorium.*

**Announcements, Presentations and/or Prescheduled Visitors**

**Consent Agenda**

*Items on the consent agenda are items perceived to be non-controversial in nature and meet all requirements of the Codes and regulations and /or the applicant has acknowledged complete agreement with the recommended conditions.*

*The consent agenda will be acted upon in one motion, unless the applicant, a member of the public, a Planning Commissioner or staff requests that the item be removed from the consent agenda. Items removed from the consent agenda will be reviewed as a part of the regular agenda. Consent agenda items must be removed from the consent agenda for a full hearing to be eligible for appeal or rehearing.*

1. **Minutes of Previous Meetings**  
Currently not available.

**[Attach 1](#)**

2. **Fuoco Growth Plan Amendment – Growth Plan Amendment** [Attach 2](#)

Request a recommendation of approval to City Council of a Growth Plan Amendment to change the Future Land Use Designation from Residential High (12+ du/ac) to Commercial on .144 acres.

**FILE #:** GPA-2009-147  
**PETITIONER:** Bob Fuoco – Fuoco Investments, LLC  
**LOCATION:** 160 Hill Avenue  
**STAFF:** Scott Peterson

3. **Hilton Garden Inn and Candlewood Suites – Preliminary Subdivision Plan & Conditional Use Permit** [Attach 3](#)

Request approval of the Preliminary Subdivision Plan to develop 19.73 acres into four (4) lots and approval of a Conditional Use Permit to construct two (2) hotels in an MU (Mixed Use) zone district.

**FILE #:** PFP-2008-357, SPR-2008-359, SPR-2008-360  
**PETITIONER:** The Koehler Corporation  
**LOCATION:** 680 24 Road  
**STAFF:** Scott Peterson

4. **Logos Industrial Park – Preliminary Subdivision Plan** [Attach 4](#)

Request approval of the Preliminary Subdivision Plan to develop 17.28 acres into 10 Industrial lots in an I-2 (General Industrial) zone district.

**FILE #:** PFP-2008-320  
**PETITIONER:** Vernon Pace – Logos, LLC  
**LOCATION:** 743 23 Road  
**STAFF:** Senta Costello

**\*\*\* END OF CONSENT CALENDAR \*\*\***

**\*\*\* ITEMS NEEDING INDIVIDUAL CONSIDERATION \*\*\***

**Public Hearing Items**

*On the following items the Grand Junction Planning Commission will make the final decision or a recommendation to City Council. If you have an interest in one of these items or wish to appeal an action taken by the Planning Commission, please call the Public Works and Planning Department (244-1430) after this hearing to inquire about City Council scheduling.*

None

**General Discussion/Other Business**

**Nonscheduled Citizens and/or Visitors**

**Adjournment**

**Attach 1**  
**Minutes of Previous Meeting**  
Currently not available

**Attach 2  
Fuoco GPA**

**CITY OF GRAND JUNCTION  
PLANNING COMMISSION**

**MEETING DATE:** August 25, 2009  
**PRESENTER:** Scott D. Peterson

**AGENDA TOPIC:** Fuoco Growth Plan Amendment, GPA-2009-147

**ACTION REQUESTED:** Recommendation to City Council on a Growth Plan Amendment.

BACKGROUND INFORMATION					
<b>Location:</b>		160 Hill Avenue			
<b>Applicant:</b>		Fuoco Investments, LLC, Owner River City Consultants, Inc., Representative			
<b>Existing Land Use:</b>		Single-family residence			
<b>Proposed Land Use:</b>		Excess inventory parking lot for Honda automobiles			
<b>Surrounding Land Use:</b>	<b>North</b>	Single-family residential			
	<b>South</b>	Fuoco Honda			
	<b>East</b>	Single-family residential			
	<b>West</b>	Fuoco Motor Company Body Shop			
<b>Existing Zoning:</b>		R-O (Residential Office)			
<b>Proposed Zoning:</b>		C-1 (Light Commercial)			
<b>Surrounding Zoning:</b>	<b>North</b>	R-O (Residential Office)			
	<b>South</b>	C-1 (Light Commercial)			
	<b>East</b>	R-8 (Residential – 8 du/ac)			
	<b>West</b>	C-1 (Light Commercial)			
<b>Growth Plan Designation:</b>		Residential High (12+ du/ac)			
<b>Zoning within density range?</b>		X	Yes		No

**PROJECT DESCRIPTION:** The applicant is requesting approval of a Growth Plan Amendment for a 0.14 acre property located at 160 Hill Avenue from Residential High (12+ du/ac) to Commercial in anticipation of future commercial development.

**RECOMMENDATION:** Recommend approval of the requested Growth Plan Amendment application to Commercial to the City Council.

## **ANALYSIS:**

### **1. Background:**

The existing property is located at the northwest corner of N. 2<sup>nd</sup> Street and Hill Avenue and currently contains a single-family residence and detached structures and was recently purchased by the applicant, who desires to remove the existing structures and develop the property as a parking lot for excess inventory for Honda automobiles with no customer viewing. Fuoco Honda, owned and operated by the applicant, is located directly to the south, across Hill Avenue. Total acreage for the parcel requesting the Growth Plan Amendment is 0.14 acres (Lots 13 and 14, Block 33, Grand Junction). The applicant requests a change in the Growth Plan designation for this property so that the entire Block that they own can be uniform, designated Commercial. If this Growth Plan Amendment request is approved by the City, the applicant plans to apply for a rezone to C-1, (Light Commercial) and site plan review application in order to develop as part of their Fuoco Honda operations.

The existing R-O (Residence Office) Zoning District does allow parking lots as a land use, however a Conditional Use Permit from the Planning Commission would be required and also the R-O District requires that parking be setback a minimum of 20' from the front property lines, which would greatly impact the usability of this property if the existing zoning and Growth Plan designations were to remain.

### **2. Section 2.5 C. of the Zoning and Development Code:**

The Growth Plan can be amended if the City finds that the proposed amendment is consistent with the purpose and intent of the Growth Plan and meets the following criteria:

- a. There was an error such that then existing facts, projects or trends (that were reasonably foreseeable) were not accounted for; or

There was no error at the time of the adoption of the 1996 Growth Plan. The property contained a single-family residence, and there is no other indication than an error was made in designating the property Residential High (12+ du/ac).

- b. Subsequent events have invalidated the original premises and findings;

The N. 1<sup>st</sup> Street area has undergone changes through the years with the increase and expansions of existing and new commercial land uses. After adoption of the Growth Plan in 1996, this property, along with properties to the north was zoned to R-O (Residential Office) in 2000. The purpose of the R-O District is to "provide low intensity, non-retail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods." The R-O District is used with Medium to High Density Residential and Commercial land use designations within the Growth Plan to achieve the purpose stated above and to provide an adequate buffer between commercial and residential land uses.

However, the majority of businesses along the N. 1<sup>st</sup> Street corridor between Grand and North Avenues are retail in nature, including automotive services. The existing Growth Plan did not anticipate or allow for any future expansion by these existing businesses. Also, the existing residential properties which are located within the same block as commercial development have not transitioned into either offices or consolidated parcels to achieve higher density housing, as anticipated by the Growth Plan and the subsequent R-O zoning. Therefore, subsequent events have invalidated the original premise and findings.

- c. The character and/or condition of the area have changed enough that the amendment is acceptable and such changes were not anticipated and are not consistent with the plan;

The character of the area is a mix of commercial development along N 1<sup>st</sup> Street and single/multi-family residential uses along N. 2<sup>nd</sup> Street. The proposed amendment is acceptable because the change from Residential High (12+ du/ac) to Commercial will not adversely affect the residential land supply in the community and would be more in keeping with the existing commercial development, which is owned by the applicant, directly to the west. The small size of the property (0.14 acres – 6,098 sq. ft.) makes new multi-family or office development unlikely. The small amount of land, together with the current Code, off-street parking, open space, landscaping and buffering requirements make marketing of the property as R-O difficult.

- d. The change is consistent with the goals and policies of the Plan, including applicable special area, neighborhood and corridor plans;

The proposed amendment is consistent with the following goals and policies within the Growth Plan:

Goal 5 from the Growth Plan is; *“to ensure that urban growth and development make efficient use of investments in streets, utilities and other public facilities.”*

Policy 5.2 states that; *“the City and County will encourage development that uses existing facilities and is compatible with existing development.”*

Goal 11 as stated in the Growth Plan is; *“to promote stable neighborhoods and land use compatibility throughout the community.”*

Policy 11.2 states that; *“the City and County will limit commercial encroachment into stable residential neighborhoods. In areas designated for residential development the City and County may consider inclusion of small scale neighborhood commercial development that provides retail and service opportunities in a manner compatible with surrounding neighborhoods in terms of scale and impact.”*

Goal 18 as stated in the Growth Plan is to; *“maintain the City’s position as a regional provider of goods and services.”*

Policy 18.1 states that; *“The City and County will coordinate with appropriate entities to monitor the supply of land zoned for commercial and industrial development and retain an adequate supply of land to support projected commercial and industrial employment.”*

Goal 28 from the Growth Plan: *“The City of Grand Junction is committed to taking an active role in the facilitation and promotion of infill and redevelopment within the urban growth area of the City.”*

- e. Public and community facilities are adequate to serve the type and scope of the land use proposed;

Existing infrastructure facilities are adequate to serve the proposed commercial development. The existing property is located at the northwest corner of the intersection at N. 2<sup>nd</sup> Street and Hill Avenue. Sufficient access is available from Hill Avenue. No access would be permitted onto N. 2<sup>nd</sup> Street for further development of this site. Secondary access is available via an existing, alley directly to the north, provided that the alley is paved. The paving could be accomplished by the developer, applicant or through establishment of an Alley Improvement District.

- f. An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and

The applicant owns the existing parcels on this block and has recently purchased this property to allow for the continued expansion of their automobile business. The proposed Growth Plan Amendment request is a logical extension of the existing Commercial designation on this Block and will eliminate the remaining Residential High (12+ du/ac) designation so that the entire Block would become Commercial.

- g. The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The adjacent neighborhood will benefit from the proposed Growth Plan Amendment in the respect that it may help with getting parked vehicles off the street and onto private property as the applicant’s automobile dealership continues to expand. Project Manager believes that the proposed Growth Plan Amendment, adjacent to the applicant’s property and within one block of a major transportation route, N 1<sup>st</sup> Street, would be a responsible use of the land. Furthermore, N. 2<sup>nd</sup> Street provides an adequate buffer between Commercial and Residential land use designations.

## **FINDINGS OF FACT/CONCLUSIONS**

After reviewing the Fuoco application, GPA-2009-147 for a Growth Plan Amendment, Project Manager makes the following findings of fact and conclusions:

1. The proposed amendment is consistent with the purpose and intent of the Plan.
2. The review criteria in Section 2.5 C. of the Zoning and Development Code have all been met.

## **STAFF RECOMMENDATION:**

I recommend that the Planning Commission forward a recommendation of approval of the requested Growth Plan Amendment, GPA-2009-147 to the City Council with the findings and conclusions listed above.

## **RECOMMENDED PLANNING COMMISSION MOTION:**

Mr. Chairman, on item GPA-2009-147, Fuoco Growth Plan Amendment, I move that we forward a recommendation of approval of the requested amendment from Residential High (12+ du/ac) to Commercial for the property located at 160 Hill Avenue.

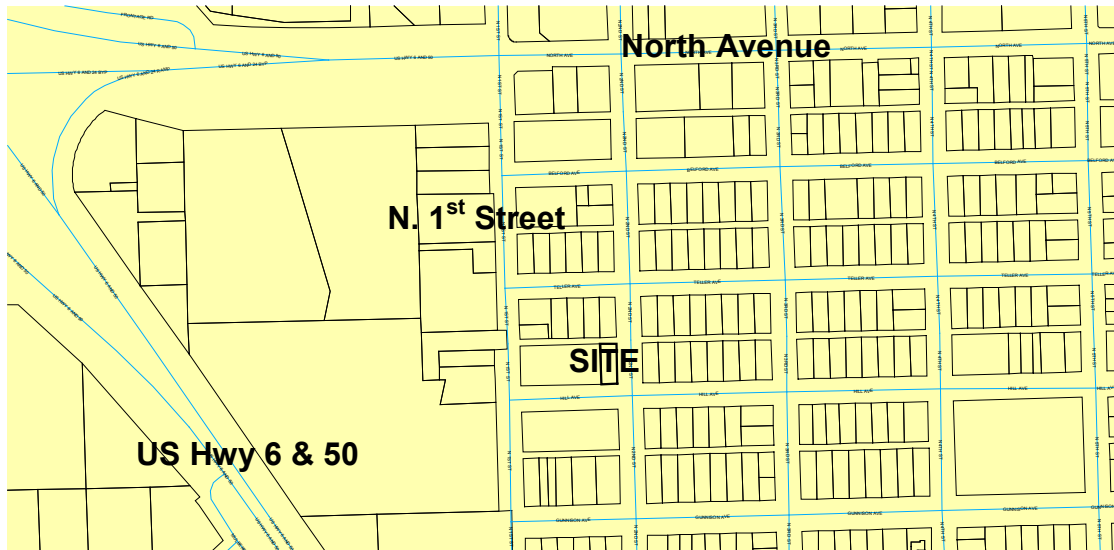
Attachments:

Site Location Map / Aerial Photo Map  
Future Land Use Map / Existing City Zoning Map  
Resolution



# Site Location Map

Figure 1



# Aerial Photo Map

Figure 2



# Future Land Use Map

Figure 3



# Existing City Zoning

Figure 4



**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AMENDING THE GROWTH PLAN OF THE CITY OF GRAND JUNCTION TO DESIGNATE APPROXIMATELY 0.14 ACRES LOCATED AT 160 HILL AVENUE FROM RESIDENTIAL HIGH (12+ DU/AC) TO COMMERCIAL**

Recitals:

A request for a Growth Plan Amendment has been submitted in accordance with the Zoning and Development Code. The applicant has requested that approximately 0.14 acres, located at 160 Hill Avenue be redesignated from Residential High (12+ du/ac) to Commercial on the Future Land Use Map.

In a Public Hearing, the City Council reviewed the request for the proposed Growth Plan Amendment and determined that it satisfied the criteria as set forth and established in Section 2.5 C. of the Zoning and Development Code and the proposed amendment is consistent with the purpose and intent of the Growth Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS REDESIGNATED FROM RESIDENTIAL HIGH (12+ DU/AC) TO COMMERCIAL ON THE FUTURE LAND USE MAP.

**Fuoco Growth Plan Amendment**

Lots 13 and 14, Block 33, City of Grand Junction

Said parcel contains 0.14 acres (6,098 +/- square feet), more or less, as described.

PASSED on this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
President of Council

**Attach 3  
Hilton Garden Inn & Candlewood Suites**

**CITY OF GRAND JUNCTION  
PLANNING COMMISSION**

**MEETING DATE:** August 25, 2009  
**PRESENTER:** Scott D. Peterson

**AGENDA TOPIC:** Hilton Garden Inn and Candlewood Suites – Conditional Use Permit and Preliminary Subdivision Plan – PFP/SPR-2008-357/359/360

**ACTION REQUESTED:** Approval of a Conditional Use Permit (CUP) and Preliminary Subdivision Plan.

BACKGROUND INFORMATION					
<b>Location:</b>		680 24 Road			
<b>Applicants:</b>		The Koehler Corporation, Applicant Souder, Miller & Associates, Representative			
<b>Existing Land Use:</b>		Vacant land			
<b>Proposed Land Use:</b>		Hilton Garden Inn (proposed Lot 1) Candlewood Suites (proposed Lot 2). Proposed Lots 3 & 4 to remain undeveloped at this time			
<b>Surrounding Land Use:</b>	<b>North</b>	Vacant land			
	<b>South</b>	Regal Canyon View Theaters and undeveloped vacant land			
	<b>East</b>	Vacant land			
	<b>West</b>	Vacant land			
<b>Existing Zoning:</b>		M-U (Mixed Use)			
<b>Proposed Zoning:</b>		N/A			
<b>Surrounding Zoning:</b>	<b>North</b>	M-U (Mixed Use)			
	<b>South</b>	C-1 (Light Commercial)			
	<b>East</b>	M-U (Mixed Use) and R-12 (Residential – 12 du/ac)			
	<b>West</b>	M-U (Mixed Use)			
<b>Growth Plan Designation:</b>		Mixed Use			
<b>Zoning within density range?</b>		X	Yes		No

**PROJECT DESCRIPTION:** A request for approval of a Conditional Use Permit to construct two (2) hotels in an M-U (Mixed Use) zone district and a request for Preliminary Subdivision Plan approval for four (4) lots to be developed on 19.7 acres in an M-U (Mixed Use) Zone District.

**RECOMMENDATION:** Approval of the Conditional Use Permit(s) and Preliminary Subdivision Plan finding that the applications are consistent with the Growth Plan and Sections 2.13 C. and 2.8 B. 2. of the Zoning and Development Code.

## **ANALYSIS:**

### **Background:**

The applicant, The Koehler Corporation, wishes to construct two (2) hotels to be located on proposed Lots 1 & 2, Candlewood Hilton Subdivision which is also being reviewed by the Planning Commission as part of this application (680 24 Road - address will change with the recording of the subdivision plat). In accordance with Table 3.5 of the Zoning and Development Code, hotels and motels are required to obtain a Conditional Use Permit in the M-U, (Mixed Use) Zoning District. Since this property is within the 24 Road Corridor, the 24 Road Corridor Design Standards and Guidelines also apply to this application.

The Hilton Garden Inn is proposed to contain 120 rooms plus a 3,500 +/- sq. ft. conference center. The Candlewood Suites is proposed to contain 97 rooms. Since the proposed hotel buildings are over 50,000 sq. ft. (52,699 +/- sq. ft. for the Candlewood and 81,870 +/- sq. ft. for the Hilton), Big Box Development Standards (Section 4.3 M. of the Zoning and Development Code) also apply to this application.

### **Conditional Use Permit:**

Per the Conditional Use Permit application, the applicant is also requesting two (2) deviations that can be reviewed and approved by the Planning Commission as part of this application. The first deviation requested is for the proposed gazebo location which does not meet the Accessory Side Yard setback requirement of 15' from the north property line for the Candlewood Suites property (see Site Plan). The applicant is requesting an Accessory Side Yard setback of 5.1'. Project Manager is in support of the requested deviation since the proposed gazebo will have no impact on adjacent property and will provide an outside visual amenity for the hotel project which is keeping with the 24 Road Corridor Design Standards and Guidelines in achieving a higher standard of development and design creativity. The second deviation request is to the maximum building height of 40' in the M-U (Mixed Use) Zoning District for both hotel projects. The Hilton Garden Inn is requesting a maximum building height of 61' feet while the Candlewood Suites is requesting a maximum building height of 56'. Project Manager is supportive of the proposed height deviations since the nearby Holiday Inn Express (625 Rae Lynn Street) is already at 55', therefore, the proposed two hotel projects would not set a precedence for building height in the area and the proposed new Zoning and Development Code that is to be adopted as part of the upcoming Comprehensive Plan will change the maximum building height from 40' to 65' in the M-U Zone District.

Conditional Uses are not uses by right. The approval of the Conditional Use Permit, once established, shall run with the land and will remain valid until the property changes use or the use is abandoned and/or non-operational for a period of twelve (12) consecutive months. Failure to develop or establish such use accordingly shall be sufficient to revoke the permit.

### Preliminary Subdivision Plan:

The applicants also wish to subdivide the existing 19.7 acre parcel into four (4) lots in anticipation of future commercial development and in order to create the two (2) properties for the above mentioned hotels. Access for all four (4) properties will be from Market Street with no access permitted onto either F ½ Road or 24 Road.

### Sign Package:

For the Hilton Garden Inn, the maximum signage allowance as allowed for all free-standing and building signage by the Zoning and Development Code would be 1,266 sq. ft. For the Candlewood Suites, the maximum allowable signage square footage would be 648 sq. ft. The applicant is proposing 500 +/- sq. ft. for the Hilton Garden Inn and 258 +/- sq. ft. for the Candlewood Suites for all proposed free-standing and building signage well within the overall signage requirements for the proposed properties (see attached Sign Package). Proposed free-standing monument sign heights are eight feet (8') for the Candlewood and six and a half feet (6.5') for the Hilton.

### **Consistency with the Growth Plan:**

The site is currently zoned M-U, (Mixed Use) with the Growth Plan Future Land Use Map identifying this area also as Mixed Use.

### **Section 2.13 C. of the Zoning and Development Code:**

Requests for a Conditional Use Permit must demonstrate that the proposed development will comply with all of the following:

1. All applicable site plan review criteria in Section 2.2.D.4 of the Zoning and Development Code and with the SSID, TEDS and SWMM Manuals.

#### Section 2.2 D. 4. b.:

- (1) Adopted plans and policies such as the Growth Plan, applicable corridor or neighborhood plans, the major street plan, trails plan and the parks plans.

Project Manager finds the request for a Conditional Use Permit to be in compliance with the Growth Plan, Urban Trails Master Plan, Zoning and Development Code and the 24 Road Corridor Design Standards and Guidelines per my review of the application, with the exception of the two (2) deviations that the applicant is requesting relief from as part of this Conditional Use Permit application.

The first deviation requested is for the proposed gazebo location which does not meet the Accessory Side Yard setback requirement of 15' from the north property line for the Candlewood Suites property. The applicant is requesting an Accessory Side Yard setback of 5.1'. Project Manager feels that the proposed gazebo will

have no impact on adjacent property and will provide an outside visual amenity for the hotel project which is keeping with the 24 Road Corridor Design Standards and Guidelines in achieving a higher standard of development and design creativity. The second deviation request is to the maximum building height of 40' in the M-U (Mixed Use) Zoning District for both hotel projects. The Hilton Garden Inn is requesting a maximum building height of 61' feet while the Candlewood Suites is requesting a maximum building height of 56'. Project Manager feels the proposed height deviations for the two hotel projects would not set precedence for building height in the area and the proposed new Zoning and Development Code that is to be adopted as part of the upcoming Comprehensive Plan will change the maximum building height from 40' to 65' in the M-U Zone District.

An existing Trail Easement has been previously granted adjacent to Leach Creek and 24 Road and also a new off-street trail will be constructed adjacent to F ½ Road as part of the development for the Hilton Garden Inn, consistent with the Urban Trails Master Plan.

- (2) Conditions of any prior approvals.

N/A.

- (3) Other Code requirements including rules of the zoning district, applicable use specific standards of Chapter Three of the Zoning and Development Code and the design and improvement standards of Chapter Six of the Code.

Project Manager finds that the proposed hotel developments will comply and exceed the standards and requirements of the Zoning and Development Code upon the development and completion of the proposed project and with the approval of the above mentioned deviations. Minimum off-street parking requirements for the hotel projects combined would be 262 spaces with 263 spaces provided. Also, all required landscaping is also provided.

- (4) Quality site design practices.

The applicant wishes to develop two (2) hotel properties and will meet and exceed all requirements of the Zoning and Development Code and 24 Road Corridor Design Standards and Guidelines. The applicant will be taking access for both properties from the dedication of the new Market Street right-of-way and pedestrian access will be further enhanced by the construction of a pedestrian trail along F ½ Road and sidewalks along Market Street adjacent to the applicant's properties.

All outside utilities and equipment will be architecturally screened in accordance with the Big Box Development Standards of the Zoning and Development Code.

2. The underlying zoning district's standards established in Chapter Three of the Zoning and Development Code.

Hotels and motels are a permitted land use in the M-U (Mixed Use) Zoning District with a Conditional Use Permit.

3. The use-specific standards established in Chapters Three and Four of the Zoning and Development Code.

Hotels and motels are required to have a Conditional Use Permit in the M-U (Mixed Use) Zoning District. All requirements for this request as stated in Chapters Three and Four, including the Big Box Development standards, are in compliance with this application.

4. Other uses complimentary to, and supportive of, the proposed project shall be available including, but not limited to, schools, parks, hospitals, business and commercial facilities, and transportation facilities.

All surrounding property is of a commercial nature. 24 Road and F ½ Road are both classified as a Principal Arterial. Upon future development of additional adjacent commercial properties, Grand Valley Transit will be serving this area by a bus route.

5. Compatibility with and protection of neighboring properties through measures such as:

1. Protection of privacy.

All surrounding properties, with the exception of property to the east, are zoned commercial/mixed use which does not trigger any buffering requirements. The east property line however, is separated from the current R-12, residential zoned property by the dedication of the right-of-way for the future 24 ¼ Road that will serve as a natural geographic buffer.

2. Protection of use and enjoyment.

The proposal to develop two (2) hotel sites also requires the applicant to obtain a Conditional Use Permit and develop the properties to meet or exceed all current parking and landscaping requirements, etc. All adjacent properties are currently vacant with the exception of the Regal Canyon View Theaters located directly to the south, across F ½ Road.

3. Compatible design and integration.



The proposed hotel developments will not adversely impact the adjacent properties. Because of the Big Box standards and the 24 Road Corridor Design Standards and Guidelines, the applicant has met and exceeded all architectural, screening and design requirements and will be a visually appealing hotel commercial development along the 24 Road and F ½ Road corridor.

**Section 2.8 B. 2. of the Zoning and Development Code:**

A Preliminary Subdivision Plan can only be approved when it is in compliance with the purpose portion of Section 2.8 and with all of the following criteria:

- a. The Growth Plan, Grand Valley Circulation Plan, Urban Trails Plan and other adopted plans.

The proposed commercial subdivision development meets the goals and policies of the Growth Plan, Grand Valley Circulation Plan, Urban Trails Plan and other adopted plans. A Trail Easement adjacent to 24 Road and Leach Creek has been previously dedicated by the Canyon View North Subdivision plat and will remain with the platting of this new subdivision plat.

- b. The Subdivision standards of Chapter Six.

The proposed commercial development meets the subdivision design standards of Chapter Six per the determination by the Project Manager and the City Development Engineer.

- c. The Zoning standards contained in Chapter Three.

The proposed commercial development is in compliance with the M-U (Mixed Use) Zoning District as specified in Chapter Three of the Zoning and Development Code.

- d. Other standards and requirements of this Code and all other City policies and regulations.

The proposed commercial development meets or exceeds all other applicable standards and requirements of the Zoning and Development Code and all other City policies and regulations with the exception of the two (2) deviations that the applicant is requesting relief from as part of this Conditional Use Permit application.

- e. Adequate public facilities and services will be available concurrent with the subdivision.

All required public facilities are either available or will be constructed with the proposed development.

- f. The project will have little or no adverse or negative impacts upon the natural or social environment.

There are no adverse or negative impacts on the natural or social environment that have been identified with the proposed commercial development.

- g. Compatibility with existing and proposed development on adjacent properties.

The proposed commercial development is compatible with the existing commercial development in the area. The minimum lot size for the M-U Zoning District is one (1) acre in size with the applicant proposing lot sizes ranging in size from 1.9 to 11 acres for the four (4) properties.

- h. Adjacent agricultural property and land uses will not be harmed.

Adjacent commercial and residential properties will not be harmed by this commercial development.

- i. Is neither piecemeal development nor premature development of agricultural land or other unique areas.

The proposed commercial development is neither piecemeal nor premature development of agricultural land or other unique areas.

- j. There is adequate land to dedicate for provision of public services.

Adequate land for public services has been provided for the commercial development.

- k. This project will not cause an undue burden on the City for maintenance or improvement of land and/or facilities.

The City will not incur an undue burden for maintenance or improvement of land as a result of the proposed commercial development.

#### **FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:**

After reviewing the Hilton Garden Inn and Candlewood Suites application, PFP-2008-357 (Preliminary Subdivision Plan), SPR-2008-359 (CUP – Candlewood Suites) and SPR-2008-360 (CUP – Hilton Garden Inn) for a Conditional Use Permit and Preliminary Subdivision Plan, I recommend that the Planning Commission make the following findings of fact, conclusions and conditions:

1. The requested Conditional Use Permit and Preliminary Subdivision Plan are consistent with the Growth Plan.

2. The review criteria in Sections 2.13 C. and 2.8 B. 2. of the Zoning and Development Code have all been met for the Conditional Use Permit and Preliminary Subdivision Plan.
3. As part of the Conditional Use permit application, the submitted Sign Package as presented meets all the sign requirements as specified in Section 4.2 of the Zoning and Development Code and the 24 Road Corridor Design Standards and Guidelines.
4. Approval of the project being conditioned upon the approval and recording of the Subdivision Plat for the Candlewood Hilton Subdivision and the approval and finalization of all outstanding items associated with the Site Plan Review.
5. Project Manager recommends that the Planning Commission approve the deviation as part of the Conditional Use Permit application to vary the Accessory Side Yard setback requirement of 15' in the M-U (Mixed Use) Zoning District to 5.1' from the north property line for the proposed gazebo on Candlewood Suites property (proposed Lot 2, Candlewood Hilton Subdivision).
6. Project Manager recommends that the Planning Commission approve the deviation as part of the Conditional Use Permit application to vary the maximum building height of 40' in the M-U (Mixed Use) Zoning District to 61' for the Hilton Garden Inn and 56' for the Candlewood Suites.

**STAFF RECOMMENDATION:**

I recommend that the Planning Commission approve the requested Conditional Use Permit, SPR-2008-359 and SPR-2008-360, making the findings, conclusions and condition of approvals listed above.

I also recommend that the Planning Commission approve the proposed Preliminary Subdivision Plan, PFP-2008-357, making the findings, conclusions and condition of approvals list above.

**RECOMMENDED PLANNING COMMISSION MOTION:**

Mr. Chairman, on the request for a Conditional Use Permit for the Hilton Garden Inn and Candlewood Suites application, project number SPR-2008-359 and SPR-2008-360 to be located at 680 24 Road, I move that the Planning Commission approve the Conditional Use Permit with the facts, conclusions and conditions listed in the staff report.

Mr. Chairman, on the request for a Preliminary Subdivision Plan for the Candlewood Hilton Subdivision, project number PFP-2008-357 to be located at 680 24 Road, I move that the Planning Commission approve the Preliminary Subdivision Plan with the facts, conclusions and conditions listed in the staff report.

Attachments:

Site Location Map / Aerial Photo Map  
Future Land Use Map / Existing City Zoning  
Hilton Garden Inn Site Plan  
Candlewood Suites Site Plan  
Hilton Garden Inn Landscaping Plan  
Candlewood Suites Landscaping Plan  
Candlewood Hilton Subdivision (Preliminary/Final Plan)  
Sign Package/Elevation Drawing – Hilton Garden Inn  
Monument Sign – Hilton Garden Inn  
Sign Package/Elevation Drawing – Candlewood Suites  
Monument Sign – Candlewood Suites

# Site Location Map

Figure 1



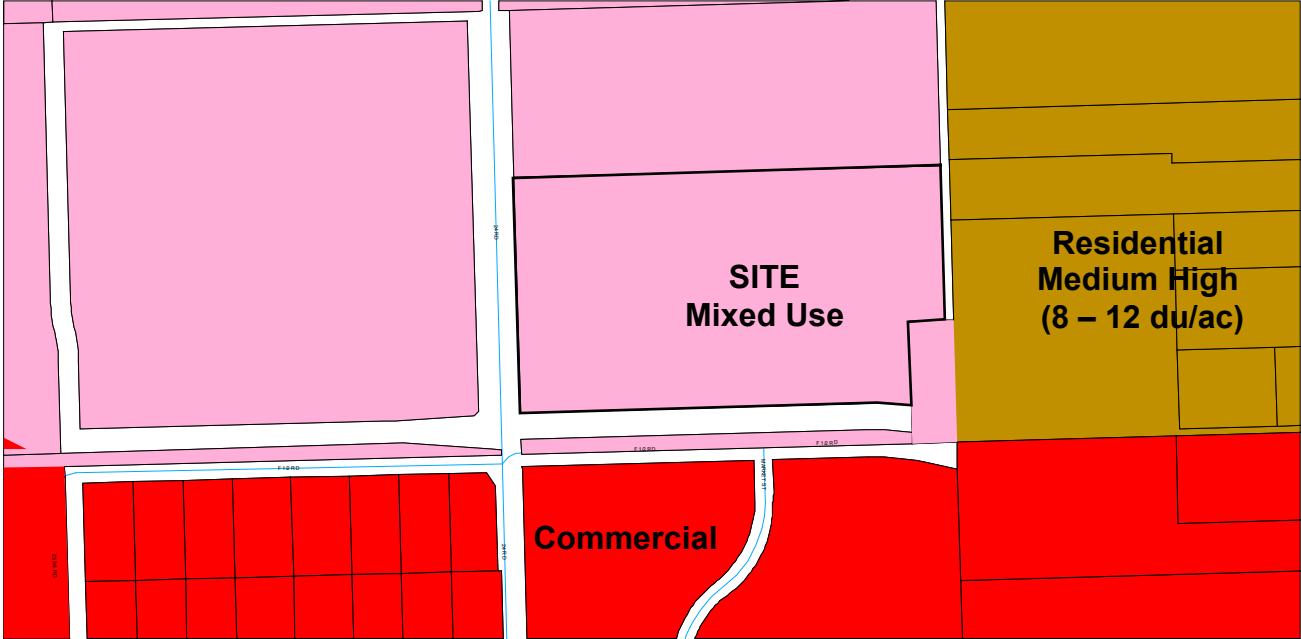
# Aerial Photo Map

Figure 2



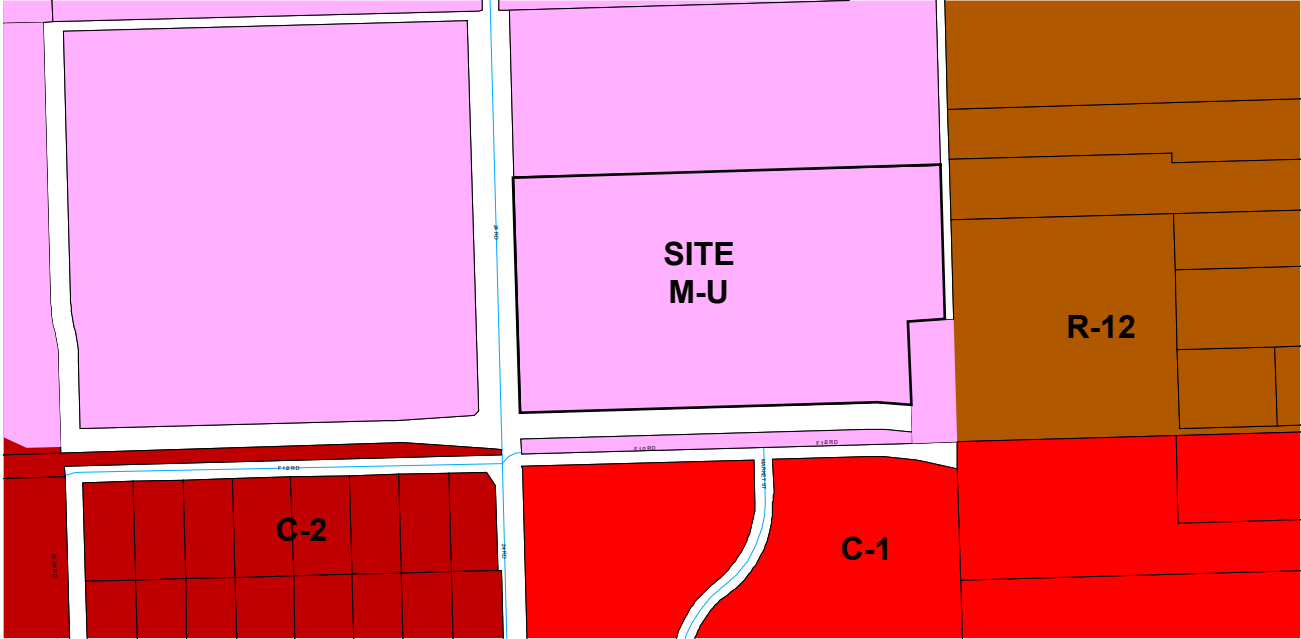
# Future Land Use Map

Figure 3

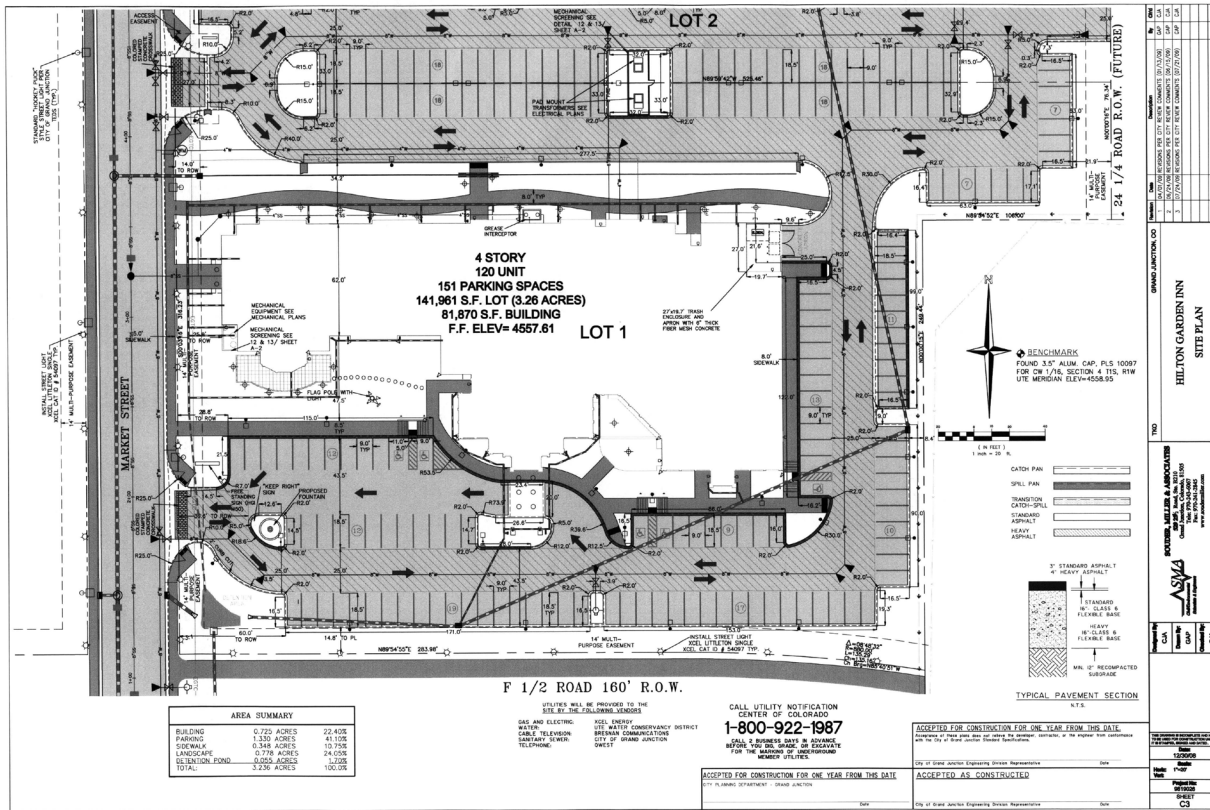


# Existing City Zoning

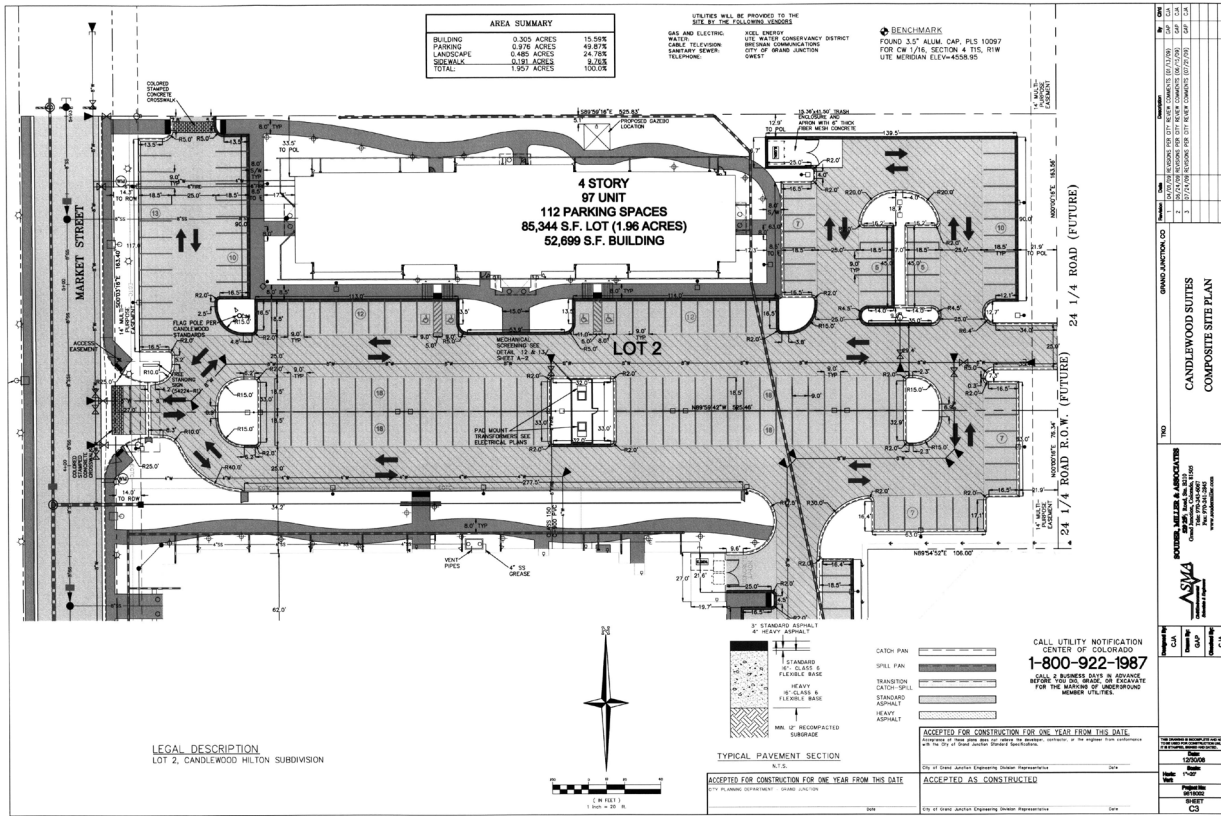
Figure 4



# Hilton Garden Inn Site Plan



# Candlewood Suites Site Plan



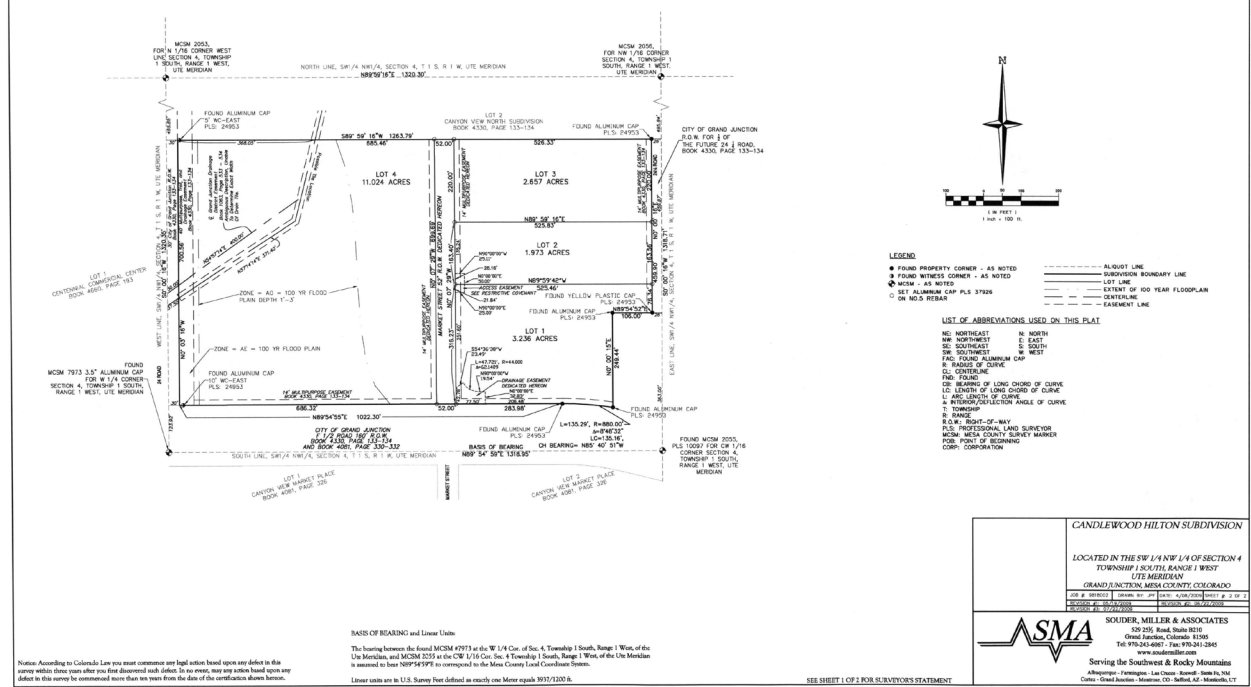






# Candlewood Hilton Subdivision


**CANDLEWOOD HILTON SUBDIVISION**  
 A REPLAT OF LOT 1 OF CANYON VIEW NORTH SUBDIVISION, RECEPTION NO. 2357642  
 LOCATED IN THE SW  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 WEST,  
 UTE MERIDIAN



**NOTICE:** According to Colorado Law you must examine any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may you bring an action based upon any defect in this survey be commenced more than six years from the date of the certification shown herein.

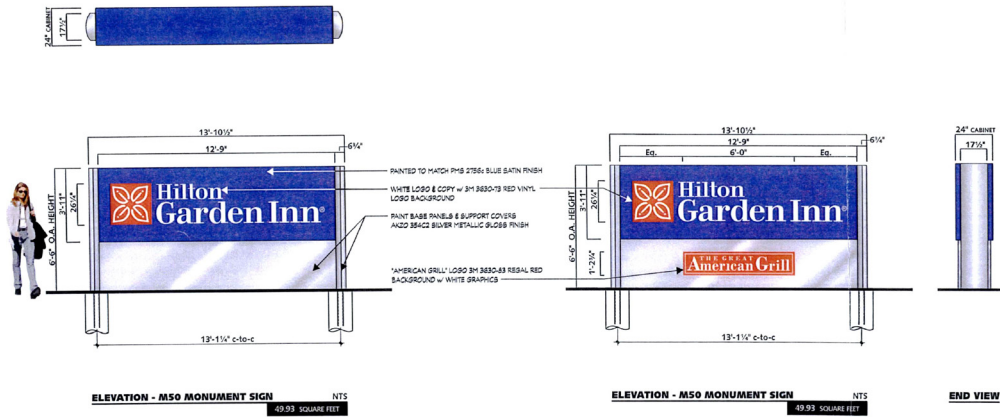
**BAIS OF BEARING and Line Units**  
 The bearing between the found MCM #7973 at the NW  $\frac{1}{4}$  Cor. of Sec. 4, Township 1 South, Range 1 West, of the Ute Meridian, and MCM #233 at the SW  $\frac{1}{4}$  Cor. of Sec. 4, Township 1 South, Range 1 West, of the Ute Meridian is measured to have N89°54'59"E 1318.13'±.

SEE SHEET 1 OF 2 FOR SURVEYOR'S STATEMENT

<b>CANDLEWOOD HILTON SUBDIVISION</b>	
LOCATED IN THE SW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 4 TOWNSHIP 1 SOUTH, RANGE 1 WEST UTE MERIDIAN GRAND JUNCTION, MESA COUNTY, COLORADO	
JOB # 1899102	DATE: 07/27/2023
DRAWN BY: JPM	CHECKED BY: JPM
	
<b>SMA</b> SCUDER, MILLER & ASSOCIATES 828 295 Road, Suite 8210 Grand Junction, Colorado 81505 Tel: 970.241.6867 Fax: 970.241.2845 www.smaonline.com Serving the Southwest & Rocky Mountains <small>Abbott - Fort Collins, La. - Denver, Boulder, Steamboat, Silver Platte, Grand Junction, Steamboat, CO - Salt Lake City, Healdsburg, UT</small>	



# Monument Sign – Hilton Garden Inn



Total Sign Area  
Including Base  
90.19 sq. FT.

HGI-M50

HGI-M50R






# Monument Sign – Candlewood Suites



TOTAL SIGN AREA  
INCLUDING PEDESTAL  
75 SQ. FT.

Customer: CANDLEWOOD SUITES	Date: 07/21/08	Prepared By: ISA	<small>NOTE: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are licensed, please provide the correct PMS match and a revision to this drawing will be made.</small>	 <small>DISTRIBUTED BY SIGN UP COMPANY 703 24th STREET SOUTHWEST PO BOX 210 WATERTOWN, SD 57201-0210</small>
Location:	File Name: 54224 - R1 - 24" CHANNEL LETTERS (3) - 5'10"X10' MON @ 8' OAH	ENG: X		

**Attach 4**  
**Logos Industrial Park**

CITY OF GRAND JUNCTION  
 PLANNING COMMISSION

MEETING DATE: August 25, 2009  
 STAFF PRESENTATION: Senta L. Costello

AGENDA TOPIC: Logos Industrial Park Subdivision, PFP-2008-320

ACTION REQUESTED: Preliminary Subdivision Plan Approval

BACKGROUND INFORMATION				
Location:		743 23 Road		
Applicants:		Owner: Logos, LLC – Vernon Pace Representative: Austin Civil Group		
Existing Land Use:		Vacant		
Proposed Land Use:		Industrial park		
Surrounding Land Use:	North	Vacant agriculture		
	South	Industrial businesses		
	East	Industrial businesses		
	West	Industrial businesses		
Existing Zoning:		I-2 (General Industrial)		
Proposed Zoning:		I-2 (General Industrial)		
Surrounding Zoning:	North	I-1 (Light Industrial )		
	South	I-2 (General Industrial)		
	East	I-2 (General Industrial)		
	West	I-1 (Light Industrial )		
Growth Plan Designation:		Commercial/Industrial		
Zoning within density range?		<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/> No

PROJECT DESCRIPTION: A request for Preliminary Subdivision Plan approval for 10 industrial lots on 17.28 acres in an I-2 (General Industrial) zone district.

RECOMMENDATION: Approval of the proposed Preliminary Subdivision Plan.



## ANALYSIS

### 1. Background

The property was annexed into the City of Grand Junction as Grand Junction West Annexation in 1992. The property is not a part of any previous subdivision.

The applicant submitted the request for the Logos Industrial Park Subdivision in October 2008 which includes 10 industrial lots. They worked closely with staff to create a subdivision which met all of the goals, policies, codes, and standards of the City of Grand Junction to provide a quality industrial subdivision for future development by individual business owners.

### Access / Road Design

The subdivision will dedicate an additional 18.3' of right of way and the north half of Logos Court will be constructed to complete the right-of-way to meet all City road standards. Shekinah Street will be constructed to City standards and will be stubbed to the adjoining property to the north to provide future interconnectivity. Access to all 10 lots will be from either Logos Court or Shekinah Street. Currently there is 30' of right-of-way for Logos Court. No access will be allowed from 23 Road.

### Landscaping

The 10 industrial lots will be required to provide landscaping at the time development of those lots occurs. This will include street frontage landscaping along 23 Road and the Shekinah Street. The Subdivision meets the requirements of the Zoning and Development Code for landscaping in the detention area, which is located in a Tract.

### Phasing

The applicant is proposing on developing the project in one phase.

### 2. Section 2.8.B.2 of the Zoning and Development Code

A preliminary subdivision plan can only be approved when it is in compliance with the purpose portion of Section 2.8 and with all of the following criteria:

- a. The preliminary subdivision plan will be in conformance with the Growth Plan, Grand Valley Circulation Plan, Urban Trails Master Plan, and other adopted plans.

The proposed Logos Industrial Park Subdivision is in compliance with the Growth Plan designation of Commercial/Industrial and the Grand Valley Circulation Plan.

- b. The Subdivision standards of Chapter Six.

The Subdivision Standards contained in Section 6.7 have been met with the preliminary subdivision plan. The proposed subdivision establishes acceptable lot layout. All infrastructure including but not limited to water and sewer is being provided to each lot. Drainage has been addressed at this preliminary stage and will be accommodated with the detention pond located in Tract A at the west end of the Logos Industrial Park Subdivision. Tract A will be owned and maintained by the owners association.

- c. The Zoning standards contained in Chapter Three.

The proposed development meets the zoning standards of this Chapter. The bulk standards for the zone district have been incorporated into the preliminary subdivision plan design. All proposed lots conform to the Zoning and Development Code (Table 3.2) which establishes a one acre minimum lot size, a 100 ft. lot width, and no minimum street frontage. Future buildings will be required to meet the I-2 zone bulk requirements for front, side and rear yard setbacks as well as lot coverage and maximum height requirements.

- d. Other standards and requirements of this Code and all other City policies and regulations.

The proposed development meets all other applicable standards and requirements of the Zoning and Development Code and all other City policies and regulations.

- e. Adequate public facilities and services will be available concurrent with the subdivision.

It has been determined that adequate public facilities and services are available with this subdivision. Road access will occur via Logos Court west of 23 Road and Shekinah Street. An 8" Ute water line and 8" sewer line exist in the Logos Court right-of-row.

- f. The project will have little or no adverse or negative impacts upon the natural or social environment.

There are no known adverse or negative impacts for the natural or social environment. The surrounding properties are developed industrially or zoned to develop in an industrial manner.

- g. Compatibility with existing and proposed development on adjacent properties.

The surrounding properties are zoned and developed industrially or zoned to develop in an industrial manner.

- h. Adjacent agricultural property and land uses will not be harmed.

The agricultural property to the north is upstream from development on this property and is zoned for industrial development in the future. Traffic will not be routed through the agricultural property but is provided with future interconnectivity through the Logos Industrial Park Subdivision.

- i. Is neither piecemeal development nor premature development of agricultural land or other unique areas.

The development is an extension of existing industrial development in the area and is not piecemeal or premature.

- j. There is adequate land to dedicate for provision of public services.

Adequate land for public services such as road right-of-way, utility easements has been provided.

- k. This project will not cause an undue burden on the City for maintenance or improvement of land and/or facilities.

The City will not incur an undue burden for maintenance or improvement of land as a result of the proposed development. The developer will pay all required development, transportation, utility and other established impact fees, some at the time of final plat and others at the time of building permit.

## FINDINGS OF FACT/CONCLUSIONS

After reviewing the Logos Industrial Park Subdivision application, PFP-2008-320 for preliminary subdivision plan approval, I make the following findings of fact and conclusions:

1. The proposed preliminary subdivision plan is consistent with the Growth Plan.
2. The preliminary subdivision plan is consistent with the purpose of Section 2.8 and meets the review criteria in Section 2.8.B.2 of the Zoning and Development Code.

## STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the proposed preliminary subdivision plan, PFP-2008-320 with the findings and conclusions listed above.

## RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, I move that we approve the Preliminary Subdivision Plan for Logos Industrial Park Subdivision, PFP-2008-320, with the findings and conclusions listed in the staff report.

Attachments:

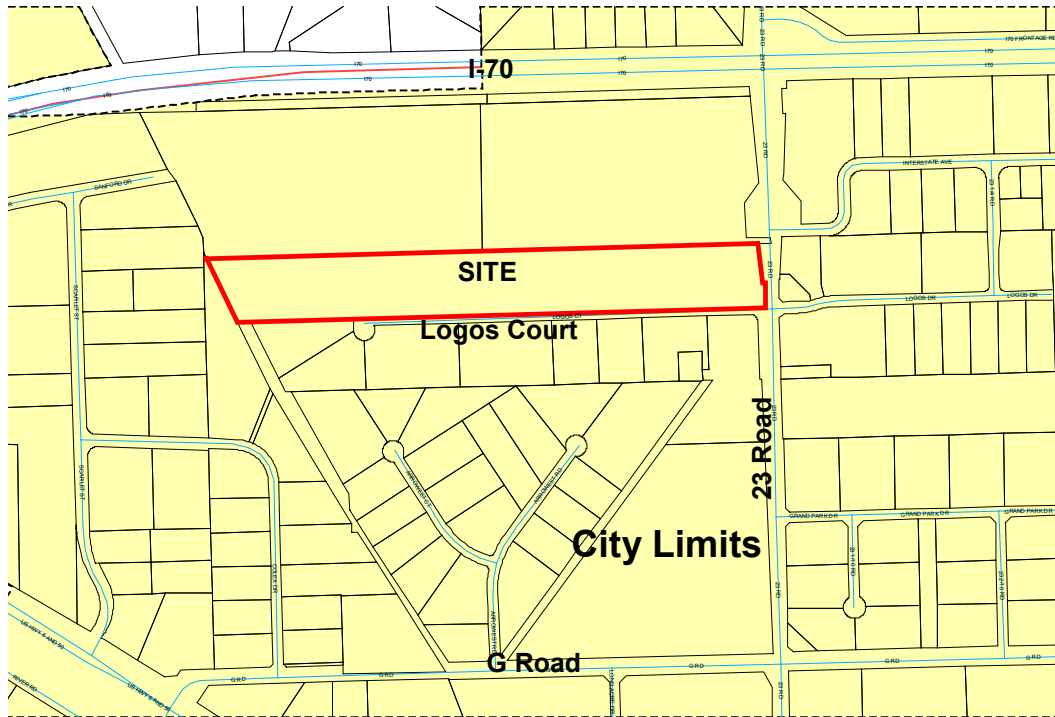
Site Location Map / Aerial Photo Map

Future Land Use Map / Existing City and County Zoning Map

Preliminary Subdivision Plan

# Site Location Map

Figure 1



# Aerial Photo Map

Figure 2

