



**PLANNING COMMISSION AGENDA  
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET**

**TUESDAY, APRIL 14, 2015, 6:00 PM**

**Call to Order – 6:00 P.M.**

**\*\*\* CONSENT CALENDAR \*\*\***

**1. Minutes of Previous Meetings**

**[Attach 1](#)**

*Action: Approve the minutes from the February 10, 2015 and February 24, 2015 Planning Commission Meetings.*

**2. Bookends Zone of Annexation [File # ANX-2014-307]**

**[Attach 2](#)**

A request to amend the Comprehensive Plan - Future Land Use Map to Park and to zone approximately 48.461 acres from County RSF-4 (Residential Single-Family) to a City CSR (Community Services and Recreation) zone district.

*Action: Forward a recommendation to City Council*

Location: 2395 Monument Road  
Staff presentation: Brian Rusche, Senior Planner

**3. Corner Square Outline Development Plan Amendment [File # PLD-2015-79]**

**[Attach 3](#)**

A request to amend the Outline Development Plan for Corner Square Planned Development.

*Action: Forward a recommendation to City Council*

Location: 2525 Meander Court  
Staff presentation: Greg Moberg, Development Services Manager

**4. Bananas Conditional Use Permit Amendment [File #CUP-2015-122] [Attach 4](#)**

A request to amend an existing Conditional Use Permit (CUP-2001-030) for Bananas, a family entertainment center, including outdoor recreation; specifically to allow a splash pad and water feature, along with associated improvements, within 25 feet of the Riverfront Trail.

*Action: Approval of the Conditional Use Permit Amendment*

Location: 2469 Riverside Parkway

Staff presentation: Brian Rusche, Senior Planner

**\* \* \* END of CONSENT CALENDAR \* \* \***

**5. Nonscheduled Citizens and/or Visitors**

**6. Other Business**

**7. Adjournment**

**Attach 1  
Meeting Minutes**

**GRAND JUNCTION PLANNING COMMISSION  
February 10, 2015 MINUTES  
6:00 p.m. to 6:47 p.m.**

The meeting of the Grand Junction Planning Commission was called to order at 6:00 p.m. by Chairman Reece. The public hearing was held in the City Hall Auditorium located at 250 N. 5<sup>th</sup> Street, Grand Junction, Colorado.

In attendance representing the Planning Commission were Christian Reece (Chairman), Jon Buschhorn, Kathy Deppe, Keith Ehlers, Steve Tolle, and Bill Wade. Commissioner Gatseos joined the meeting after the Consent Agenda was passed.

In attendance, representing the City's Administration Department - Community Development Division, were Greg Moberg, (Planning Supervisor), Brian Rusche (Senior Planner), Rick Dorris (Development Engineer).

Also present was Jamie Beard (Assistant City Attorney).

Lydia Reynolds was present to record the minutes.

There were 11 citizens in attendance during the hearing.

**Announcements, Presentations And/or Visitors**

There were no announcements, presentations and/or visitors.

**Consent Agenda**

**Minutes of Previous Meetings**

1. Approve the minutes from the December 9, 2014 and January 13, 2015 regular meetings.

**2. Hoffman Rezone**

Forward a recommendation to City Council to rezone 0.322 acres from R-8 (Residential 8 du/ac) and PD (Planned Development) to R-O (Residential Office).

**FILE #:** RZN-2015-18

**APPLICANT:** Chris Blackburn - Rocky Mountain TMS

**LOCATION:** 1410 and 1400 N 7th Street

**STAFF:** Brian Rusche

Chairman Reece briefly explained the Consent Agenda and invited the public, Planning Commissioners and staff to speak if they wanted an item pulled for a full hearing. With no amendments to the Consent Agenda, Chairman Reece called for a motion.

**MOTION: (Commissioner Wade) "I move that we approve the Consent Agenda as read."**

Commissioner Deppe seconded the motion. A vote was called and the motion passed unanimously by a vote of 6-0.

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

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

### **Public Hearing Items**

***On the following item(s) 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 Planning Division (244-1430) after this hearing to inquire about City Council scheduling.***

#### **3. 2872 Patterson Rezone**

Forward a recommendation to City Council to rezone 1.415 acres from an R-O (Residential Office) to an MXOC (Mixed Use Opportunity Corridor) zone district.

**FILE #:** RZN-2014-493

**APPLICANT:** Ted Ciavonne Ciavonne Roberts & Associates

**LOCATION:** 2872 Patterson Road

**STAFF:** Brian Rusche

### **Staff's Presentation**

Brian Rusche (Senior Planner) explained that the subject property was located at the corner of 28 3/4 Rd. and Patterson Road across the street from the Legends subdivision.

The property includes a single-family residence, constructed in 1949, and detached shop. The property is adjacent to City owned land that is the future site of Matchett Park.

The Comprehensive Plan, adopted in 2010 by the City of Grand Junction and Mesa County, outlined the future land uses from approximately 21 Road to 33 Road. As part of that plan, this particular property was designated as Residential Medium.

A new concept that was introduced in the plan was a new Mixed-Use Opportunity Corridor along the entire length of Patterson Road. The Plan calls for the creation of opportunities to reduce trips generated for shopping by providing commercial areas throughout the community.

Several Form Districts were created along the Opportunity Corridor that addressed the actual building and its orientation to parking, site design etc. rather than just the use of the building.

The property was rezoned in 2008 from R-5 (Residential 5 du/ac) to R-O (Residential Office

Mr. Rusche noted that recently a new form district was approved by the Planning Commission and then adopted by the City Council creating a form district specifically for use within the Mixed Use Opportunity Corridors called the MXOC (Mixed Use Opportunity Corridors). Some of the adjustments made were to address the automobile oriented nature of Patterson. Some of the considerations include the placement of the front door and other site design elements.

Mr. Rusche explained that the current owner met with the City staff in the spring of 2014 to discuss possible commercial development options for the property and chose to hold off on their application until the new form district was adopted.

Mr. Rusche stated that his recommendation is to approve this rezone, based on the fact that the requested zone is consistent with the goals and policies of the Comprehensive Plan and the review criteria in the Grand Junction Municipal Code all have been met.

One of the goals of the Comprehensive Plan Mr. Rusche mentioned was “to create ordered and balanced growth” and to maintain our regional status as a provider of goods and services. Mr. Rusche also noted that the rezone reflects a change in character of this corridor and used an example of the Maverick fueling station about one mile down the road. As you go east of the central core of the city, there is more commercial development in this corridor. Mr. Rusche noted that there are public facilities available for commercial development on this property including sewer and water. Mr. Rusche explained that there is an insufficient supply of this type of commercial nodes going east on Patterson. One public benefit noted for this development is the proximity to Matchett Park.

Mr. Moberg noted that Commissioner Gatseos is now present and Chairman Reece invited him to join the Commission.

### **Questions for Staff**

Commissioner Wade asked if there are any traffic studies that illustrate the impact this rezone would have. Mr. Rusche explained that the applicant was asked, if they were able to proceed with their planning, to conduct a traffic impact study as part of their site design process. This study would focus on the site circulation on and off of Patterson. Mr. Rusche explained that a rezone at this time does not generate a need for the study.

### **Presentation by Applicant**

Ted Ciavonne offered to answer any questions, but stated that he would like to reserve his comments for rebuttal. Chairman Reece noted that there were no questions at this time.

### **Public Comment**

Chairman Reece stated that the meeting was open for public comment and asked if there was anyone who wished to speak in favor of the proposal. Hearing none, Chairman Reece asked if anyone would like to speak against the proposal, to please come to the podium.

Billie Cutright, 610 28 ¾ Rd. stated that she lives two houses down, on the opposite side of the street of the proposed rezone. Ms. Cutright stated that her first concern was traffic. Ms. Cutright stated that there is already a huge traffic jam in the AM and PM at 29 Rd. and Patterson. Ms. Cutright stated that there is a subdivision going in on a vacant lot just across the street from the rezone site that will also generate more traffic.

Ms. Cutright stated that she lives on a dead end street and felt that there is a safety issue as there are no sidewalks, or street lights in this area, and kids play in the street. Ms. Cutright feels the combination of the entrance to the park, the potential Subway at the rezone site, the church and the future subdivision, combined with the existing overload of traffic at 29 Rd. is a safety and traffic concern and is not fair.

Floyd Carpenter, 613 ½ 28 ¾ Rd, stated that he has lived there since 1972. Mr. Carpenter does not feel that a Subway belongs on the site as there is a Park with a lot of people going in and out, 29 Rd going to the Interstate, a Charter School, and new subdivisions going in nearby. Mr. Carpenter stated that there are currently traffic issues and would like the City to conduct a traffic study of this area. Carpenter suggested intersections with frontage streets.

Paul Cutright, 610 28 2/4 Rd. stated that safety is the number one concern. Mr. Cutright's concern with a Subway on the site would be access. Mr. Cutright stated that it would not be fair for access to come from 28 ¾ Rd. Mr. Cutright stated that traffic going east on Patterson has a dedicated left turn lane onto 28 ¾ however, traffic going West will use that lane to enter the Legends which is a conflict and becomes a safety issue.

Floyd Carpenter, 613 ½ 28 ¾ Rd agreed with Mr. Cutright that there is an issue with the left turn lane and safety is a concern. Mr. Carpenter inquired who owned the property to the west near Matchett Park.

### **Questions for Staff**

Commissioner Deppe asked what uses would be allowed on the property as it is currently zoned R-O. Mr. Rusche explained that R-O is Residential/Office and has an unlimited amount of residential density other than restrictions due to size and parking. No retail would be allowed, but offices or apartments would be allowed.

Commission Deppe asked who owned the land that Mr. Carpenter had referred to earlier. Mr. Rusche stated that the City owns the two parcels.

Commissioner Gatseos noted that the report states that "areas within a Mixed Use Opportunity Corridor may be rezoned for a more intense use, including non-residential uses, provided that form districts are utilized and the depth of the lot is at least 150 feet". Commissioner Gatseos asked if Mr. Rusche feels that something adequate could be worked out with parking on the site.

Mr. Rusche stated that should the applicant receive the proper zoning, staff would continue to work with the applicant as far as site development. Form Zones have maximum rather than minimum setbacks.

Commissioner Ehlers stated that the rezoning is the hearing issue and noted that a lot of the discussion has been focused on the site specific use. Commissioner Ehlers noted that the current zoning allows for some high densities that would have some of the same issues. Although discussion of a Subway has been expressed, it is not a certainty and the Commission cannot make zoning decisions based on a speculation of what may go in there.

### **Comments by Applicant**

Ted Ciavonne noted that the City has a circulation plan and believes that Patterson is to have a median down the middle which will control the left and right turns. Mr. Ciavonne stated that anywhere up and down the Patterson corridor you could find the same concerns for any property. Mr. Ciavonne stated that he has met with City staff and he is aware he can have a left into this site off of 28 ¾, and that there would be no reason for people to continue on past the site, down 28 ¾. Mr. Ciavonne stated there is room for parking and buildings and there is a balance that can be met. Mr. Ciavonne noted that this project would provide lighting, sidewalks and safety that is not currently there. Mr. Ciavonne noted that because there is development going on in the area, that is all the more need to provide services that are in walking distance so people do not have to get into cars, adding to traffic to get to a commercial cluster.

Chairman Reese stated that the public hearing portion of the meeting was closed.

### **Discussion**

Commissioner Gatseos stated that the applicant and the staff report has provided enough information where he feels the rezone is a proper fit and is in favor of the request at this point.

Commissioner Deppe noted that she has firsthand knowledge of the traffic issues in the area and struggles with the fact that if the zoning change is approved, any type of business can go in there. Commissioner Deppe stated that her concern is that zoning change would happen without a traffic study, and the neighbors would be stuck with the ramifications.

Commissioner Ehlers stated that should the rezone recommendation go forth, that does not limit addressing the issues that have been brought up. Commissioner Ehlers encouraged citizens to stay involved with the City and capital improvement discussions as the City grows.

**MOTION:(Commissioner Gatseos)** “Madam Chairman, on Rezone, RZN-2014-493, I move that the Planning Commission forward a recommendation of approval for 2872 Patterson Rezone from R-O (Residential Office) to an MXOC (Mixed Use Opportunity Corridors) zone district, with the findings of fact and conclusions listed in the staff report.”

Commissioner Wade seconded the motion. A vote was called and the motion passed by a vote of 5-2.

### **General Discussion/Other Business**

Mr. Moberg announced that there was a Walking and Biking Summit that Commissioners were encouraged to attend. Mr. Moberg also reminded the Commission that there is a second Planning Commission meeting on February 24<sup>th</sup> that will be a public hearing. The workshop on February 19<sup>th</sup> is a workshop for the meeting on the 24<sup>th</sup>.

### **Nonscheduled Citizens and/or Visitors**

None

### **Adjournment**

The Planning Commission meeting was adjourned at 6:47 p.m.



**GRAND JUNCTION PLANNING COMMISSION**  
**February 24, 2015 MINUTES**  
**6:00 p.m. to 7:32 p.m.**

The meeting of the Planning Commission was called to order at 6:00 p.m. by Chairman Reece. The public hearing was held in the City Hall Auditorium located at 250 N. 5<sup>th</sup> Street, Grand Junction, Colorado.

In attendance representing the City Planning Commission were Christian Reece (Chairman), Ebe Eslami (Vice-Chairman), Jon Buschhorn, Kathy Deppe, Keith Ehlers, George Gatseos, Steve Tolle, and Bill Wade.

In attendance, representing the City's Administration Department - Community Development, were Greg Moberg, (Development Services Manager), Senta Costello (Senior Planner), Scott Peterson (Senior Planner) and Rick Dorris (Development Engineer).

Also present was Jamie Beard (Assistant City Attorney).

Lydia Reynolds was present to record the minutes.

There were 27 citizens in attendance during the hearing.

**Announcements, Presentations And/or Visitors**

There were no announcements, presentations and/or visitors.

**Consent Agenda**

**Minutes of Previous Meetings**

1. None available at this time.

**2. Crossroads Academy Preschool - Conditional Use Permit**

Consider a request for a Conditional Use Permit to operate a daycare/preschool at Crossroads United Methodist Church.

**FILE #:** CUP-2015-30  
**APPLICANT:** Heather Dennis  
**LOCATION:** 599 30 Road  
**STAFF:** Senta Costello

**3. Coon Hill Utility Easement Vacation**

Forward a recommendation to City Council to vacate a public utility easement, located at 2693 1/2 Highway 50.

**FILE #:** VAC-2015-39  
**APPLICANT:** Ben & Faith Hill - Coon Hill LLC  
**LOCATION:** 2693 ½ Highway 50  
**STAFF:** Senta Costello

Chairman Reece briefly explained the Consent Agenda.

Chairman Reece asked the commissioners if they had any questions. Hearing none, Chairman Reece invited the public, Planning Commissioners and staff to speak if they wanted an item pulled for a full hearing. With no amendments to the Consent Agenda, Chairman Reece called for a motion.

**MOTION: (Commissioner Wade) "I move that we accept the items on the Consent Agenda as presented.**

Commissioner Deppe seconded the motion.

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

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

### **Public Hearing Items**

*On the following item(s) 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 Planning Division (244-1430) after this hearing to inquire about City Council scheduling.*

#### **4. City Market - Conditional Use Permit**

Remand to Planning Commission Regarding Decision on Variance to Section 21.03.070 (b)(2)(ii) of the Zoning and Development Code (store and fuel island hours of operation) and Conditional Use Permit Issued to City Market.

**FILE #:** CUP-2014-134  
**APPLICANT:** Joel Starbuck - City Market  
**LOCATION:** 2628 1/2 N 12th Street  
**STAFF:** Scott Peterson

### **Staff's Presentation**

Scott Peterson, Senior Planner, explained that on January 21, 2015, the City Council remanded the matter of the Variance approval of the business being open to customers 24 hours, 7 days per week and the conditional approval of a Conditional Use Permit (CUP-2014-134), back to the Planning Commission.

The matter was remanded back to the Planning Commission to consider the matter further with development of the record as to the variance and the conditional use permit.

During their discussion, City Council members referred to concerns with the official record lacking information as to what was the basis Planning Commission made its decision, where the criteria was not referenced. Mr. Peterson noted, as to the conditional approval of a Conditional Use Permit, the appeal concerns the location of the fuel islands abutting the residential property, Patterson Gardens, on the east and the 8 foot masonry wall. The Appellant argues that the fuel station is too close to the residential development and the wall should be 10 feet tall. The Appellant also appealed the conditional approval of a Variance request to operate the store and fuel islands 24 hours a day, 7 days a week.

Mr. Peterson explained that on November 12, 2014, a public hearing was held by the City of Grand Junction's Planning Commission for review of a Conditional Use Permit (CUP) to construct a building for City Market in excess of 15,000 sq. ft. (59,258 sq. ft.) in a B-1 (Neighborhood Business) zone district. City Market also requested approval of a series of Site Plan deviations from the Zoning and Development Code ("ZDC") as part of the CUP and also two separate Variance requests.

Mr. Peterson showed a slide of the area and described the surrounding land uses.

Mr. Peterson stated that the Planning Commission, at the November 12<sup>th</sup> meeting, reviewed the contents of a written staff report, including citizen correspondence; a presentation by the City Senior Planner, the applicant and the applicant's representative, Galloway Engineering; along with public testimony taken during the Public Hearing. The Planning Commission conditionally approved the requested Conditional Use Permit, Site Plan deviations from the Zoning and Development Code as part of the CUP and also the two separate Variance requests.

On November 20, 2014, Keith Williams, Vice President of Patterson Gardens HOA, filed an appeal of the Planning Commission's decision in accordance with the current Zoning and Development Code.

Mr. Peterson showed a revised site plan (since the November Planning Commission meeting) that incorporated the previously approved site deviations. Regarding the anticipated size of the building, the applicant is to provide appropriate mitigation measures, as part of the Conditional Use Permit, from adjacent residential properties.

Mr. Peterson stated that the applicant has provided mitigating measures by proposing to construct an 8' tall masonry wall and an 11' wide landscaping strip along the east property line (minimum City Zoning Code requirement is a 6' tall fence), the site layout with the location of the City Market building and the additional retail buildings helps to block the views and the noise from the streets and the residential neighborhood, as does the detention ponds and the landscaping.

Mr. Peterson noted that the applicant has offered more landscaping than is required by the Code. Also, since the November 12, 2014 Planning Commission meeting, the applicant has provided additional Colorado Blue Spruce trees along the east property line to help screen and buffer the fueling islands from the adjacent Patterson Gardens multi-family residential development. Adequate off-street parking requirements have been met with the applicant proposing to provide 301 parking spaces on-site, 59 more spaces than required by code.

Mr. Peterson stated that the site and building meets with applicable criteria of the Zoning Code for the development of a 59,000 sq. ft. building. The applicant has provided appropriate mitigation measures between commercial and residential land uses and thus is considered compatible.

## **Request for Grocery Store and Fuel Islands to be Open 24 Hours a Day:**

Mr. Peterson explained that the City Market is requesting a variance from the B-1 (Neighborhood Business) zone district requirement that store and fuel island hours be from 5AM to 11PM as the code dictates. City Market has requested an allowance that enables the store and fuel islands to be open for business 24 hours a day, 7 days per week. However, City Market is willing to limit delivery hours to between 7AM and 10PM as the Code allows. City Market believes that 24 hour business operations will be beneficial to the community and surrounding neighborhoods and, with the limitation on delivery hours, feels that there will not be a noise encumbrance to the adjacent homes.

Mr. Peterson stated City Market is moving more stores to be 24 hours a day (including the 24 Road and Rood Avenue stores) to be more competitive in the market (ex: Walmart is open 24 hours). Other stores in the area (Albertson's on N. 12<sup>th</sup> Street and Safeway on Horizon Drive) are open from 5AM to Midnight. City Staff understands the applicant's request since the parking lot will still be lighted at night for security purposes and employees will be in the store stocking shelves etc., whether the store is open or not, so a 24 hour store might be a convenience and choice to some area residents that have different work shifts than a normal 8AM to 5PM job and cannot get to a grocery store during normal business hours. Also, a 24 hour grocery store could also benefit and serve the nearby university campus student population.

Mr. Peterson expressed that, after review, there does not appear to be exceptional conditions creating an undue hardship in this manner, the applicant simply wants to operate the store 24 hrs. a day. The applicant would be conferred a special privilege to operate a 24 hr. store in a zone district that does not allow it, because other businesses in the B-1 district do not enjoy the privilege. A literal interpretation of the code does not deprive the applicant of rights enjoyed in similar zone districts. Many other grocery stores do not operate 24 hrs. a day even though the zone district allows it. The variance request cannot be characterized as the minimum necessary, such as 5AM to midnight, it is the maximum conceivable request, to be 24 hours a day.

Mr. Peterson also stated that the variance request also does not conform to the purposes of the zoning code in the sense that the purpose of the B-1 zone is to provide small areas of office and professional services combined with limited retail uses, designed in scale, with surrounding residential use.

If the applicant wanted to be open 24 hrs., there are other zone districts that could accommodate such as PD, and noted that the applicant can request a rezone at a later date. Therefore, as City Project Manager, Mr. Peterson stated that he does not support the operations of the store, or fuel islands, be 24 hrs. a day.

Mr. Peterson showed a slide of the revised landscaping plan that shows the additional trees along the east property line and noted that they will become 55 feet in height. Mr. Peterson stated that the applicant is also proposing a landscaping strip, adjacent to Wellington Ave., ranging in width from 35 to 45 feet, noting that the minimum landscaping strip adjacent to right of way is 14 feet. Along the east property line, the applicant is proposing an 11 foot wide landscaping strip and the construction of an 8 foot tall wall in lieu of a 6 foot tall fence.

Mr. Peterson then showed a slide of the lighting plan for the project, noting the fuel islands and parking lot will have down-directional lighting which is in accordance to the code and meets with the required compatibility of commercial and residential land uses according to the code.

Mr. Peterson showed a slide of the elevation drawing for the proposed 8 foot masonry wall along the east property line. Noting that the appellate requests that the wall be 10 feet instead of 8 feet, Mr. Peterson stated that the 8 foot wall, with the addition of the landscaping, would provide an adequate buffer to the neighboring properties.

Mr. Peterson concluded that, after reviewing the City Market application for the Conditional Use Permit, it appears that the variance request criteria has not been met for a 24-hour store and fuel island operations.

In addition, CUP review criteria have been met for a building in excess of 15,000 sq. ft. with the approved site deviations, conditions and sign package identified at the November 12, 2014 meeting.

In conclusion, Mr. Peterson stated that the proposed development will not adversely affect the adjacent residential neighborhood by the development of a 59,000 sq. ft. building because this property is adjacent to a high traffic intersection, is presently zoned B-1, is in close proximity to existing commercial, educational, hospital and clinic facilities and within walking distance of existing residential development. The proposed site improvements will help mitigate the commercial building from the nearby residential neighborhoods.

Mr. Peterson stated that he received an email from Jo Feagans that he has distributed to the Commission and noted that the applicant has a power point to present.

Chairman Reece asked if there was any other items to be included into the record.

Commissioner Deppe stated that she had provided some photos she had taken. The photos were displayed and Commissioner Deppe explained that she had gone to the Albertsons store on N. 12<sup>th</sup> Street and took pictures at both 8PM when the store was open and at 2AM when the store was closed. She noted that she did not see a difference other than the number of cars.

### **Questions for Staff**

Commissioner Wade asked if there would be sidewalk constructed on the south side of the property line. Mr. Peterson replied that there would be a sidewalk constructed in the south along Wellington.

Commissioner Deppe asked how much lighting there would be in the back side of the building. Mr. Peterson stated that there are 5 lights proposed located along the back side of the building.

Commissioner Gatseos noted that there were two, four foot concrete walls where the deliveries were made on the east side, and asked if that was in addition to the 8 foot wall. Mr. Peterson stated that there would be an additional wall where the truck bays were.

Chairman Reese asked for clarification of the two items being considered, one being the variance for the 24 hour operation and the other being the approval of a CUP for a building size over 15,000 sq. ft. in a B-1 zone.

Mr. Peterson stated that the appellant would also like the Commission to take into consideration the 10 foot wall height and the fuel island location, however, that rolls into the CUP. Mr. Peterson clarified that the site plan was part of the CUP application.

### **Presentation by Applicant**

Carl Schmidtlein, representative from Galloway, and Joel Starbuck, representative from City Market gave a presentation that started with a site plan of the proposed project. Mr. Schmidtlein noted that the wall to the east was in addition to the docking wall, providing a double screen for that area. Mr. Schmidtlein showed a slide comparing the changes they have made to the proposed site plan since 2008. Mr. Schmidtlein stated that the density of the site has been downgraded as they originally had proposed six structures and they now have four. The store has increased from 49,000 sq. ft. to 59,000 sq. ft., however there was originally 3 retail buildings proposed.

Mr. Schmidtlein showed slides of the elevations of the four sided architecture of the building as well as the fuel center. Mr. Schmidtlein showed a slide of the public benefits that this project provides including the easy access to groceries for the neighborhood and new sidewalk and bus shelter. Mr. Schmidtlein noted that the store creates a good transition from the intersection of two arterial streets to residential areas as well as roadway improvements that will be constructed concurrently with the site construction.

Regarding the 24 hour operation, Mr. Schmidtlein showed a slide that noted the site is bounded by public streets on the north, west and south sides. The site is located near a medical center and would provide 24 hour convenience to staff and patients. Mr. Schmidtlein noted that 24 hour operation is allowed in similar districts such as B-2, C-1 and C-2, just not B-1. City Market proposes to restrict deliveries to the hours of 7am to 10 pm. Mr. Schmidtlein stated that there are two City Market stores in Grand Junction that are operating 24 hours.

Mr. Schmidtlein showed a slide of the various stores in Grand Junction that are open 24 hrs. in addition to ones open from 5AM to midnight. Mr. Schmidtlein showed another slide of the various fuel stations that are open 24 hrs. Mr. Schmidtlein showed a slide that contained a highlight of the mitigation features that Mr. Peterson had described earlier. Mr. Schmidtlein explained that the lights are "full cutoff directional lighting fixtures" where the bulbs are recessed up inside the fixtures or underside of the canopy.

Mr. Schmidtlein showed a slide illustrating that City Market is proposing more shrubs and trees than are required as well as the screen wall that exceeds the requirements. Additional improvements exceeding the B-1 zoning requirements included the colored concrete walkways, enhanced architectural features on the store and retail building,

increased landscape strip adjacent to residential, outdoor seating areas, and 8' wide walkway to all three streets and a 35 ft. landscape strip adjacent to Wellington Ave.

### **Questions for Applicant**

Commissioner Gatseos asked why the tank location for the fuel station is on the east of the canopy. Mr. Schmidlein explained that the placement allows for refueling without cutting off access for use of the fuel station during that time. Mr. Schmidlein explained that the refueling is a closed containment system when the truck is dropping the fuel into the underground tanks.

Commissioner Ehlers asked if the lighting plan takes into consideration the recently approved lighting standards. Mr. Schmidlein stated it does.

Commissioner Wade asked if City Market has statistics on the number of shoppers that come between midnight and 5AM. Mr. Starbuck stated that, in other stores, they have one register open and he would expect 10 to 20 customers per hour during the later hours. It is more a convenience for their customers. Commissioner Wade asked how many additional employees would the 24 hour operation provide, over the store having limited hours. Mr. Starbuck stated that probably two additional employees would be used. Commissioner Wade asked if the Pharmacy would operate 24 hours. Mr. Starbuck stated that the pharmacy would not operate 24 hours.

Chairman Reece stated that the meeting was open for public comment and asked if there was anyone who wished to speak in favor of the proposal. Hearing none, Chairman Reece asked if anyone would like to speak against the proposal. It was noted that there is a citizen, on behalf of Patterson Gardens, that would like to make a presentation.

Keith Williams, Vice President of the Patterson Gardens Board of Directors, stated that Patterson Gardens is not opposed to having the City Market in the neighborhood. Mr. Williams noted that regarding the CUP, the City Council was not clear that the criteria was met and also noted that the City Staff was not in support of the 24 hour operation. Mr. Williams noted that the B-1 zoning is intended to be a buffer between commercial and residential zones. Mr. Williams stated that they are opposed to the location of the fuel station as well as the 24 hour operation of both the fuel station and the City Market.

Mr. Williams stated that they received a letter from Galloway and noted that they had mentioned the convenience of the 24 hour operation in relation to St. Mary's. Mr. Williams stated that they have talked with St. Mary's staff and their schedules allow them to shop during normal hours.

Mr. Williams showed a slide of Patterson Garden's concerns which included; fuel odor, noise pollution, lighting pollution, fuel deliveries, and other deliveries such as bakery trucks. Mr. Williams stated that they looked at many other areas locally, and statewide, where fuel station are on the corner of the property. Mr. Williams showed a slide of the down directional lighting at the 24 Road City Market's fuel station. The picture was taken 8 feet high at approx. 80-90 feet away to illustrate the concern that the lights will affect the second story bedrooms of two adjacent buildings of the Patterson Garden's complex.

Mr. Williams summarized that Patterson Garden's residents would like to ask the Planning Commission to reconsider and not allow the current location of the fuel stations. They would request that they move them to the corner of 12<sup>th</sup> and Patterson and adhere to the B-1 code hours of operation for businesses in the area.

Commissioner Wade asked how far away from the building would the fuel center be if it were moved to the corner. Mr. Williams stated if he were to guess, it would be more than 100 feet away.

Bruce Verstraete 1321 Wellington, stated that he lives across the street from the proposed store. He has lived there 25 years. Mr. Verstraete stated that the applicant has been turned down for Commercial zoning twice in 16 years at this site. Mr. Verstraete stated that with the proposed variances, the applicant would in effect, be getting the C-1 zoning. Mr. Verstraete also expressed concern over the cost of the intersection improvements that the City would have to contribute due to the increase in traffic.

Pat Verstraete 1321 Wellington, stated that if the variances are passed, that they would be the only neighborhood in Grand Junction with a big box store and open 24/7. Ms. Verstraete stated that zoning is to protect the neighborhood and she feels that they are not being protected.

### **Questions for Applicant**

Chairman Reece asked Mr. Starbuck to address the citizen's concern over truck deliveries other than fuel trucks. Mr. Starbuck stated that the trucks Mr. Williams was concerned about would be the bakery and bread trucks that would deliver in the early AM hours. Those trucks need to deliver before the stores open or in conjunction with the store opening. Mr. Starbuck said that stores can restrict the delivery so they don't deliver before 5 am, which is common, and they could require them to shut down the trucks while making the delivery.

Hearing no further questions for the applicant, Chairman Reece called for a short break to be taken before the discussion.

After the break, Chairman Reece asked the applicant to come back for one additional question. Chairman Reece asked for clarification regarding the delivery hours which were proposed to be limited to 7AM to 10PM. Chairman Reece said the previous discussion stated that there would be deliveries outside those hours. Mr. Starbuck stated that he had been referring to the delivery restrictions to apply to the City Market/King Soopers big 65 foot trucks. There are other smaller trucks, such as bread or bakery trucks that would need to make deliveries from 5AM to 7AM. He said they can schedule them so that there are only one or two during that time window.

Chairman Reese asked the delivery hours were conditioned on approval of the 24 hour operation, or would they maintain that delivery window even if they are not a 24 hour store. Mr. Starbuck stated that they would ask for those delivery hours regardless.



Mr. Peterson stated that the B-1 zone district limits deliveries from 5AM to 11PM and does not differentiate between sizes of delivery trucks.

Jamie Beard, Assistant City Attorney, stated that what she was hearing was, for the approval of the CUP, City Market is indicating that no deliveries will be before 5AM, and that the deliveries from the City Market/King Sooper trucks would be limited to between 7AM and 10PM. Mr. Starbuck indicated that that was correct.

Chairman Reece closed the public portion of the meeting.

## **Discussion**

Commissioner Ehlers stated that he was looking at the two topics, one being the 24 hour operation and the other being the proponents of the CUP such as the fuel location, the 8 foot wall and the building size. Commissioner Ehlers commented that zoning is in place to protect both the neighbors and the rights of the property owners and to protect farmland as well as mitigate sprawl. The applicant has the right to have a fuel station and has made several efforts to mitigate the impact on the neighbors. Commissioner Ehlers stated that there was a legal interpretation that the 24 hour operation request is a variance and not a deviation of the CUP. Commissioner Ehlers acknowledged that there is a strict set of criteria that needs to be met for the variance that speaks to hardship etc. He suggested that this is a missed opportunity for a great deal of public benefit, with the college, retirement community, and medical area and restaurant/bar in the area.

Commissioner Eslami stated that he is ok with the size of the building, but he has concern over the location of the fuel station. He feels the fuel pump does not meet the criteria as it would damage the neighborhood health and privacy. Commissioner Eslami feels the compatibility, with the noise and odor, would not meet the criteria with the current site plan. Regarding the variance for the 24 hour operation, Commissioner Eslami noted several parts of the criteria where he feels the request does not meet the criteria.

Commissioner Tolle wished to personally apologize to the City Council for having this item remanded back to the Commission. Commissioner Tolle expressed concern over the applicant agreeing to limiting deliveries to between 7AM and 11PM and then find out that it did not include the deliveries of bakery/bread trucks that deliver at 5AM.

Commissioner Tolle stated that, as far as the CUP goes, he feels the size of the store will be an eyesore and does not feel it is in the right place. Regarding the 24 operation, Commissioner Tolle commented that he did not feel it was the right place or the right thing to do. Commissioner Tolle stated that this kind of sprawl does not coincide with the quality of life the community wishes to keep.

Commissioner Gatseos commended the staff for a great report. Regarding the CUP, Commissioner Gatseos feels it meets the criteria and although it is a big box store, it meets the traffic patterns for that area. Commissioner Gatseos expressed empathy for the four families on the eastern border, however, he feels the CUP does meet the criteria. Regarding the 24 hour operation variance, Commissioner Gatseos stated that he did not feel it was appropriate and that the B-1 zoning criteria should be used.

Commissioner Wade stated that after looking at the code, visiting the site and two meetings covering this topic, he feels the criteria for the CUP has been met. As far as the variance for the 24 hour operation, Commissioner Wade stated that he originally was in favor of a 24 hour operation, however after further study of the code, he realized that the criteria for the variance cannot be met.

Chairman Reece stated that regarding the variance, the applicant has indicated that 24 hour stores do not perform better than non 24 hour stores. Chairman Reece stated she did not see a hardship in this property that would result in reduction of sales, an inability to operate a business, and that there are no outstanding characteristics of this property that would prevent City Market from having a successful store there. Regarding the CUP, Chairman Reece stated that City Market has done an outstanding job to mitigate the impacts of the fuel station location, however, feels the fuel station would be more appropriately located at a different area away from the nearby residents. Chairman Reece stated that she is in support of the City Market project as an infill development, however feels the location of the fuel station is not compatible with the neighborhood.

Commissioner Ehlers stated that the Planning Commission does not have to choose between the property rights of the applicant verses the property rights of the neighbors. There is a public benefit, such as in the case of the North Ave corridor and Mixed use overlay districts, where the emphasis is to bring the storefronts up to the front, to give the public a storefront feel as they travel along the corridor. Commissioner Ehlers feels the proposed fuel station location supports that look and does not feel a gas station out on the corner is not a desired corner feature.

Chairman Reece stated that she agrees that a business building on the corner of 12<sup>th</sup> and Patterson would create a more visually appealing than a fuel station, however, the southwest corner would impact the Wellington residents. Although Chairman Reece noted that she is not sure where the best placement would be, she does not feel 68 feet from a bedroom window is appropriate.

Commissioner Tolle stated that in all his experiences regarding entryways to cities, he does not recall anyone stating “wow, look at that big box store”. Commissioner Tolle also stated that the Commission has a staff that listens. In his opinion, the Commission needs to keep in sight that this town should be what we all want it to be.

Commissioner Deppe stated that if she lived in Patterson Gardens, she would feel the same way. Commissioner Deppe indicated she can see the impact a fuel station would be, but that if City Market needs a fueling station, she is ok with that since they are bringing in 140 jobs and injecting money into the local economy. Although originally in favor of the 24 hour operation request, Commissioner Deppe expressed that after hearing all the presentations, she has reconsidered and is no longer in support of that variance.

With no additional questions, Chairman Reece stated that the issue will be addressed with two motions. The first motion is on the variance to operate a store 24 hours a day, seven days a week.

**MOTION: (Commissioner Eslami) “Madam Chairman, on the request for variance to allow the applicant to open the grocery store and fuel islands to**

**customers for 24 hours a day seven days per week. I move that the Planning Commission approve the Variance with the findings of fact as stated on the record by the Planning Commissioners.”**

Commissioner Ehlers seconded the motion. A vote was called and the motion failed unanimously by a vote of 7-0.

Chairman Reece called for a motion for the Conditional Use Permit for City Market.

**MOTION:(Commissioner Eslami) “Madam Chairman, on the request for a Conditional Use Permit for City Market to construct a building in excess of 15,000 sq. ft. in a B-1 zone district, City file number CUP-2014-134, to be located at the SE corner of N. 12<sup>th</sup> Street and Patterson Road, I move that the Planning Commission approve the Conditional Use Permit with the 8’ wall based on the findings of fact, conclusions and conditions listed in the staff report.”**

Commissioner Wade seconded the motion. A vote was called and the motion passed by a vote of 4-3.

#### **General Discussion/Other Business**

Greg Moberg, Development Services Manager, reminded Commissioners that there will not be a regular meeting of the Planning Commission in March but there will be two workshops. The second workshop will be a Joint Meeting with City Council.

#### **Nonscheduled Citizens and/or Visitors**

None

#### **Adjournment**

The Planning Commission meeting was adjourned at 7:32 p.m.



Date: March 30, 2015

Author: Brian Rusche

Title/Phone Ext:

Senior Planner/4058

Proposed Schedule:

April 14, 2015

File #: ANX-2014-307

## Attach 2

### PLANNING COMMISSION AGENDA ITEM

<b>Subject:</b> Bookends Zone of Annexation, Located at 2395 Monument Road
<b>Action Requested/Recommendation:</b> Forward a recommendation of approval to City Council to amend the Comprehensive Plan - Future Land Use Map to Park and to zone approximately 48.461 acres from County RSF-4 (Residential Single-Family) to a City CSR (Community Services and Recreation) zone district.
<b>Presenters Name &amp; Title:</b> Brian Rusche, Senior Planner

#### Executive Summary:

A request to amend the Comprehensive Plan - Future Land Use Map to Park and to zone approximately 48.461 acres from County RSF-4 (Residential Single-Family) to a City CSR (Community Services and Recreation) zone district.

#### Background, Analysis and Options:

This property, previously known as the Files property, was acquired by the Mesa Land Trust with funding from Great Outdoors Colorado (GOCO), the City of Grand Junction, and private donations. The City subsequently took ownership of the property in July of 2014 in order to add to the public open space in the vicinity which includes the Three Sisters property.

City ownership and integration of these properties into the trail system is the impetus for amending the Comprehensive Plan and the requested rezoning.

#### Neighborhood Meeting:

The City of Grand Junction, in partnership with the Mesa Land Trust and other entities, have held several open houses as part of an ongoing effort related to the future recreational opportunities for this property, the most recent being held on January 28-29, 2015.

**How this item relates to the Comprehensive Plan Goals and Policies:**

**Goal 10:** Develop a system of regional, neighborhood and community parks protecting open space corridors for recreation, transportation and environmental purposes.

The annexation of this property will facilitate the addition of recreational opportunities in the City. Public ownership and jurisdiction of this property will protect the view corridor approaching the Colorado National Monument and provide public access to these lands in perpetuity.

**Economic Development Plan:**

The Economic Development Plan specifically identifies as a Goal to make strategic investments in public amenities, including a system of regional parks protecting open space corridors for recreation. (Goal 1.6 – Page 11).

**Board or Committee Recommendation:**

There is no other committee or board recommendation.

**Financial Impact/Budget:**

Maintenance of this area has been absorbed by the Parks Department and is anticipated to be minimal in operational costs.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

This has not been previously discussed by the Planning Commission.

**Attachments:**

1. Background information
2. Staff report
3. Location Map
4. Aerial Photo
5. Comprehensive Plan Future Land Use Map
6. Existing City Zoning Map
7. Ordinance

BACKGROUND INFORMATION					
<b>Location:</b>		2395 Monument Road			
<b>Applicant:</b>		City of Grand Junction			
<b>Existing Land Use:</b>		Open Space			
<b>Proposed Land Use:</b>		Recreation			
<b>Surrounding Land Use:</b>	<b>North</b>	Open Space			
	<b>South</b>	BLM			
	<b>East</b>	BLM			
	<b>West</b>	Single-Family Residential			
<b>Existing Zoning:</b>		County RSF-4 (Residential Single-Family)			
<b>Proposed Zoning:</b>		CSR (Community Services and Recreation)			
<b>Surrounding Zoning:</b>	<b>North</b>	PD (Planned Development)			
	<b>South</b>	County AFT (Agricultural Forestry Transitional)			
	<b>East</b>	County AFT (Agricultural Forestry Transitional)			
	<b>West</b>	County RSF-4 (Residential Single-Family)			
<b>Future Land Use Designation:</b>		Rural / Residential Medium Low Adjacent to Park			
<b>Zoning within density/intensity range?</b>		X	<b>Yes</b>		<b>No</b>

**Sections 21.02.130 and 21.02.140 - Grand Junction Zoning and Development Code:**

Section 21.02.160 of the Grand Junction Municipal Code (GJMC), states that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. The Comprehensive Plan designates the property as Rural and Residential Medium Low.

Pursuant to Section 21.02.130(d)(1)(v), the Director has the authority to process a rezone without a separate plan amendment if the property is adjacent to the land use designation that would support the requested zone district. This property abuts the Park designation.

A plan amendment is proposed as part of this request in order to maintain consistency within the Plan. Section 21.02.130(c)(1) provides criteria for amending the Comprehensive Plan. These criteria are the same as those cited in Section 21.02.140, which applies to rezone requests, including a zone of annexation, and are as follows:

*(1) Subsequent events have invalidated the original premise and findings;*

This property, previously known as the Files property, was acquired by the Mesa Land Trust with funding from Great Outdoors Colorado (GOCO), the City of Grand Junction, and private donations. The City subsequently took ownership of the property in July of 2014 in order to add to the public open space in the vicinity which includes the Three Sisters property.

City ownership and integration of these properties into the trail system is the impetus for amending the Comprehensive Plan and the requested rezoning.

This criterion has been met.

*(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan;*

This property, previously known as the Files property, was acquired by the Mesa Land Trust with funding from Great Outdoors Colorado (GOCO), the City of Grand Junction, and private donations. The City subsequently took ownership of the property in July of 2014 in order to add to the public open space in the vicinity which includes the Three Sisters property.

City ownership and integration of these properties into the trail system is the impetus for amending the Comprehensive Plan and the requested rezoning.

This criterion has been met.

*(3) Public and community facilities are adequate to serve the type and scope of land use proposed;*

This property is to be incorporated into the larger Three Sisters Park. The existing Tabeguache/Lunch Loop Trailhead, accessed from Monument Road, has the necessary basic facilities, such as parking and restrooms, to service an expansion of the trail system, with more improvements and amenities anticipated in the future.

This criterion has been met.

*(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use;*

The annexation of this property will facilitate the addition of recreational opportunities in the City. Public ownership and jurisdiction of this property will protect the view corridor approaching the Colorado National Monument and provide public access to these lands in perpetuity.

This criterion has been met.

*(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.*

The community has already benefited from the acquisition of this property by the City, as it is subject to a conservation easement and will be incorporated into the existing open space and trail systems along Monument Road. The proposed amendment and associated zoning is intended to affirm this effort and allow for continued planning for appropriate recreational uses.

This criterion has been met.

Alternatives: The following zone districts would be consistent with the existing Rural and/or Residential Medium Low Comprehensive Plan designation(s) for the subject property:

- a. RR (Residential Rural)
- b. R-E (Residential Estate)
- c. R-1 (Residential 1 du/ac)
- d. R-2 (Residential 2 du/ac)
- e. R-4 (Residential 4 du/ac)
- f. R-5 (Residential 5 du/ac)

City ownership and integration of these properties into the trail system is the impetus for amending the Comprehensive Plan and the requested rezoning. Thus, none of the residential zone districts are appropriate for this property.

The CSR (Community Services and Recreation) zone district is the best option for the property and for implementing the goals and policies of the Comprehensive Plan.

If the Planning Commission chooses to recommend one of the alternative zone designations, specific alternative findings must be made as to why the Planning Commission is recommending an alternative zone designation the City Council.

## **FINDINGS OF FACT AND CONCLUSIONS**

After reviewing the Bookends Zone of Annexation, ANX-2014-307, a request to amend the Comprehensive Plan - Future Land Use Map to Park and to zone approximately 48.461 acres from County RSF-4 (Residential Single-Family) to a City CSR (Community Services and Recreation) zone district, the following findings of fact and conclusions have been determined:

1. The proposed amendment to the Park designation on the Future Land Use Map is consistent with the goals and policies of the Comprehensive Plan;
2. The requested zone is consistent with the goals and policies of the Comprehensive Plan;
3. The review criteria in Sections 21.02.130 and 21.02.140 of the Grand Junction Municipal Code have all been met.

## **STAFF RECOMMENDATION:**

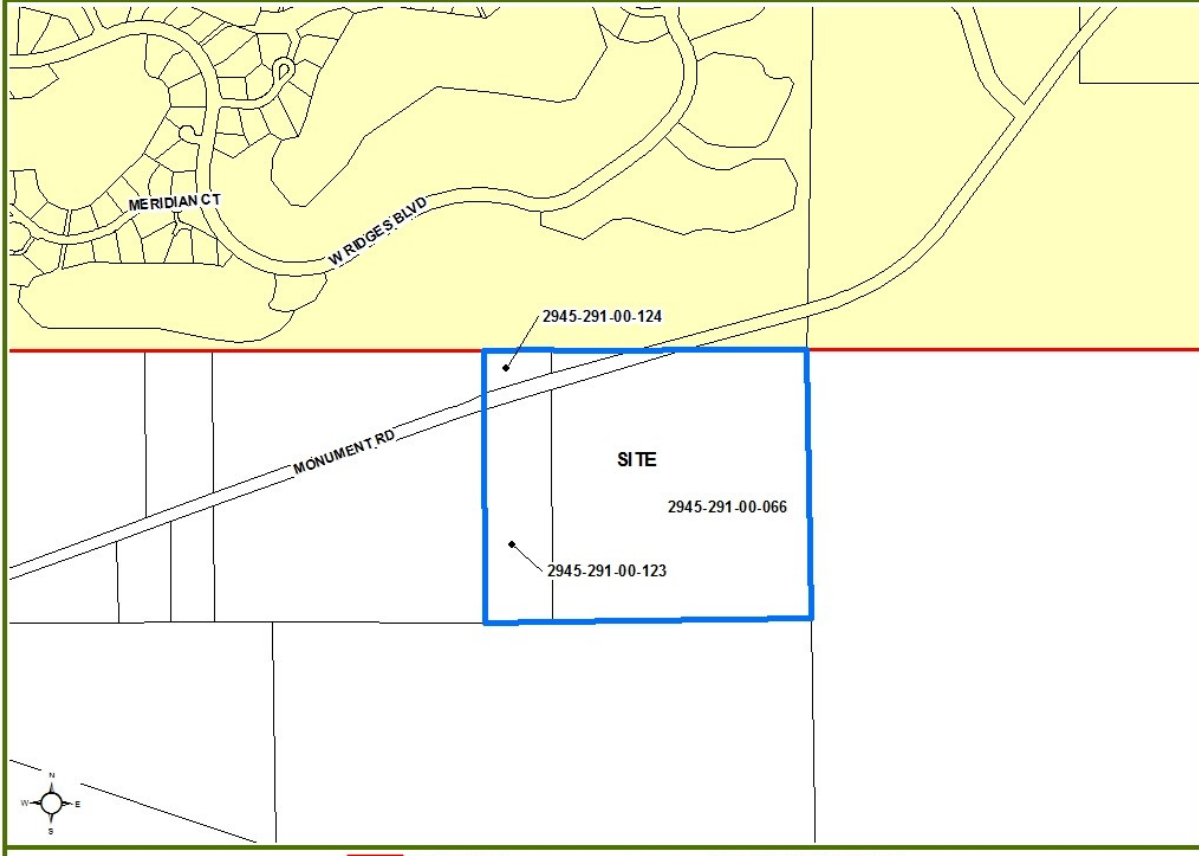
I recommend that the Planning Commission forward a recommendation to City Council of approval of the Park Future Land Use designation, along with the CSR (Community Services and Recreation) zone district for the Bookends Zone of Annexation, ANX-2014-307 with the findings and conclusions listed above.



**RECOMMENDED PLANNING COMMISSION MOTION:**

Madam Chairman, on the Bookends Zone of Annexation, ANX-2014-307, I move that the Planning Commission forward to City Council a recommendation of approval of the Park Future Land Use designation, along with the CSR (Community Services and Recreation) zone district, with the findings of fact and conclusions listed in the staff report.

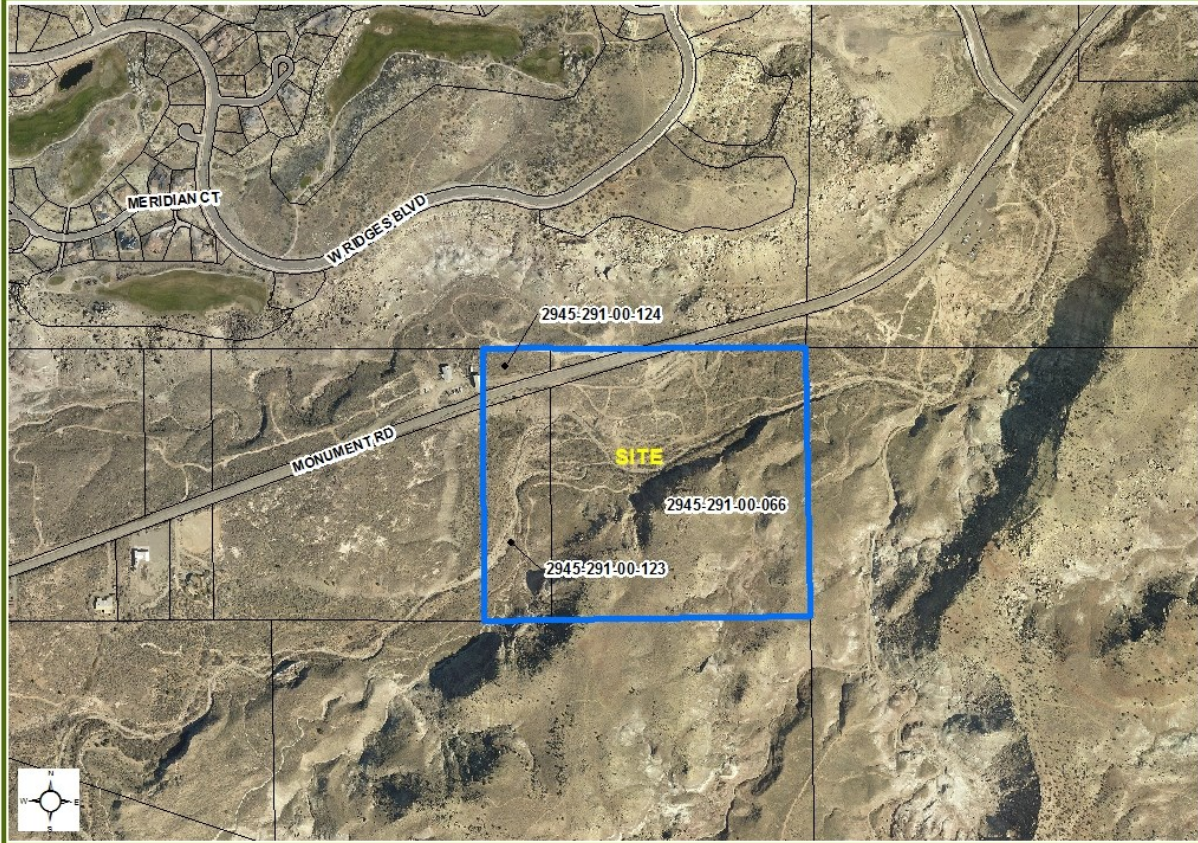
# BOOKENDS ANNEXATION



 CITY LIMITS

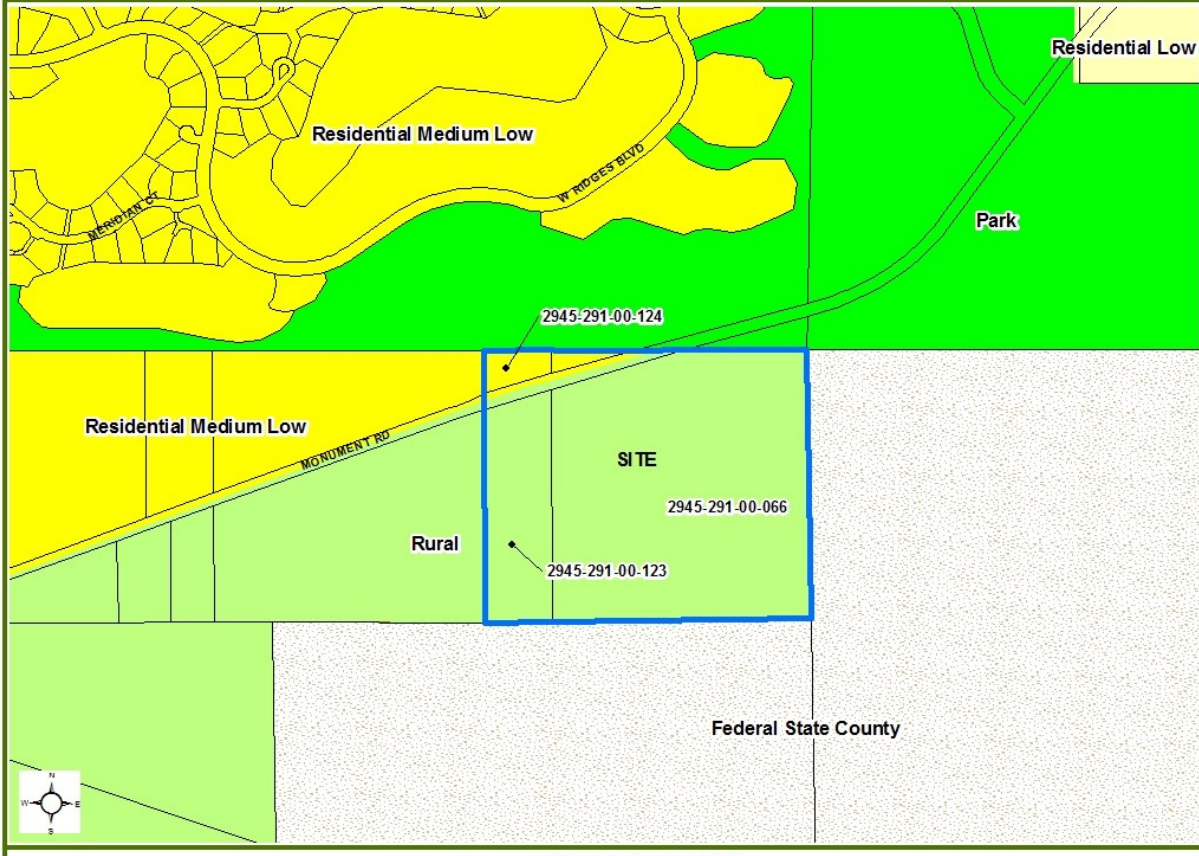
 ANNEXATION BOUNDARY

BOOKENDS ANNEXATION: AERIAL PHOTO (2014)



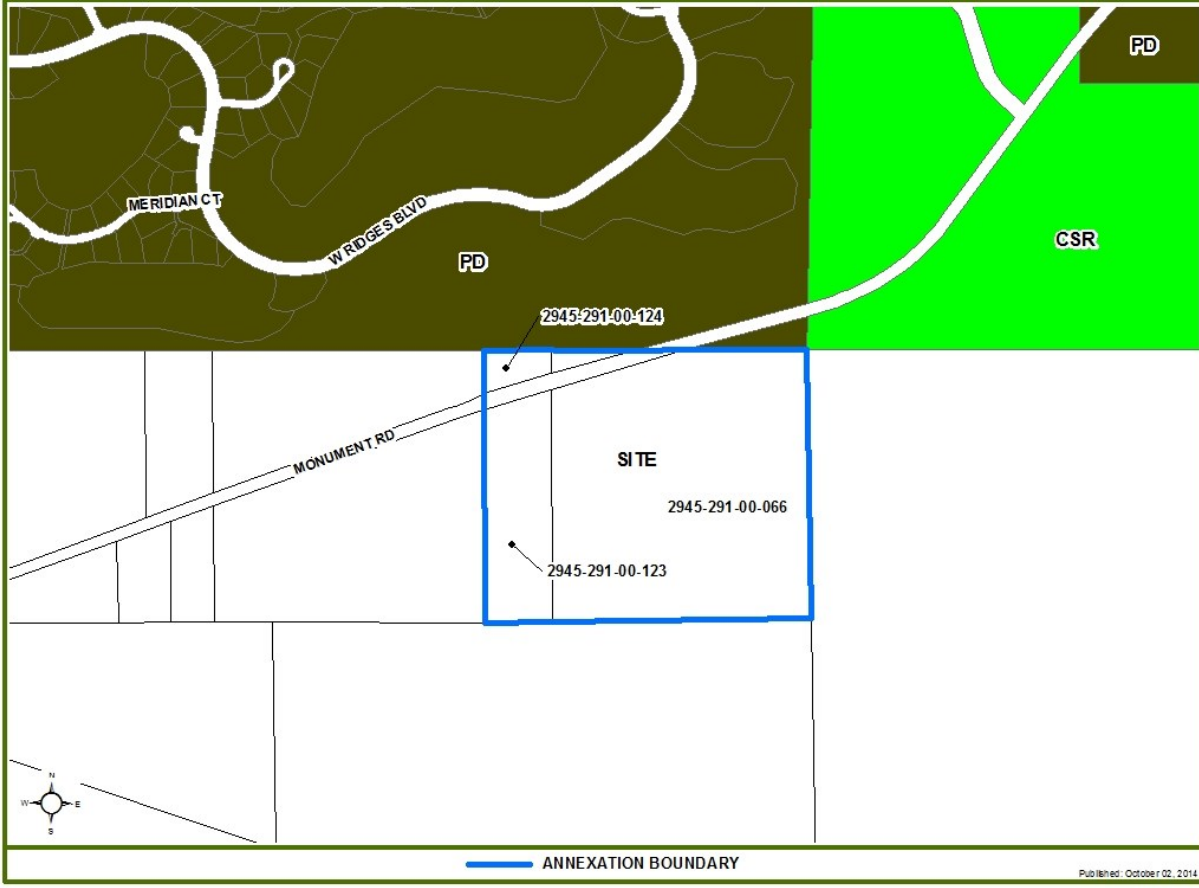
— ANNEXATION BOUNDARY

# BOOKENDS ANNEXATION: FUTURE LAND USE



— ANNEXATION BOUNDARY

# BOOKENDS ANNEXATION: ZONING



**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO.**

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN  
FUTURE LAND USE DESIGNATION TO PARK**

**AND**

**ZONING THE BOOKENDS ANNEXATION  
TO CSR (COMMUNITY SERVICES AND RECREATION)**

**LOCATED AT 2395 MONUMENT ROAD**

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of changing the Comprehensive Plan – Future Land Use Designation from Residential Medium Low and Rural to Park, finding that the proposed amendment is consistent with the goals and policies of the Comprehensive Plan.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Bookends Annexation to the CSR (Community Services and Recreation) zone district, finding that it conforms with the adjacent land use category of Park as shown on the Future Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the Comprehensive Plan designation of Park is in conformance with the criteria in the Comprehensive Plan for an Amendment to the Future Land Use Map and the stated criteria in Section 21.02.130 of the Grand Junction Zoning and Development Code.

After public notice and public hearing, the Grand Junction City Council finds that the CSR (Community Services and Recreation) zone district is in conformance with the stated criteria of Sections 21.02.140 of the Grand Junction Zoning and Development Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION  
THAT:**

The following property shall be designated Park on the Comprehensive Plan – Future Land Use Map

AND shall be zoned CSR (Community Services and Recreation).

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 29, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 29, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, TOGETHER WITH the following described portion of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 29; BEGINNING at the Northeast corner of the NW 1/4 NE 1/4 of said Section 29 and assuming the East line of the NW 1/4 NE 1/4 of said Section 29 bears S 00°04'21" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 00°04'21" E, along the East line of the NW 1/4 NE 1/4 of said Section 29 , a distance of 1310.96 feet to a point being the Southeast corner of the NW 1/4 NE 1/4 of said Section 29; thence N 89°50'56" W, along the South line of the NW 1/4 NE 1/4 of said Section 29, a distance of 330.41 feet; thence N 00°04'58" W, along the East line of that certain parcel of land as described in Book 2410, Page 975, Public Records of Mesa County, Colorado, a distance of 1311.71 feet; thence S 89°44'23" E, along the North line of NW 1/4 NE 1/4 of said Section 29, a distance of 234.84 feet to a point being the Southwest corner of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 20, Township 1 South, Range 1 West, Ute Principal Meridian; thence S 89°38'26" E, along the South line of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 20, a distance of 95.72 feet, more or less, to the Point of Beginning.

LESS APPROXIMATELY 1.200 ACRES OF MONUMENT ROAD Right Of Way.

Introduced on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2015 and ordered published in pamphlet form.

Adopted on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2015 and ordered published in pamphlet form.

ATTEST:

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

\_\_\_\_\_  
Mayor



Date: March 25, 2015  
 Author: Greg Moberg  
 Title/ Phone Ext: Development Services  
Manager / x 4023  
 Proposed Schedule: April 14, 2015  
 File # (if applicable): PLD-2015-79

**Attach 3**

**PLANNING COMMISSION AGENDA ITEM**

<b>Subject:</b> Corner Square Outline Development Plan Amendment, Located at Patterson Road and N. 1 <sup>st</sup> Street
<b>Action Requested/Recommendation:</b> Request approval to amend the Outline Development Plan for the Corner Square Planned Development
<b>Presenter(s) Name &amp; Title:</b> Greg Moberg, Development Services Manager

**Executive Summary:**

F & P Development LLC is requesting approval an amendment to the Outline Development Plan for the Corner Square Planned Development. The request is to amend the Outline Development Plan by changing the default zone of Pod G from R-12 (Residential – 12 units per acre) to B-1 (Neighborhood Business). The proposed amendment would allow personal service-oriented uses and commercial parking but no sales-oriented uses as defined by the Zoning and Development Code.

**Background, Analysis and Options:**

On November 1, 2006 the City Council approved Ordinance 3981 rezoning 20.7 acres, located at the southwest corner of North 1<sup>st</sup> Street and Patterson Road, to PD (Planned Development) and approved the ODP (Outline Development Plan) for a mixed use development.

The ODP was approved with the following default zones for each Pod:

- Pod A – B-1 (approved as Phase 3)
- Pod B – B-1 (future phase)
- Pod C – B-1 (approved as Phase 2)
- Pod D – B-1 (approved as part of Phase 1)
- Pod E – B-1 (approved as Phase 6)
- Pod F – R-4 (existing single family homes)
- Pod G – R-12 (future phase)
- Pod H – R-12 (approved as Phase 4)

On June 26, 2007, the Planning Commission approved the PDP which included the four commercial Pods (A-D) along Patterson Road. With the exception of Pod B, all of these Pods are currently occupied by retail and office uses. On March 10, 2009, the Planning



Commission approved the PDP for the apartments located on Pod H. The apartments were constructed and are currently occupied.

On August 28, 2012, the Planning Commission approved the PDP for the Medical Office Building located on Pod E. The medical office building was constructed and is currently occupied. The remaining Pod, Pod G, has not received preliminary development plan approval and is currently vacant. The Developer is requesting an amendment to the original ODP that would change the default zoning of Pod G from R-12 to B-1. This amendment would allow a mix of commercial and residential uses. The Developer is restricting Pod G to residential, personal service-oriented uses and commercial parking. No sales-oriented uses as defined by the Zoning and Development Code will be allowed.

The original ODP was approved under the 2000 Zoning and Development Code, the Developer has requested that the ODP amendment be processed and reviewed under the 2010 Code criteria and standards.

**Neighborhood Meeting:**

A neighborhood meeting was held on November 12, 2014. The attendees voiced concerns about additional traffic, lighting and noise. When it was explained that Pod G would be primarily offices with multi-family residential they indicated that that relieved their concerns. Other questions asked were related to the proposed height and design of the future buildings and estimated time of construction.

**How this item relates to the Comprehensive Plan Goals and Policies:**

The Corner Square ODP amendment meets the following goals and policies of the Comprehensive Plan by creating a neighborhood center that provides a mix of residential, offices, shopping and services thereby reducing the amount of vehicle trips generated for shopping and commuting decreasing vehicle miles traveled and increasing air quality.

**Goal 3:** The Comprehensive Plan will create ordered and balanced growth and spread future growth throughout the community.

**Policy A:** To create large and small “centers” throughout the community that provides services and commercial areas.

**Policy B:** Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

**Goal 12:** Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

**Policy B:** The City and County will provide appropriate commercial and industrial development opportunities.

**How this item relates to the Economic Development Plan:**

The purpose of the adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. The proposed ODP Amendment meets with the goal and intent of the Economic Development Plan by providing opportunities for existing and new business to expand and relocate their businesses.

**Financial Impact/Budget:**

No financial impact for these items.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

With exception of previous approvals the proposed amendment has not been previously discussed by the Planning Commission or City Council.

**Attachments:**

Site Location Map/Aerial Photo Map  
Future Land Use Map/Existing City Zoning Map  
Exhibit A – Ordinance 3981  
Exhibit B – Outline Development Plan (Original)  
Exhibit C – Outline Development Plan (Proposed)  
Exhibit D – General Project Report

<b>BACKGROUND INFORMATION</b>					
Location:		2525 Meander Court			
Applicants:		Owner/Developer: F & P Land, LLC Representative: Ciavonne, Roberts & Associates			
Existing Land Use:		Vacant			
Proposed Land Use:		Mixed Use: Office and Residential			
<b>Surrounding Land Use:</b>	North	Commercial and Vacant			
	South	<i>Single Family Residential</i>			
	East	<i>Single and Multi-Family Residential</i>			
	West	<b>Vacant</b>			
Existing Zoning:		PD (Planned Development)			
Proposed Zoning:		PD (Planned Development)			
<b>Surrounding Zoning:</b>	North	PD (Planned Development) and B-1 (Neighborhood Business)			
	South	R-5 (Residential 5 du/ac)			
	East	PD (Planned Development), R-5 (Residential 5 du/ac) and R-4 (Residential 4 du/ac)			
	West	R-12 (Residential 12 du/ac)			
Growth Plan Designation:		Neighborhood Center and Residential Medium			
Zoning within density range?		X	Yes		No

**ANALYSIS:**

**Community Benefit:**

The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Section 21.03.070 of the Zoning and Development Code. The Zoning and Development Code also states that PD zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Long-term benefits include, but are not limited to:

1. More effective infrastructure;
2. Reduced traffic demands;
3. A greater quality and quantity of public and/or private open space;
4. Other recreational amenities;
5. Needed housing types and/or mix;

6. Innovative designs;
7. Protection and/or preservation of natural resources, habitat areas and natural features; and/or Public art.

The Corner Square PD and the proposed amendment offers the following long-term community benefits:

1. Reduced traffic demands by creating a neighborhood center that is in walking distance of many single and multi-family residential units;
2. Extensive landscaping providing a greater quality and quantity of private open space;
3. Needed multi-family housing; and
4. Innovative design.

### **Default Zoning:**

The Developer would like to amend the original ODP by changing the default zone of Pod G from R-12 (Residential – 12 units per acre) to B-1 (Neighborhood Business). The proposed amendment would allow residential, personal service-oriented uses and commercial parking but no sales-oriented uses.

### **Uses:**

The amendment would allow B-1 uses with the following restrictions:

1. Small group living facility
2. Large group living facility
3. Unlimited group living facility
4. Cemetery
5. Outdoor kennels and/or boarding of animals
6. Outdoor storage
7. Community correction facilities
8. Mental health facilities
9. Alcohol and/or drug rehabilitation uses
10. Halfway houses
11. Law enforcement rehabilitation centers
12. All drive up / drive thru uses not mentioned above
13. Office with drive-through
14. Movie theater, skating rink, arcade
15. Bar/nightclub
16. Food service, restaurant (including alcohol sales)
17. Fuel sales, automotive/appliance
18. General retail sales, indoor operations, display and storage
19. Produce stands
20. All other retail sales and services
21. Mini-warehouse

## Bulk Standards

B-1 bulk standards with the following deviations to maximum building size:

1. Office buildings - 25,000 sf - not including underground parking
2. Mixed used buildings - 30,000 sf - not including underground parking

## **Section 2.12.150(b)(2) of the Zoning and Development Code**

Requests for an amendment to an Outline Development Plan must demonstrate conformance with all of the following:

1. Approval Criteria. An ODP application shall demonstrate conformance with all of the following:

- a. The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

The original ODP was approved on November 1, 2006. At the time of approval, the Growth Plan designation was Commercial and Residential Medium High. Pod G was designated Residential Medium High. In 2010 the City Council adopted a new Comprehensive Plan and Future Land Use Map that changed the designation of this development to Neighborhood Center including Pod G. The Neighborhood Center designation allows the following zone districts; R-8, R-12, R-16, R-O, B-1, C-1, MXR-3, MXG-3, MXS-3. In addition, on November 14, 2014, the Council approved the Mixed Use Opportunity Corridor along Patterson Road and other main thoroughfares within the City of Grand Junction. The purpose of this designation was to provide more options for mixed use development.

Therefore the proposed ODP amendment complies with the Comprehensive Plan, Grand Valley Circulation Plan and other applicable adopted plans and policies.

- b. The rezoning criteria provided in the Grand Junction Municipal Code 21.02.140;

The character and/or condition of the area has changed such that the proposed amendment is consistent with the Comprehensive Plan and meets the criteria provided in section 21.02.140 of the Grand Junction Municipal Code.

- c. The planned development requirements of Chapter 21.05 Grand Junction Municipal Code;

With the exception of the default zone change on Pod G, the proposed ODP Amendment does not change any other aspect of the original ODP and therefore remains in conformance with the requirements of Section 21.05 of the Zoning and Development Code.

- d. The applicable corridor guidelines and other overlay districts in Chapter 21.07 GJMC;

Standards of the Zoning and Development Code have been met as well as the requirements for the Transportation Engineering Design Standards (TEDS).

- e. Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;

Adequate public facilities and services are available.

- f. Adequate circulation and access shall be provided to serve all development pods/areas to be developed;

The proposed amendment does not modify previously approved circulation and access serving the development.

- g. Appropriate screening and buffering of adjacent property and uses shall be provided;

Appropriate screening and buffering of adjacent property and uses shall be provided.

- h. An appropriate range of density for the entire property or for each development pod/area to be developed;

The proposed amendment allows for additional commercial uses to be located within Pod G reducing the range of residential density from 70 to 111 units to between 60 and 91 dwelling units. However the amended number of units complies with the minimum and maximum densities allowed by the Future Land Use designation of Neighborhood Center Mixed Use.

- i. An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed;

With the exception of changing the default zone on Pod G from R-12 to B-1, the proposed ODP Amended does not change any other aspect of the original ODP leaving the original default zones for each Pod intact. The Developer has limited the uses allowed under the default zone for Pod G and the building size is limited to 25,000 square feet for office buildings and 30,000 square feet for mixed use buildings meeting the maximum buildings size allowed for buildings in the B-1 zone with a Conditional Use Permit. Therefore the “default” or minimum standards for the entire property is appropriate.

- j. An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

Only Pods B and G remain vacant within the Corner Square development. The completion date for both Pods is December 2017.

**FINDINGS OF FACT AND CONCLUSIONS:**

After reviewing the Corner Square Phase application, PLD-2015-79 for approval of an Outline Development Plan Amendment, I make the following findings of fact and conclusions:

1. The requested amendments to the Planned Development are consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 21.02.150 of the Zoning and Development Code have been met.

**STAFF RECOMMENDATION:**

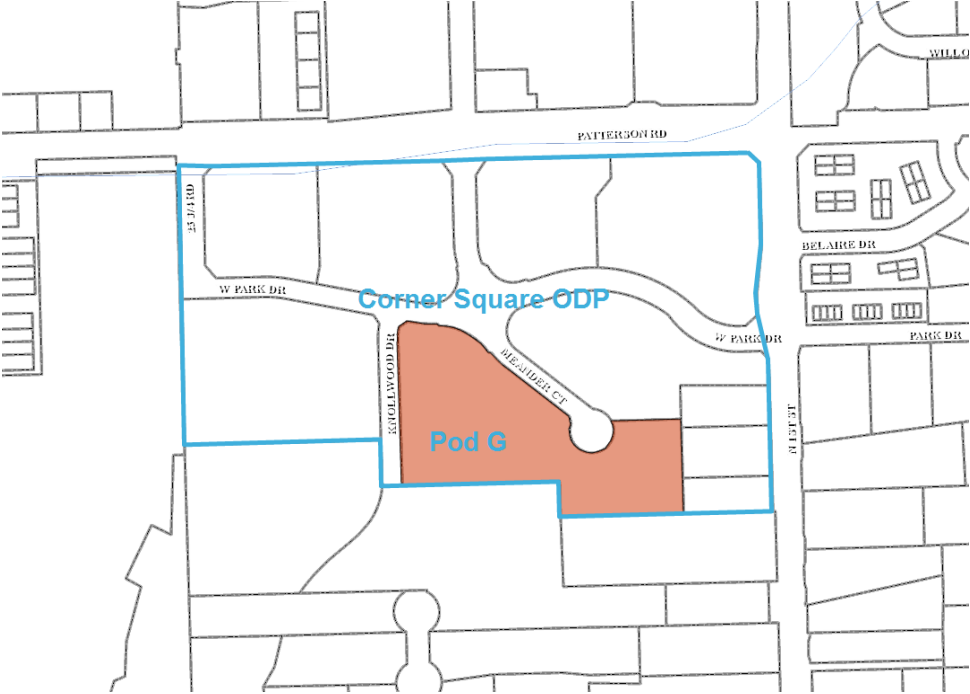
I recommend that the Planning Commission approve the requested Corner Square Outline Development Plan Amendment, PLD-2015-79 with the findings and conclusions listed above.

**RECOMMENDED PLANNING COMMISSION MOTIONS:**

Mr. Chairman, I move that we approve the Corner Square Outline Development Plan Amendment, PLD-2015-79, with the findings and conclusions listed in the staff report.

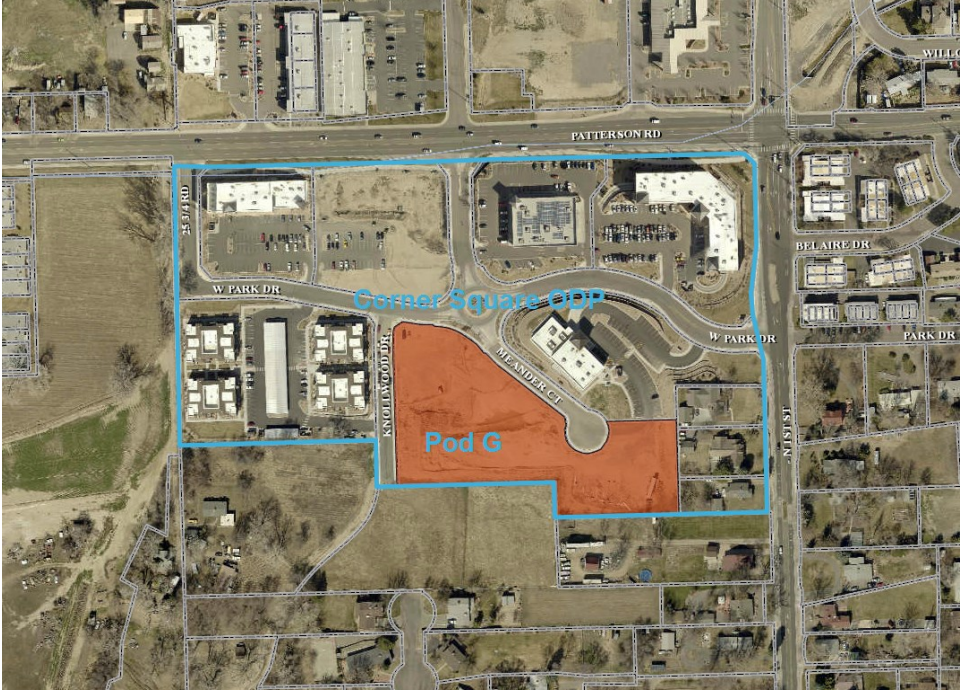
# Site Location Map

Figure 1



# Aerial Photo Map

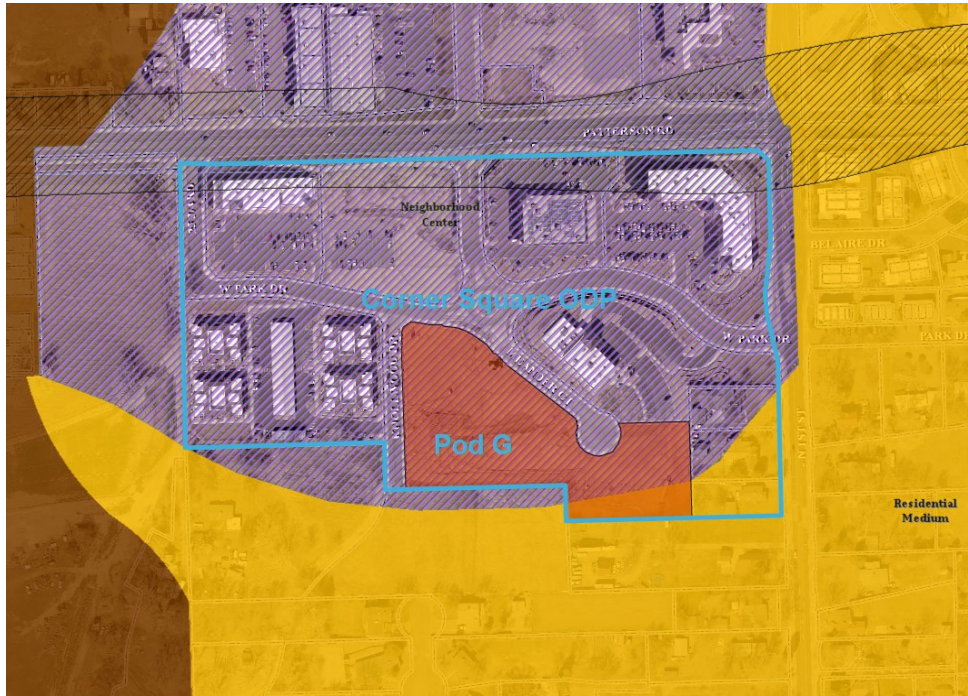
Figure 2





# Future Land Use Map

Figure 3



# Existing City Zoning Map

Figure 4



# Exhibit A

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3981

AN ORDINANCE REZONING APPROXIMATELY 20.7 ACRES FROM RMF-12  
TO PD (PLANNED DEVELOPMENT)

THE 1<sup>ST</sup> AND PATTERSON PLANNED DEVELOPMENT  
LOCATED AT THE SOUTHWEST CORNER OF 1<sup>ST</sup> STREET AND  
PATTERSON ROAD

## Recitals:

A request for a Rezone and Outline Development Plan approval has been submitted in accordance with the Zoning and Development Code. The applicant has requested that approximately 20.7 acres, located at the southwest corner of 1<sup>st</sup> Street and Patterson Road, be rezoned from RMF-12 (Residential Multifamily, 12 units per acre) to PD (Planned Development).

This PD zoning ordinance will establish the default zoning, including uses and deviations from the bulk standards. Specific design standards for site design, building design and signage will be established with the Preliminary Plan.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed Rezone and Outline Development Plan approval and determined that it satisfied the criteria as set forth and established in Section 2.12.B.2 of the Zoning and Development Code and the proposed Rezone and Outline Development Plan is consistent with the purpose and intent of the Growth Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS REZONED FROM RMF-12 TO PD WITH THE FOLLOWING DEFAULT ZONES AND DEVIATIONS FROM THE DEFAULT ZONING:.

## Property to be Rezoned:

Commencing at a BLM aluminum cap for the NW corner of the NE1/4 NE1/4 of Section 10, Township One South, Range 1 West of the Ute Meridian, from whence a Mesa County brass cap for the NE corner of said Section 10 bears S 89°57'24"E 1319.98 feet; Thence S 00°11'19"E on the west line of said NE1/4 NE1/4 Section 10 50.00 feet to the south right-of-way line of Patterson Road and the Point of Beginning; Thence S 89°57'24" E 591.25 feet; Thence S 34°27'55" E 24.27 feet; Thence 89°27'24" E 46.50 feet; Thence S 00°02'36" W 20.00 feet; Thence S 89°57'24" E 5.00 feet; Thence N 00°02'36" E 25.09 feet; Thence N

34°33'07" E 19.09 feet; Thence S 89°57'24" E 604.65 feet; Thence S 18°31'47"E on the west right-of-way line of North First Street 14.23 feet; Thence S 00°05'42" E 286.50 feet; Thence S 89°54'28" E 13.00 feet; Thence S 00°05'42" E 487.65 feet; Thence leaving said west right-of-way line N 89°58'07" W 470.50 feet to a 5/8 inch rebar in concrete; Thence N 00°02'55" W 77.45 feet to a 5/8 inch rebar in concrete; Thence N 89°58'20" W 387.30 feet to the east line of the Baughman tract; Thence on the east line of said Baughman tract N 00°11'19" W 100.15 feet to the south line of the N1/2 NE1/4 NE1/4 of said Section 10; Thence N 89°57'47" W 430.00 feet to the west line of the NE1/4 NE1/4 of said Section 10; Thence N 00°11'19" W 610.30 feet to the beginning. Containing 20.74 acres, more or less.

PD Zoning Standards:

See Attached Exhibit A, Outline Development Plan

A. Default Zones by Pod

- Pod A—B-1
- Pod B—B-1
- Pod C—B-1
- Pod D—B-1
- Pod E—B-1
- Pod F—RSF-4
- Pod G—RMF-12
- Pod H—RMF-12

B. Deviation of Uses by Pod

Pods A, B, C, D and E are restricted to the uses allowed in the B-1 zone district with the following modifications:

The following uses are specifically not allowed:

- Drive up/through fast food uses
- Drive up/through liquor stores
- All other drive up/through uses
- Outdoor kennels and/or boarding
- Outdoor storage
- Community Correction Facilities
- Mental health uses
- Drug and alcohol rehabilitation uses
- Halfway houses
- Law Enforcement Rehabilitation Centers

The following uses are specifically allowed (in addition to the other B-1 uses and excluding those listed above):

- Drive up/through pharmacy
- Drive up/through dry cleaners
- Veterinary clinics with indoor kennels and/or indoor boarding
- Outdoor display with a temporary use permit

Pod F is restricted to the uses allowed in the RSF-4 zone, excluding duplex units.

Pods G and H are restricted to the uses allowed in the RMF-12 zone.

### C. Deviations from Bulk Standards by Pods

Pods A, B, C, D, and E shall meet the bulk standards of the B-1 zone district with the following modifications:

- Non-residential uses require no minimum lot width.
- Non-residential uses require no minimum lot size.
- Maximum FAR shall be 0.7, excluding underground and/or under building parking garages.
- Maximum FAR shall be based on the individual Pod sizes.
- Minimum frontyard setbacks shall be 30' from the right-of-way for Patterson Road and 1<sup>st</sup> Street and 15' from all internal streets.
- Minimum rearyard setbacks shall be 0'.
- Maximum height shall be 35' for structures located in Pod E and 40' for Pods A, B, C and D, with the opportunity to request up to a 25% increase in height with Preliminary Plans. The height shall be measured from the finished grade of the adjoining parking lot.
- Maximum building size shall be 40,000 s.f. for office buildings, 20,000 s.f. for retail buildings and 45,000 s.f. for mixed use buildings.

Pods G and H shall meet the bulk standards of the RMF-12 zone district.

Pod F shall meet the bulk standards of the RSF-4 zone district with the following modifications:

- The lots cannot be further subdivided.

**INTRODUCED** on first reading on the 18th day of October, 2006 and ordered published.

**ADOPTED** on second reading this 1<sup>st</sup> day of November, 2006.

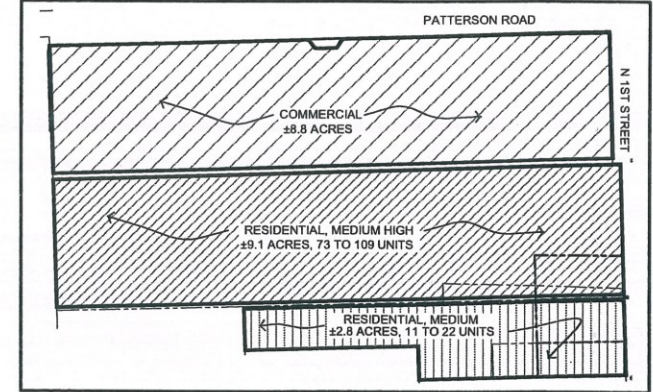
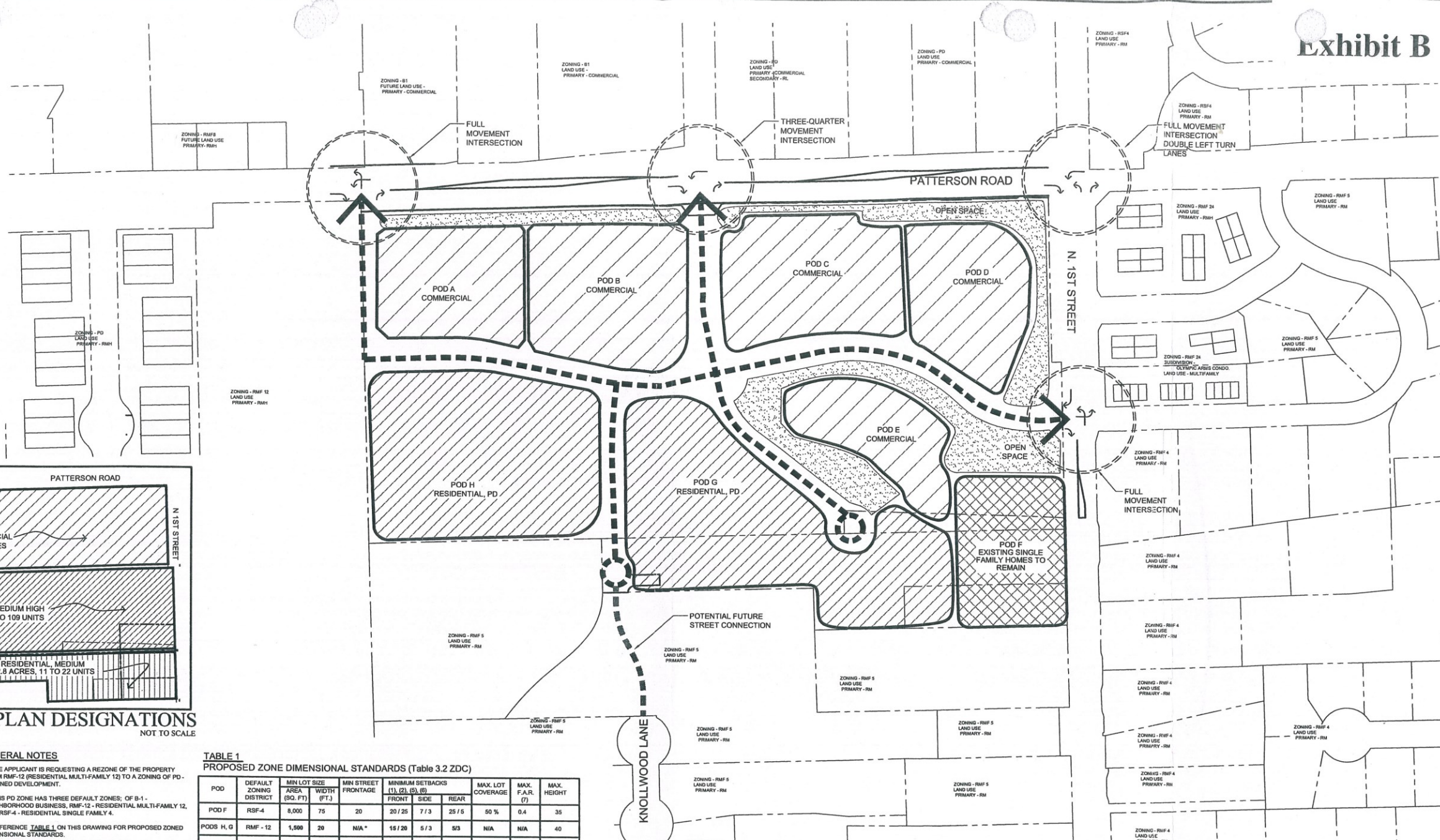
ATTEST:

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

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

# Exhibit B

# FIRST AND PATTERSON PLANNED DEVELOPMENT



CURRENT GROWTH PLAN DESIGNATIONS  
NOT TO SCALE

### LEGAL DESCRIPTION

Commencing at a BLM aluminum cap for the NW corner of the NE1/4 NE1/4 of Section 10, Township One South, Range 1 West of the Ute Meridian, from whence a Mesa County brass cap for the NE corner of said Section 10 bears S 89°57'24" E 1319.98 feet;  
Thence S 00°11'19" E on the west line of said NE1/4 NE1/4 Section 10 50.00 feet to the south right-of-way line of Patterson Road and the Point of Beginning;  
Thence S 89°57'24" E 591.25 feet;  
Thence S 34°27'55" E 24.27 feet;  
Thence S 89°57'24" E 40.50 feet;  
Thence S 00°02'39" W 20.00 feet;  
Thence S 89°57'24" E 5.00 feet;  
Thence N 00°02'39" E 25.09 feet;  
Thence N 34°33'07" E 19.09 feet;  
Thence S 89°57'24" E 604.65 feet;  
Thence S 19°31'47" E on the west right-of-way line of North First Street 14.23 feet;  
Thence S 00°05'42" E 280.50 feet;  
Thence S 89°54'28" E 13.00 feet;  
Thence S 00°05'42" E 487.85 feet;  
Thence leaving said west right-of-way line N 89°58'07" W 470.50 feet to a 5/8 inch rebar in concrete;  
Thence N 00°02'55" W 77.45 feet to a 5/8 inch rebar in concrete;  
Thence N 89°57'47" W 430.50 feet to the east line of the Baughman tract;  
Thence on the east line of said Baughman tract N 00°11'19" W 100.15 feet to the south line of the N1/2 NE1/4 NE1/4 of said Section 10;  
Thence N 89°57'47" W 430.50 feet to the west line of the NE1/4 NE1/4 of said Section 10;  
Thence N 00°11'19" W 610.30 feet to the beginning.  
Containing 20.74 acres, more or less.

### PHASING SCHEDULE

THE FIRST PHASE OF THE PROJECT WILL BE APPROVED WITHIN ONE YEAR OF THE COMPLETE INSTALLATION OF THE RANCHMAN'S DITCH PIPE PROJECT. THE PIPELINE IS ANTICIPATED TO BE COMPLETED ALONG THIS FRONTAGE IN THE YEAR OF 2005.

PHASE #	ANTICIPATED DATE OF COMPLETION
PHASE 1	DECEMBER 2008
PHASE 2	DECEMBER 2009
PHASE 3	DECEMBER 2010
PHASE 4	DECEMBER 2011
PHASE 5	DECEMBER 2012
PHASE 6	DECEMBER 2013
PHASE 7	DECEMBER 2014

### GENERAL NOTES

- THE APPLICANT IS REQUESTING A REZONE OF THE PROPERTY FROM RMF-12 (RESIDENTIAL MULTI-FAMILY 12) TO A ZONING OF PO-PLANNED DEVELOPMENT.
- THIS PO ZONE HAS THREE DEFAULT ZONES; OF B-1 - NEIGHBORHOOD BUSINESS, RMF-12 - RESIDENTIAL MULTI-FAMILY 12, AND RSF-4 - RESIDENTIAL SINGLE FAMILY 4.
- REFERENCE TABLE 1 ON THIS DRAWING FOR PROPOSED ZONED DIMENSIONAL STANDARDS.
- PODS A, B, C, D AND E HAVE A DEFAULT ZONE OF B-1 NEIGHBORHOOD BUSINESS.
- POD F HAS A DEFAULT ZONE OF RSF-4 - RESIDENTIAL SINGLE FAMILY 4.
- PODS G AND H HAVE A DEFAULT ZONE OF RMF-12 - RESIDENTIAL MULTI-FAMILY 12.
- COMMERCIAL USES PROPOSED IN PODS A, B, C, D AND E ARE CONSISTENT WITH WHAT IS ALLOWED IN THE B-1 - NEIGHBORHOOD BUSINESS ZONE. ADDITIONAL USE RESTRICTIONS AND ALLOWANCES ARE PROPOSED. PLEASE REFERENCE TABLE 2 ON THIS O.D.P. FOR USES.
- ALL DEVELOPMENT PLANS WILL REQUIRE APPROVAL BY THE CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT. ALL DEVELOPMENT PLANS WILL NEED TO CONFORM TO THE PROPOSED ZONE DIMENSIONAL STANDARDS, AND THE STANDARDS AND DEVELOPMENT GUIDELINES PROPOSED WITHIN THIS OUTLINE DEVELOPMENT PLAN.
- THE GROWTH PLAN CURRENTLY DESIGNATES ±8.8 ACRES OF COMMERCIAL DEVELOPMENT ON THIS SITE. (BASED ON A FRONTAGE OF ±1271 FT)
- MIXED USE DWELLINGS OR SECOND STORY RESIDENTIAL MAY OCCUR IN THE COMMERCIAL AREA.
- BASED ON CURRENT ZONING: 165 TO 248 DWELLING UNITS ARE ALLOWED (RMF 12)
- THE N. 1ST STREET AND PATTERSON O.D.P. PROPOSES A RANGE OF 70 TO 111 RESIDENTIAL DWELLING UNITS IN PODS F, G AND H.
- SINGLE FAMILY RESIDENTIAL PROPOSED ALONG N. 1ST STREET IN POD F WILL PRESERVE THE CURRENT RESIDENTIAL CHARACTER OF THE N. 1ST STREET NEIGHBORHOOD. SEE TABLE 1 AND TABLE 2 FOR RESTRICTIONS.
- THE DEFAULT ZONE FOR PODS G AND H WILL BE RMF-12. DEVIATIONS FROM THE ZONE STANDARDS ARE PROPOSED. SEE TABLE 1 AND TABLE 2 FOR ALLOWANCES AND RESTRICTIONS.
- THE 100 YEAR FLOOD PLAIN IS NOT SHOWN. FLOOD PLAN TO BE REMOVED AS PART OF RANCHMAN'S DITCH IMPROVEMENT PROJECT.
- SITE DESIGN STANDARDS ARE PER CITY OF GRAND JUNCTION CODE UNLESS SPECIFICALLY ADDRESSED HEREIN. SEE TABLE 3 FOR SITE DESIGN STANDARDS.

TABLE 1  
PROPOSED ZONE DIMENSIONAL STANDARDS (Table 3.2 ZDC)

POD	DEFAULT ZONING DISTRICT	MIN LOT SIZE AREA (SQ. FT)	MIN STREET FRONTAGE (FT.)	MINIMUM SETBACKS (1) (2) (3) (4)			MAX. LOT COVERAGE	MAX. F.A.R. (7)	MAX. HEIGHT	
				FRONT	SIDE	REAR				
POD F	RSF-4	8,000	75	20	20/25	7/3	25/5	50 %	0.4	35
PODS H, G	RMF - 12	1,500	20	N/A *	15/20	5/3	5/3	N/A	N/A	40
PODS A, B, C, D, & E	B - 1	N/A	N/A	N/A	0/0	0/0	0/0	N/A	0.7	48 (4)

- PRINCIPAL / ACCESSORY BUILDING
- MINIMUM FRONT YARD SETBACK FOR GARAGE DOORS SHALL BE 20 FEET.
- NO MINIMUM LOT FRONTAGE REQUIRED FOR LOTS LOCATED ON A CUL-DE-SAC.
- MAX. 35' BUILDING HEIGHT FOR STRUCTURES LOCATED IN POD F. THE HEIGHT IS MEASURED FROM THE FINISHED GRADE OF THE PARKING LOT.
- NON-RESIDENTIAL BUILDINGS SHALL BE SETBACK A MINIMUM OF 30' FROM THE RIGHT-OF-WAY OF N. 1ST STREET AND PATTERSON ROAD.
- NON-RESIDENTIAL BUILDINGS SHALL BE SETBACK A MINIMUM OF 15' FROM THE RIGHT OF WAY OF ALL NON-ARTERIAL STREETS.
- UNDER GROUND PARKING OR PARKING UNDER BUILDINGS IS EXCLUDED FROM MAX F.A.R. CALCULATIONS.
- ADEQUATE ACCESS WILL BE PROVIDED

TABLE 2  
DEVIATIONS FROM B-1 DEFAULT ZONE USES AND BULK STANDARDS (FOR PODS A, B, C, D, & E.)

- ALLOWED USES (BEYOND B-1 DEFAULT STANDARDS)
  - DRIVE THRU PHARMACY
  - DRIVE THRU / DRIVE UP DRY CLEANERS
  - VETERINARIAN CLINICS WITH INDOOR KENNELS AND/OR BOARDING
  - TEMPORARY OUTDOOR DISPLAY WITH A TEMPORARY USE PERMIT
- USES NOT ALLOWED
  - OUTDOOR KENNELS AND/OR BOARDING OF ANIMALS
  - OUTDOOR STORAGE
  - COMMUNITY CORRECTION FACILITIES
  - MENTAL HEALTH FACILITIES
  - ALCOHOL AND/OR DRUG REHABILITATION USES
  - HALFWAY HOUSES
  - LAW ENFORCEMENT REHABILITATION CENTERS
  - ALL DRIVE UP / DRIVE THRU USES NOT MENTIONED ABOVE
- BULK STANDARD DEVIATIONS-BUILDING SIZE
  - OFFICE BUILDINGS - 40,000 SF - NOT INCLUDING UNDERGROUND PARKING
  - RETAIL BUILDINGS - 20,000 - NOT INCLUDING UNDERGROUND PARKING
  - MIXED USED BUILDINGS - 45,000 SF - NOT INCLUDING UNDERGROUND PARKING
- BULK STANDARD DEVIATIONS - F.A.R.
  - THE MAXIMUM F.A.R. FOR PODS A, B, C, D, & E SHALL BE 0.7.
  - THIS CALCULATION IS BASED ON THE TOTAL AREA OF THE POD AS APPROVED ON THIS ODP.
  - THE MAXIMUM F.A.R. IN PODS A, B, C, D, & E SHALL BE 0.7.

TABLE 3  
SITE DESIGN STANDARDS

- THE DESIGN REVIEW COMMITTEE MUST APPROVE ALL ARCHITECTURE PRIOR TO SUBMITTAL OF TO THE CITY OF GRAND JUNCTION.
- ALL ROOF TOP AND GROUND MOUNTED MECHANICAL AND HVAC EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJACENT PARKING LOTS AND ADJACENT PUBLIC STREETS WITHIN PODS A, B, C, D, E, G & H.
- ALL UTILITY METERS AND ABOVE GROUND MECHANICAL EQUIPMENT SHALL BE PAINTED THE SAME COLOR AS THE BUILDING OR SCREENED FROM VIEW IN PODS A, B, C, D, E, G & H.
- ALL HVAC EQUIPMENT LOCATED ON THE GROUND SHALL BE SCREENED FROM VIEW WITH WALLS TO MATCH THE COLOR AND MATERIAL OF THE BUILDING THEY SERVE.
- ALL LOADING AREAS AND/OR LOADING DOCKS SHALL BE SCREENED FROM VIEW WITH WALLS TO MATCH THE COLOR AND MATERIAL OF THE BUILDING THEY SERVE.

### POD DENSITY / INTENSITY RANGES

- POD A MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
- POD B MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
- POD C MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
- POD D MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
- POD E MAXIMUM BUILDING SQUARE FOOTAGE OF 10,000 S.F.
- POD F MAXIMUM DENSITY OF 4 DU/AC AND MINIMUM DENSITY OF 2 DU/AC
- POD G MAXIMUM DENSITY OF 12 DU/AC AND MINIMUM DENSITY OF 8 DU/AC
- POD H MAXIMUM DENSITY OF 12 DU/AC AND MINIMUM DENSITY OF 8 DU/AC

### ROAD STANDARDS AND SECTIONS ROADS INTERNAL TO THE DEVELOPMENT

- ALL ROAD SECTIONS ARE WITHIN A 44' WIDE RIGHT-OF-WAY.
- SMALL ROAD SECTIONS MAY BE REQUESTED THROUGH THE ALTERNATIVE ROAD STANDARDS PROCESS.

LAND USE	AREA	% OF SITE
TOTAL AREA	±20.7 ACRES GROSS	100 %
COMMERCIAL		
POD A	±1.9 ACRES	
POD B	±2.4 ACRES	
POD C	±2.4 ACRES	
POD D	±2.2 ACRES	
POD E	±2.9 ACRES	
OPEN SPACE	±1.8 ACRES	9%
RIGHT OF WAYS	±1.8 ACRES	9%
COMMERCIAL AREA	±8.2 ACRES	39%
RESIDENTIAL		
POD F	±1.3 ACRES	
POD G	±1.1 ACRES	
POD H	±3.5 ACRES	
OPEN SPACE	0.0 ACRES	
RIGHT OF WAYS	±1.4 ACRES	7%
RESIDENTIAL AREA	±7.5 ACRES	36%

### ODP LEGEND

- PROPOSED CIRCULATION
- PROPOSED COMMERCIAL
- PROPOSED MULTI-FAMILY RESIDENTIAL
- PROPOSED SINGLE FAMILY RESIDENTIAL
- PROPOSED OPEN SPACE
- PROJECT PROPERTY LINE



## OUTLINE DEVELOPMENT PLAN

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT

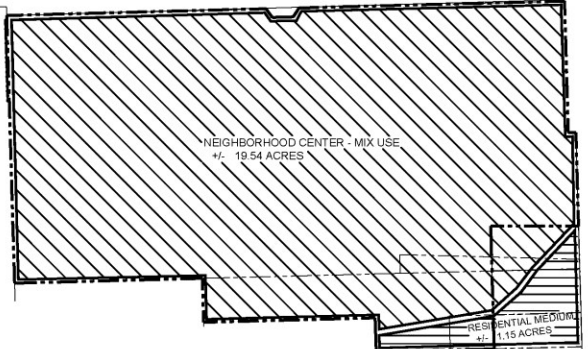
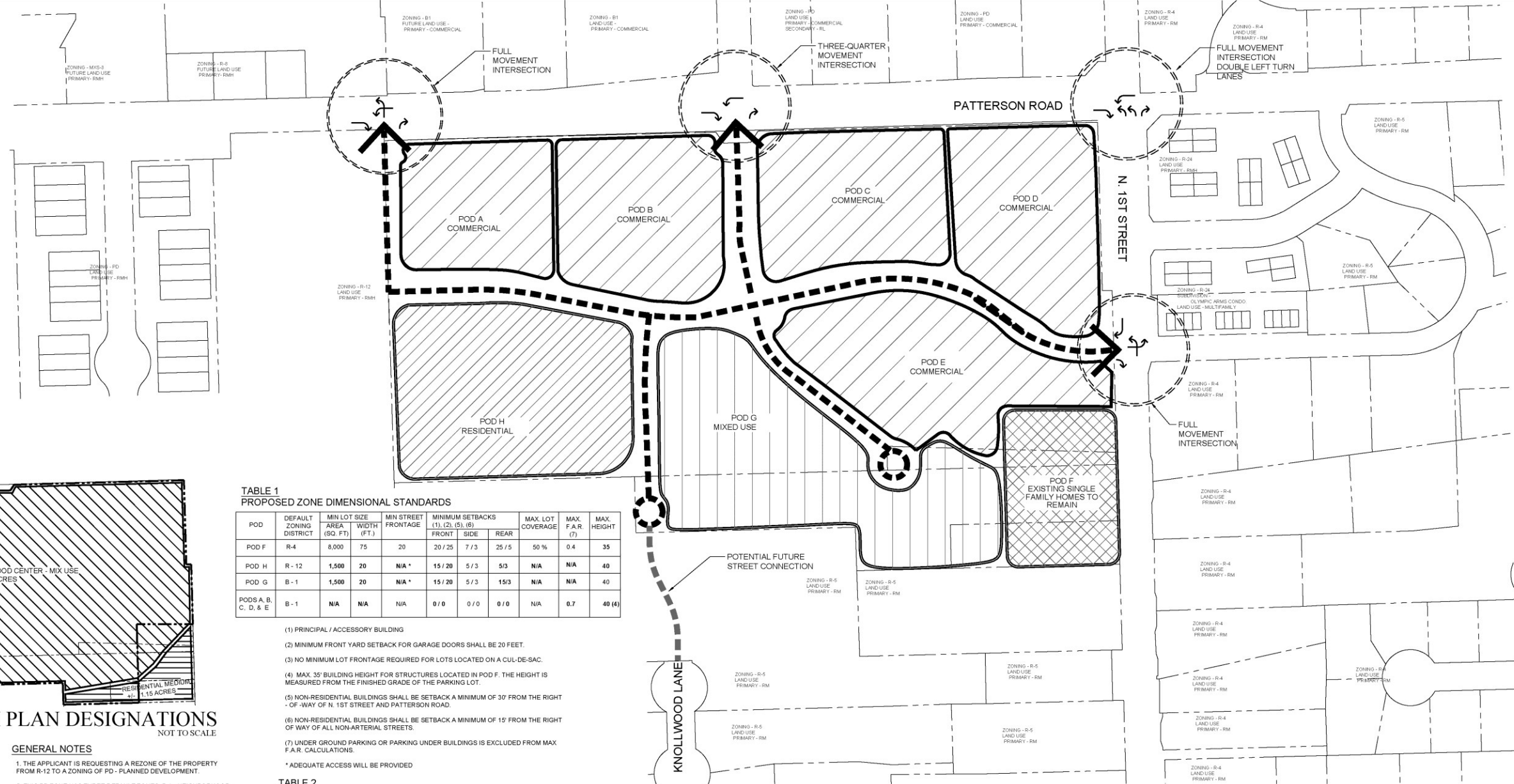
APPROVED BY \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

DRAWN BY JC  
CHECKED TC  
JOB NO. 0533  
DATE 12-20-05  
REVISIONS  
1st Rnd - 06-01-06  
2nd Rnd - 08-28-06  
DRAWING NO.  
0533-06\_01\_06-ODP-DWG

SHEET NO. 2 OF 2  
STATUS  
● ODP  
○ PRELIMINARY  
○ BID  
○ CONSTRUCTION  
○ AS BUILT

CLAVONNE, ROBERTS & ASSOC., INC.  
LANDSCAPE AND PLANNING ARCHITECTS  
844 GRAND AVE.  
GRAND JCT. CO 81501  
PH: 970-241-0745  
FAX: 970-241-0765  
EMAIL: info@clavonne.com

# FIRST AND PATTERSON PLANNED DEVELOPMENT AMENDMENT



## CURRENT GROWTH PLAN DESIGNATIONS

### LEGAL DESCRIPTION

Commencing at a BLM aluminum cap for the NW corner of the NE1/4 NE1/4 of Section 10, Township One South, Range 1 West of the Ute Meridian, from whence a Mesa County brass cap for the NE corner of said Section 10 bears S 89°57'24" E 1319.98 feet.  
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 Containing 20.74 acres, more or less.

### GENERAL NOTES

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- THIS PD ZONE HAS THREE DEFAULT ZONES: B-1 - NEIGHBORHOOD BUSINESS, R-12 - RESIDENTIAL MULTI-FAMILY 12, AND R-4 - RESIDENTIAL SINGLE FAMILY 4.
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- POD H HAS A DEFAULT ZONE OF R-12.
- COMMERCIAL USES PROPOSED IN PODS A, B, C, D, AND E ARE CONSISTENT WITH WHAT IS ALLOWED IN THE B-1 - NEIGHBORHOOD BUSINESS ZONE. ADDITIONAL USE RESTRICTIONS AND ALLOWANCES ARE PROPOSED. PLEASE REFERENCE TABLE 2 ON THIS O.D.P. FOR USES.
- SPECIFIC FOR POD G. REFERENCE TABLE 3 ON THIS O.D.P. FOR USES.
- ALL DEVELOPMENT PLANS WILL REQUIRE APPROVAL BY THE CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT. ALL DEVELOPMENT PLANS WILL NEED TO CONFORM TO THE PROPOSED ZONE DIMENSIONAL STANDARDS, AND THE STANDARDS AND DEVELOPMENT GUIDELINES PROPOSED WITHIN THIS OUTLINE DEVELOPMENT PLAN.
- MIXED USE DWELLINGS OR SECOND STORY RESIDENTIAL MAY OCCUR IN THE COMMERCIAL AND MIXED USE AREA.
- BASED ON CURRENT ZONING, 60 TO 91 DWELLING UNITS ARE ALLOWED IN R-12 AND MIXED USE.
- THE ORIGINAL N. 1ST STREET AND PATTERSON O.D.P. PROPOSED A RANGE OF 70 TO 111 RESIDENTIAL DWELLING UNITS IN PODS F, G AND H. THIS AMENDED OPD FOR POD G COULD REDUCE THIS QUANTITY.
- SINGLE FAMILY RESIDENTIAL PROPOSED ALONG N. 1ST STREET IN POD F WILL PRESERVE THE CURRENT RESIDENTIAL CHARACTER OF THE N. 1ST STREET NEIGHBORHOOD. SEE TABLE 1 AND TABLE 2 FOR RESTRICTIONS.
- THE DEFAULT ZONE FOR POD H WILL BE R-12. DEVIATIONS FROM THE ZONE STANDARDS ARE PROPOSED. SEE TABLE 1 AND TABLE 2 FOR ALLOWANCES AND RESTRICTIONS.
- THE 100 YEAR FLOOD PLAIN IS NOT SHOWN. FLOOD PLAIN WAS REMOVED AS PART OF RANCHMAN'S DITCH IMPROVEMENT PROJECT.
- SITE DESIGN STANDARD ARE PER CITY OF GRAND JUNCTION CODE UNLESS SPECIFICALLY ADDRESSED HEREIN. SEE TABLE 4 FOR SITE DESIGN STANDARDS.

### PHASING SCHEDULE

THE FIRST PHASE OF THE PROJECT WILL BE APPROVED WITHIN ONE YEAR OF THE COMPLETE INSTALLATION OF THE RANCHMAN'S DITCH PIPE PROJECT. THE PIPELINE IS ANTICIPATED TO BE COMPLETED ALONG THIS FRONTAGE IN THE YEAR OF 2008.

PHASE #	DATE OF COMPLETION
PHASE 1	DECEMBER 2008
PHASE 2	DECEMBER 2009
PHASE 3	DECEMBER 2010
PHASE 4	DECEMBER 2011
PHASE 5	DECEMBER 2017
PHASE 6	SUMMER 2014
PHASE 7	DECEMBER 2017

TABLE 1  
PROPOSED ZONE DIMENSIONAL STANDARDS

POD	DEFAULT ZONING DISTRICT	MIN LOT SIZE AREA (SQ. FT.)	MIN STREET WIDTH (FT.)	MIN STREET FRONTAGE	MINIMUM SETBACKS (1), (2), (5), (6)	MAX. LOT COVERAGE	MAX. F.A.R. (7)	MAX. HEIGHT
					FRONT	SIDE	REAR	
POD F	R-4	8,000	75	20	20/25	7/3	25/5	50%
POD H	R-12	1,500	20	N/A *	15/20	5/3	5/3	N/A
POD G	B-1	1,500	20	N/A *	15/20	5/3	15/3	N/A
PODS A, B, C, D, & E	B-1	N/A	N/A	N/A	0/0	0/0	0/0	N/A

- PRINCIPAL / ACCESSORY BUILDING
  - MINIMUM FRONT YARD SETBACK FOR GARAGE DOORS SHALL BE 20 FEET.
  - NO MINIMUM LOT FRONTAGE REQUIRED FOR LOTS LOCATED ON A CUL-DE-SAC.
  - MAX. 35' BUILDING HEIGHT FOR STRUCTURES LOCATED IN POD F. THE HEIGHT IS MEASURED FROM THE FINISHED GRADE OF THE PARKING LOT.
  - NON-RESIDENTIAL BUILDINGS SHALL BE SETBACK A MINIMUM OF 30' FROM THE RIGHT-OF-WAY OF N. 1ST STREET AND PATTERSON ROAD.
  - NON-RESIDENTIAL BUILDINGS SHALL BE SETBACK A MINIMUM OF 15' FROM THE RIGHT OF WAY OF ALL NON-ARTERIAL STREETS.
  - UNDER GROUND PARKING OR PARKING UNDER BUILDINGS IS EXCLUDED FROM MAX. F.A.R. CALCULATIONS.
- \* ADEQUATE ACCESS WILL BE PROVIDED

TABLE 2  
DEVIATIONS FROM B-1 DEFAULT ZONE USES AND BULK STANDARDS (FOR PODS A, B, C, D, & E)

- ALLOWED USES (BEYOND B-1 DEFAULT STANDARDS)
  - DRIVE THRU PHARMACY
  - DRIVE THRU / DRIVE UP DRY CLEANERS
  - VETERINARIAN CLINICS WITH INDOOR KENNELS AND/OR BOARDING
  - TEMPORARY OUTDOOR DISPLAY WITH A TEMPORARY USE PERMIT
- USES NOT ALLOWED
  - OUTDOOR KENNELS AND/OR BOARDING OF ANIMALS
  - OUTDOOR STORAGE
  - COMMUNITY CORRECTION FACILITIES
  - MENTAL HEALTH FACILITIES
  - ALCOHOL AND/OR DRUG REHABILITATION USES
  - HALFWAY HOUSES
  - LAW ENFORCEMENT REHABILITATION CENTERS
  - ALL DRIVE UP / DRIVE THRU USES NOT MENTIONED ABOVE
- BULK STANDARD DEVIATIONS - BUILDING SIZE
  - OFFICE BUILDINGS - 40,000 SF - NOT INCLUDING UNDERGROUND PARKING
  - RETAIL BUILDING - 20,000 - NOT INCLUDING UNDERGROUND PARKING
  - MIXED USED BUILDINGS - 45,000 SF - NOT INCLUDING UNDERGROUND PARKING
- BULK STANDARD DEVIATIONS - F.A.R.
  - THE MAXIMUM F.A.R. FOR PODS A, B, C, D, & E SHALL BE 0.7.
  - THIS CALCULATION IS BASED ON THE TOTAL AREA OF THE POD AS APPROVED ON THIS ODP.
  - THE MAXIMUM F.A.R. IN PODS A, B, C, D, & E CALCULATION SHALL EXCLUDE UNDERGROUND AND/OR UNDER-BUILDING PARKING.

TABLE 3  
DEVIATIONS FROM B-1 DEFAULT ZONE USES AND BULK STANDARDS (FOR POD G)

- ALLOWED USES (BEYOND B-1 DEFAULT STANDARDS)
  - VETERINARIAN CLINICS WITH INDOOR KENNELS AND/OR BOARDING
  - BUS/COMMUTER STOPS
- USES NOT ALLOWED
  - SMALL GROUP LIVING FACILITY
  - LARGE GROUP LIVING FACILITY
  - UNLIMITED GROUP LIVING FACILITY
  - CEMETERY
  - OUTDOOR KENNELS AND/OR BOARDING OF ANIMALS
  - OUTDOOR STORAGE
  - COMMUNITY CORRECTION FACILITIES
  - MENTAL HEALTH FACILITIES
  - ALCOHOL AND/OR DRUG REHABILITATION USES
  - HALFWAY HOUSES
  - LAW ENFORCEMENT REHABILITATION CENTERS
  - ALL DRIVE UP / DRIVE THRU USES NOT MENTIONED ABOVE
  - OFFICE WITH DRIVE-THROUGH
  - MOVIE THEATER, SKATING RINK, ARCADE
  - BAR/NIGHTCLUB
  - FOOD SERVICE, RESTAURANT (INCLUDING ALCOHOL SALES)
  - FUEL SALES, AUTOMOTIVE/APPLIANCE
  - GENERAL RETAIL SALES, INDOOR OPERATIONS, DISPLAY AND STORAGE
  - PRODUCE STANDS
  - ALL OTHER RETAIL SALES AND SERVICES
  - MINI-WAREHOUSE

TABLE 3 CONTINUED  
DEVIATIONS FROM B-1 DEFAULT ZONE USES AND BULK STANDARDS (FOR POD G)

- BULK STANDARD DEVIATIONS - BUILDING SIZE
  - OFFICE BUILDINGS - 25,000 SF - NOT INCLUDING UNDERGROUND PARKING
  - MIXED USED BUILDINGS - 30,000 SF - NOT INCLUDING UNDERGROUND PARKING
- BULK STANDARD DEVIATIONS - F.A.R.
  - THIS CALCULATION IS BASED ON THE TOTAL AREA OF THE POD AS APPROVED ON THIS ODP.
  - THE MAXIMUM F.A.R. IN PODS G CALCULATION SHALL EXCLUDE UNDERGROUND AND/OR UNDER-BUILDING PARKING.

TABLE 4  
SITE DESIGN STANDARDS

- THE DESIGN REVIEW COMMITTEE MUST APPROVE ALL ARCHITECTURE PRIOR TO SUBMITTAL OF TO THE CITY OF GRAND JUNCTION.
- ALL ROOF TOP AND GROUND MOUNTED MECHANICAL AND HVAC EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJACENT PARKING LOTS AND ADJACENT PUBLIC STREETS WITHIN PODS A, B, C, D, E, G & H.
- ALL UTILITY METERS AND ABOVE GROUND MECHANICAL EQUIPMENT SHALL BE PAINTED THE SAME COLOR AS THE BUILDING OR SCREENED FROM VIEW IN PODS A, B, C, D, E, G & H.
- ALL HVAC EQUIPMENT LOCATED ON THE GROUND SHALL BE SCREENED FROM VIEW. IN POD H, LATTICE OR PLANT MATERIAL IS A SUFFICIENT SCREEN.
- ALL LOADING AREAS AND/OR LOADING DOCKS SHALL BE SCREENED FROM VIEW WITH WALLS TO MATCH THE COLOR AND MATERIAL OF THE BUILDING THEY SERVE.

### POD DENSITY / INTENSITY RANGES

POD	MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
POD A	MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
POD B	MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
POD C	MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
POD D	MAXIMUM BUILDING SQUARE FOOTAGE OF 40,000 S.F.
POD E	MAXIMUM BUILDING SQUARE FOOTAGE OF 10,000 S.F.
POD F	MAXIMUM DENSITY OF 4 DU/AC AND MINIMUM DENSITY OF 2 DU/AC
POD G	MAXIMUM BUILDING SQUARE FOOTAGE OF 25,000 S.F. MINIMUM DENSITY OF 12 DU/AC MINIMUM DENSITY OF 8 DU/AC
POD H	MAXIMUM DENSITY OF 12 DU/AC AND

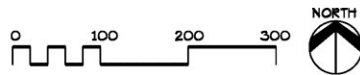
### ROAD STANDARDS AND SECTIONS

- ALL ROAD SECTIONS ARE WITHIN A 44' WIDE RIGHT-OF-WAY.
- SMALL ROAD SECTIONS MAY BE REQUESTED THROUGH THE ALTERNATIVE ROAD STANDARDS PROCESS.

LAND USE	AREA	% OF SITE
TOTAL AREA	±20.7 ACRES GROSS	100 %
COMMERCIAL		
POD A	±1.9 ACRES	
POD B	±2.4 ACRES	
POD C	±2.4 ACRES	
POD D	±2.2 ACRES	
POD E	±2.9 ACRES	
TOTAL COMMERCIAL AREA	±11.8 ACRES	57%
MIXED USE		
POD G	±4.1 ACRES	
TOTAL MIXED USE AREA	±4.1 ACRES	20%
RESIDENTIAL		
POD F	±1.3 ACRES	
POD H	±3.5 ACRES	
TOTAL RESIDENTIAL AREA	±4.8 ACRES	23%
RIGHT OF WAYS	INCLUDED WITH PODS	INCLUDED WITH PODS

### ODP LEGEND

- PROPOSED CIRCULATION
- PROPOSED COMMERCIAL
- PROPOSED MULTI-FAMILY RESIDENTIAL
- PROPOSED MIXED USE
- PROPOSED SINGLE FAMILY RESIDENTIAL
- PROJECT PROPERTY LINE



## OUTLINE DEVELOPMENT PLAN

CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT  
 APPROVED BY \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_

DRAWN BY MR  
 CHECKED TC  
 JOB NO. 1438  
 DATE 03/19/2015  
 REVISIONS \_\_\_\_\_  
 DRAWING NO. 1438-02\_11\_15-ODP.DWG

SHEET NO. 1 OF 1  
 STATUS  
 ODP  
 PRELIMINARY  
 BID  
 CONSTRUCTION  
 AS BUILT

CLAVONNE, ROBERTS & ASSOC., INC.  
 LANDSCAPE AND PLANNING ARCHITECTS  
 844 GRAND AVE.  
 GRAND JCT, CO 81501  
 PH: 970-241-0745  
 FAX: 970-241-0765  
 EMAIL: info@clavonne.com

# Exhibit D

## First and Patterson Planned Development Outline Development Plan Amendment General Project Report

### Project Overview

The applicant, F & P Development LLC, c/o Bruce Milyard, is requesting approval of an amendment to the existing Outline Development Plan (ODP) for the southwest corner of N. 1<sup>st</sup> Street and Patterson Road, (aka Corner Square). In addition the existing ODP is still reviewed under pre-2010 code and the applicant is requesting that the amended ODP be reviewed under the current code.

The existing approved +/- 20.7 acre ODP had eight Development 'Pods', of which six are now complete (Pods A, C, D, E, F); Pod B is in a 'holding pattern' due to the economy. The proposed amendment is to change the remaining Pod G (originally +/- 4.1 acres) from a 'Residential' designation / land use to a 'Mixed Use' designation / land use. This 'Mixed Use' designation will still allow Residential uses, but additionally allow Professional Services and off-site parking. The Default Zone will be B1, but without Retail Uses.

The Growth Plan has been revised since the approval of the original ODP and the majority of the entire development is now within a Neighborhood Center / Mixed Use designation, with a small area of Residential Medium. Pod G lies entirely within the Neighborhood Center / Mixed Use area, which fully supports the proposed amendment.

This ODP Amendment Submittal includes the necessary documentation to process the request, while maintaining the Planned Development zone designation which allows some flexibility in City adopted design standards, continues the higher architectural standards already established throughout the development, and allows the applicant to include/exclude uses on the subject property as deemed fit by the applicant and City staff.

The ODP Amendment for N. 1<sup>st</sup> Street and Patterson Road supports the code provisions listed in Chapter 21.05 of the City Development Code.

### A. Project Description

#### Location

- The entire ODP property is located at the southwest corner of N. 1<sup>st</sup> Street and Patterson Road. There is approximately 1300 LF of frontage along the south side of Patterson Road, and 800 LF of frontage along the west side of N. 1<sup>st</sup> Street.
- Pod G is located between Knollwood Drive and Meander Court, south of West Park Drive. A more generalized description is the central area of the south half of the approved ODP.

#### Acreage

- The entire ODP property is approximately 20.7 acres.
- Pod G was originally allocated approximately 4.1 acres, however after final platting of the surrounding road ROW's it is now 3.45 acres.

#### Proposed Use

- The proposed uses for Pod G are Professional Services, Residential, and off-site Parking.
- No changes in use are being proposed for the remainder of the ODP property. As noted above the majority of the remainder is developed; all roads and public utilities are installed; Covenants and Maintenance Agreements are established.



## B. Public Benefit

The North 1<sup>st</sup> Street and Patterson Road Planned Development has already created a mixed use neighborhood that meets the intent of the current Growth Plan and the current development requirements of the City of Grand Junction. Public benefits from this Pod G Amendment include:

- the development of property within the City 201 boundary;
- the development of an Infill property;
- the creation of a mixed use project meeting the intentions of the Growth Plan;
- a realistic development plan for the last remaining Pod of the PD;
- a confidence of established and 'tested' attractive architectural guidelines;
- the placement of lower impact Professional Service and/or Residential uses along the 'edge' of a Neighborhood Center / Mixed Use designated area within the Growth Plan;
- the ability to provide some off-site parking to the highly successful businesses already established within the PD;
- no NEW road, drainage, or utility improvements added to the City system, as all is currently installed, approved and accepted.

The First and Patterson Planned Development ... Corner Square ... has already provided the following **Significant Community Benefits** in its' development to date:

### Infrastructure and Utilities

- Collaborated with the City of Grand Junction on the donation of right-of-way for a right turn lane from Patterson Road onto N 1<sup>st</sup> Street;
- Dedicated a 40' wide utility easement (paralleling and abutting Patterson Road) for under-grounding of the Ranchman's Ditch and the existing overhead power;
- Participated in the under-grounding of the overhead power lines that encumbered this property.
- Constructed detached sidewalks and landscaping within the easements that parallel both Patterson Road and N. 1<sup>st</sup> Street.

### Site Amenities and Landscaping

- Provided large landscaped open space areas along the N 1<sup>st</sup> Street frontage;
- Provided a Community Art feature within the roundabout at West Park Drive and Meander Court;
- Preserved the topographic landscape hill feature through terracing and landscape design.

### Development Character

- The project retained the existing single family residences which front along N 1<sup>st</sup> Street;
- The project committed to architectural standards and pre-approved finishes consistent with and supportive of a definitive development theme.

### Site Development

- Implemented commercial area site planning where the majority of the parking did not front on N. 1<sup>st</sup> Street and Patterson Road. Buildings are used to screen parking lots.
- Created a Business Owners Association for the commercial pods.
- Created a Home Owners Association for the multi-family residential pods.
- Requires vehicular cross access within all commercial development pods.

### Buildings, Architecture, and other Structural Features

- Design guidelines have been created for commercial and residential buildings.
- The development requires equal attention to architectural detailing, building materials, plane projections, recesses, and roof forms on all sides of non-residential buildings.
- The development requires trash enclosures and loading areas to be screened with walls made of materials identical to the building materials of the primary building in keeping with the architectural development theme.
- Signage design, size, and placement is more controlled than the City regulations.

## C. Neighborhood Meeting

A neighborhood meeting was held on November 12, 2014 at 5:30pm on site. Only three neighbors were in attendance out of 49 mailings. The attending neighbors came to the meeting concerned about additional traffic, lighting, noise, but were pleased to find out the new zoning for POD G would be primarily commercial/office with minimal multi-family residential. Other questions asked were what the design of the future buildings would be, and estimated timing of construction.

## D. Project Compliance, Compatibility, and Impact

### Adopted Plans and Policies

The proposed Amendment conforms to the Growth Plan, the City Zoning and Development Code, and known City regulations.

### Surrounding Land Use

Properties to the north include Community Hospital Medical Park and Willowdale Commercial Park, with residential uses to the north northwest. To the west is agriculture; to the south is residential; to the east is single and multi-family residential.

### Adjacent zoning:

- NORTH: includes PD (east) and B-1(west);
- WEST: R-12;
- SOUTH: R-5;
- EAST: R-4 and R-5 (south) and R-16(north).

### Site Access & Traffic Patterns

Access into the overall PD, including the Pod G Amendment area, is established and constructed. Extensive traffic studies were prepared and scrutinized for the original ODP and PD approvals.

In preliminary discussions with City Staff, there is the potential for the proposed Pod G Amendment area to generate equal or less traffic than the current approved Residential uses and densities.

### Availability of Utilities

All necessary infrastructure and utilities are constructed.

- Water – Ute and City; the site straddles the dividing line between the two water purveyors.
- Sewer – City
- Storm Sewer- City
- Drainage – Grand Junction Drainage District
- Irrigation water – Grand Valley Irrigation Company
- Power / gas – Excel
- Telephone – Qwest
- Cable TV – Bresnan

### Special or Unusual Demands on Utilities

The property is served by both Ute and City water. Relative to the Fire Flow information, the original submittal made assumptions that the City would service the entire site.

### Effects on Public Facilities

This proposed Amendment to the N 1<sup>st</sup> and Patterson Planned Development will have expected, but not unusual impacts on Public Facilities.

Off-site improvements have already been constructed.

### Site Soils

NRCS soils was provided with the original submittal.

#### Impact on Geology and Geological Hazards

No known geological hazards exist on this property.

#### Hours of Operation

The applicant proposes that the hours of operation within Pod G will comply with that of the B-1 zone (default zone). These hours of operation are 5:00 am to 11:00pm.

#### Number of Employees

Since the uses allowed within the B-1 zone are broad, it is difficult to provide even a range of potential employees. The applicant requests that the number of employees be determined / provided at the time of Site Plan review for each use.

#### Signage Plans

Signage is an important component within the N 1<sup>st</sup> and Patterson Planned Development. There is no anticipated change to the current signage guidelines. All freestanding signage within the 20.7 acre development will continue to have similar building materials. Signage fonts and colors may be adjusted per approval of the property owner, developer, and the City of Grand Junction.

### **E. Development Schedule and Phasing**

Upon approval of the Amended ODP, the intentions are to begin construction within Pod G by summer 2015. Pod G will be comprised of at least three buildings and the off-site parking area, but these structures will likely be constructed one at a time via a Site Plan Approval process. As noted above the existing ODP is still reviewed under pre-2010 code and we are additionally requesting that the amended ODP be reviewed under the current code, which would allow Administrative Review of the individual Site Plans that will likely comprise Pod G.

### **F. Additional General Report Discussion Items**

The proposed ODP Amendment Plan included with this submittal addresses the entirety of the Planned Development, recognizing the existing / constructed development pods along with the amended Pod G. Deviations from B-1 Default Zones, Standards and Notes originally approved remain the same for all Development Pods, but have been specifically modified to adequately address this amended Pod G. Additional modifications to the approved ODP Plan are limited to updating the current Growth Plan designations of the property.

## [Attach 4](#)

### **PLANNING COMMISSION AGENDA ITEM**

**Subject:** Bananas CUP Amendment, located at 2469 Riverside Parkway

**Action Requested/Recommendation:** Consider a request to amend an existing Conditional Use Permit (CUP-2001-030) for Bananas, a family entertainment center, including outdoor recreation; specifically to allow a splash pad and water feature, along with associated improvements, within 25 feet of the Riverfront Trail.

**Presenter(s) Name & Title:** Brian Rusche, Senior Planner

#### **Executive Summary:**

A request to amend an existing Conditional Use Permit (CUP-2001-030) for Bananas, a family entertainment center, including outdoor recreation; specifically to allow a splash pad and water feature, along with associated improvements, within 25 feet of the Riverfront Trail.

#### **Background, Analysis and Options:**

A Conditional Use Permit (CUP-2001-030) for a family entertainment center was granted in March of 2001. The center, now known as Bananas Fun Park, was built in 2004 and has undergone several improvements, both indoor and outdoor, since the original CUP was granted.

The applicant is now requesting to construct a water feature and splash pad. This feature, designed specifically for children, will replace batting cages that were part of the original development. A portion of the splash pad, along with associated pool decking and cabanas/shade structures, is proposed to be adjacent to the perimeter fence on the south side of the property, which abuts the Riverfront Trail. The applicant is requesting a modification of condition requiring a 25 foot buffer that would preclude this expansion.

As part of the review of this request, it has been determined that an expansion of the kiddie go-kart track was not specifically approved by the City and is also located within the buffer. This expansion has been in existence since at least 2008, based on aerial photos. This improvement will need to be addressed as part of the modification of the original permit condition.

**How this item relates to the Comprehensive Plan Goals and Policies:**

**Goal 12:** Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.

The addition of a splash pad and water feature will add to the attractiveness of this business, allowing it to capitalize on the mild climate and offer an attraction that is currently only available at one other location in the City.

**How this item relates to the Economic Development Plan:**

The purpose of the recently adopted Economic Development Plan is to present a clear plan of action for improving business conditions and attracting and retaining employees. The proposed CUP amendment meets with the goal and intent of the Economic Development Plan by supporting and assisting an existing business within the community as it expands their business offerings to serve both local and out of town customers.

**Board or Committee Recommendation:**

There are no recommendations from another board or committee.

**Financial Impact/Budget:**

No direct impact on the City budget is anticipated.

**Other issues:**

No other issues have been identified.

**Previously presented or discussed:**

Project has not been previously discussed.

**Attachments:**

Location Map  
Aerial Photo  
Comprehensive Plan Future Land Use Map  
Existing City Zoning Map  
Original approval letter (CUP-2001-030)  
General Project Report  
Site Plan and detail sheets

**BACKGROUND INFORMATION**

Location:		2469 Riverside Parkway			
Applicants:		Owner – Burns FEC, LLC – Chis Burns Representative – Kraai Design – Eric Kraai			
Existing Land Use:		Indoor and Outdoor Recreation (Family Entertainment Center)			
Proposed Land Use:		Addition of Splash Pad and Water Features			
Surrounding Land Use:	North	Commercial (across the railroad tracks)			
	South	<i>Open Space / Riverfront Trail</i>			
	East	<i>Industrial</i>			
	West	<i>Industrial</i>			
Existing Zoning:		I-1 (Light Industrial)			
Proposed Zoning:		I-1 (Light Industrial)			
Surrounding Zoning:	North	C-2 (General Commercial)			
	South	I-1 (Light Industrial)			
	East	I-1 (Light Industrial)			
	West	I-2 (General Industrial)			
Future Land Use Designation:		Industrial			
Zoning within density/intensity range?		X	Yes		No

**ANALYSIS:**Section 21.02.110 of the Grand Junction Municipal Code

An Amendment to a Conditional Use Permit is necessary to modify a condition placed on the issuance of the permit. A conditional use permit may be amended at the request of the holder upon showing that a substantial change in circumstance has occurred since the approval of the permit. The applicant is proposing a modification to a 25-foot buffer identified as Condition 4 of CUP-2001-030.

A conditional use permit may be amended (or revoked) by the City, specifically if the holder has failed to comply with any of the conditions placed on the permit. As part of the review of this request, it has been determined that an expansion of the kiddie go-kart track was not specifically approved by the City and is also located within a buffer required for a go-kart track as part of Condition 4. This expansion has been in existence since at least 2008, based on aerial photos. There have been no code enforcement complaints about the existence of this expanded track. A conditional use permit may not be amended or revoked without giving the holder an opportunity to appear before Planning Commission.

Therefore, this improvement will be addressed as part of the request for modification of the original permit condition.

An application for amendment shall demonstrate that the development will comply with all of the following criteria:

*(1) All applicable site plan review criteria in Section 21.02.070(g) of the Grand Junction Municipal Code (GJMC) and conformance with the SSID, TEDS and SWMM Manuals.*

The applicant has submitted and the City has reviewed a site plan for the new splash pad, which conforms to these standards.

The City has reviewed the proposed grading plan for the new splash pad, which will channel and contain water from the water feature to be recycled; additional grading is design to utilize the existing stormwater system.

No other changes to the outside of the facility are planned. Parking, access, and signage are all consistent with previous approvals.

An updated site plan, which encompasses the entire facility, will be required as a condition of approval.

This criterion has been met.

*(2) District Standards. The underlying zoning districts standards established in Chapter 21.03 GJMC, except density when the application is pursuant to GJMC 21.08.020(c) [nonconformities];*

The proposed water feature will stand approximately 42 feet high. The maximum height of the batting cage, which was demolished, was limited to 45 feet (Condition 11). The maximum height in the I-1 zone is 50 feet.

The Light Industrial (I-1) zone has a rear yard setback of 10 feet. A buffer is not required as the adjacent segment of the Riverfront Trail is part of the same Barmac Subdivision plat as the subject property and is zoned I-1 as well.

The buffer is increased to 35 feet for a go-cart track under the original CUP approval (Condition 4), which also states: "The go-cart tract [sic] will also be a minimum of 30 feet from the east and west side property lines." This condition was not intended to apply to internal property lines, since the original site plan includes both lots. In order to ensure that the entire property operates as one facility, a condition is recommended that a Simple Subdivision be submitted within

six (6) months to consolidate Lot 1 and 2 of Barmac Subdivision. The expanded kiddie track appears to be approximately 17 feet from the west property line, which borders undeveloped property owned by CoorsTek.

Per the condition: "Only landscaping, landscaped berms, the perimeter enclosure, access gate and bike racks can exist in this ... buffer area." While it appears that this area was minimally landscaped after construction in 2004, the landscaping has since been removed. There is no required rear yard landscaping within the I-1 zone.

The main water feature will be outside this buffer, but the splash pad, which is flush with the ground, will be within the buffer, along with associated structures for shade, approximately 12 feet high. The expanded go-cart track is effectively flush with the ground, with the exception of a short guardrail. The proposed amendment, if approved, will specifically allow these uses in lieu of traditional landscaping. In order to mitigate potential impacts, the existing fence will be required to be upgraded to a privacy fence as a condition of approval.

This criterion has been met.

*(3) Specific Standards. The use-specific standards established in Chapter 21.04 GJMC;*

In the I-1 (Light Industrial) zone district, All Other Indoor and Outdoor Recreations requires a Conditional Use Permit. Bananas was approved as a family entertainment center with CUP-2001-030. Outdoor recreation and entertainment uses are large, generally commercial uses that provide continuous recreation or entertainment-oriented activities. They may take place in a number of structures that are arranged together in an outdoor setting.

There are no use specific standards for Indoor or Outdoor Recreation.

This criterion has been met.

*(4) Availability of Complementary Uses. Other uses complementary 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.*

Bananas serves the market for destination recreation attractions, and the Riverside Parkway provides the accessibility. While it is a different than the adjacent industrial uses, it is not unique in its choice of location, and in fact predates many other destinations. For example, the Glacier Ice Arena, built in 2006, is less than three-quarters (3/4) of a mile east on the Riverside Parkway. One (1) mile north of the Parkway on 25 Road is the recently opened Grand Valley



Climbing facility, next door to KidzPlex. The recently opened Get Air at The Silo trampoline park is located one-quarter (1/4) mile from the Riverside Parkway south of downtown, less than three (3) miles from Bananas.

The proposed splash pad and water feature would only be the second in the City, as there is a City-owned splash pad that is part of the Lincoln Park/Moyer Pool, located a bit more than three (3) miles from Bananas. Since the closure of the splash pad downtown, there is likely pent-up demand for these types of facilities. The go-cart track is only the second of its kind as well, with the Grand Junction Motor Speedway, a much larger facility, nearly eight miles away.

The Riverside Parkway provides access to numerous public parking areas for users of the Riverfront Trail, the nearest being one-quarter (1/4) mile east of Bananas.

This criterion has been met.

*(5) Compatibility with Adjoining Properties. Compatibility with and protection of neighboring properties through measures such as:*

*(i) Protection of Privacy. The proposed plan shall provide reasonable visual and auditory privacy for all dwelling units located within and adjacent to the site. Fences, walls, barriers and/or vegetation shall be arranged to protect and enhance the property and to enhance the privacy of on-site and neighboring occupants;*

There are no private dwelling units adjacent to the use. Adjacent properties are industrial in use. Undeveloped ground and/or parking lots are adjacent to the perimeter, chain-link fence. In order to assure sufficient privacy, the existing perimeter fence will be required to be upgraded as a condition of approval. Such upgrade can include privacy slats (versus open chain-link).

The users of the Riverfront Trail are passing by the facility while recreating in an outdoor environment. The fence is intended to provide privacy to the facility by restricting access to customers and maintenance staff only.

This criteria will be met.

*(ii) Protection of Use and Enjoyment. All elements of the proposed plan shall be designed and arranged to have a minimal negative impact on the use and enjoyment of adjoining property;*

An existing six (6) foot open chain link fence separates the use from the Riverfront Trail. As a condition of approval, the existing fence will be required to be upgraded to provide sufficient privacy.

There have been no code enforcement complaints about the existence of the enlarged go-cart track within the buffer area.

There have been no code enforcement complaints about the existence of the enlarged go-cart track within the buffer area.

The extension of the water feature and associated pool deck will bring the sounds of happy children closer to the users of the Riverfront Trail. This sort of human interaction should be encouraged, rather than prevented.

This criteria will be met.

*(iii) Compatible Design and Integration. All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include; buildings, outdoor storage areas and equipment, utility structures, building and paving coverage, landscaping, lighting, glare, dust, signage, views, noise, and odors. The plan must ensure that noxious emissions and conditions not typical of land uses in the same zoning district will be effectively confined so as not to be injurious or detrimental to nearby properties.*

The proposed amendment will not adversely impact existing industrial development along the Riverside Parkway. The creation of dust will not occur from the water feature and associated pool deck and can be mitigated on the go-cart track, which is hard surfaced and slower speeds than the full-size track. A common method of screening used in industrial areas is the installation of a privacy fence. The existing fence will be required to be upgraded as a condition of approval.

This criteria will be met.

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

After reviewing Bananas Conditional Use Permit amendment, CUP-2015-122 for an amendment to an existing Conditional Use Permit (CUP-2001-030), I make the following findings of fact, conclusions and conditions:

1. The requested Conditional Use Permit amendment is consistent with the Comprehensive Plan.

2. All review criteria in Section 21.02.110 of the Grand Junction Municipal Code will be met with the conditions of approval.
3. Applicant is requesting no changes to the existing approved signage.
4. Applicant will provide an updated site plan encompassing the entire facility.
5. Applicant will make application for a Simple Subdivision to consolidate existing lots within six (6) months.
6. Applicant will upgrade the privacy fence on the south and west side of the property prior to opening the splash pad.

**STAFF RECOMMENDATION:**

I recommend that the Planning Commission approve the requested Conditional Use Permit amendment, CUP-2015-122 with the findings, conclusions and conditions of approval listed above.

**RECOMMENDED PLANNING COMMISSION MOTION:**

Madam Chairman, on the request for an amendment to the existing Conditional Use Permit (CUP-2001-030) for Bananas, a family entertainment center, request number CUP-2015-122, located at 2469 Riverside Parkway, I move that the Planning Commission approve the Conditional Use Permit amendment with the facts, conclusions and conditions listed in the staff report.

# Location Map



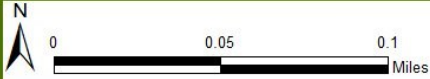
0 0.05 0.1 Miles

Printed: 3/25/2015

1 inch = 179 feet



Aerial Photo

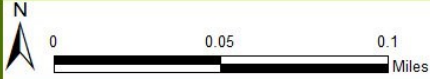


Printed: 3/25/2015

1 inch = 179 feet



# Future Land Use Map

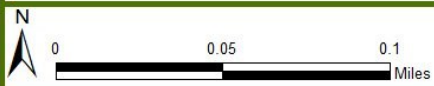
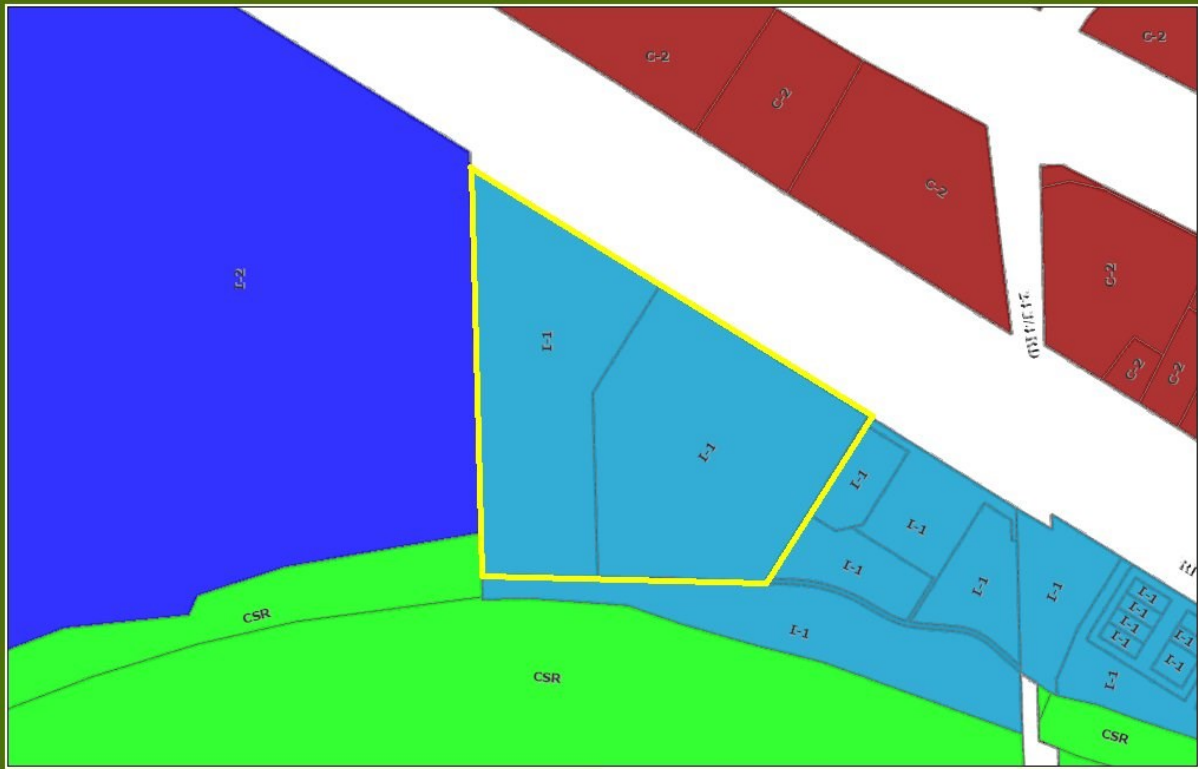


Printed: 3/25/2015

1 inch = 179 feet



# Zoning Map



Printed: 3/25/2015

1 inch = 179 feet



## City of Grand Junction

Community Development Department  
Planning • Zoning • Code Enforcement  
250 North 5th Street  
Grand Junction, CO 81501-2668

Phone: (970) 244-1430  
FAX: (970) 256-4031



### RECORD OF DECISION / FINDINGS OF FACT

DATE: March 26, 2001  
FILE: CUP-2001-030  
LOCATION: 2465 River Road

PETITIONER: Hanger One, LLC  
1551 Independent Avenue  
Grand Junction, CO 81501

REPRESENTATIVE: Chris and Heather Burns  
685 Moonridge Court  
Grand Junction, CO 81505

PLANNER: Joe Carter

PROJECT IS: **APPROVAL**

The Grand Junction Community Development Department, in accordance with Section 2.13 of the Zoning and Development Code, hereby approves this request for a Conditional Use Permit. The project is located at 2465 River Road. The tax schedule number for this property is a portion 2945-094-00-111.

On March 20, 2001 Grand Junction Planning Commission granted approval with conditions. The conditions of approval are as follows:

#### Conditions of Approval

- ✓ 1. A Traffic Impact Study will be submitted as part of the Site Plan Review and approved as per the Transportation Engineering Design Standards Manual for the City of Grand Junction. The specific requirements of the Traffic Impact Study are listed in the Development Engineers Review Comments for CUP-2001-030 dated 02-14-01.
- ✓ 2. Applicant is responsible to mitigate all US Fish and Wildlife runoff water quality concerns within their required Site Plan Review submittal.
- ✓ 3. Applicant is responsible to mitigate all US Corps of Engineer concerns if applicable within their required Site Plan Review submittal.
4. A 25-foot wide buffer is required between the river trail and the project site. This buffer shall occur solely on the applicant's property. Only landscaping, landscaped berms, the perimeter enclosure, access gate and bike racks can



Printed on recycled paper



exist in this 25-foot wide buffer area. An additional 10-foot width separating the go-cart track and the river trail shall be provided. The go-cart track will be separated from the river trail a minimum of 35 feet. The go-cart track will also be a minimum of 30 feet from the east and west side property lines.

- ✓ 5. Fuel Storage shall conform to City of Grand Junction Fire Department Standards.
6. Hours of operation shall be Monday through Thursday 10am to 10pm and from Friday to Sunday 10am to Midnight.
7. Signage - Only one freestanding sign will be allowed on site. Freestanding sign must be adjacent to River Road. Freestanding sign allowance is 185 square feet. Freestanding sign can exist anywhere along the applicant's River Road frontage pending approval by the Community Development Department at time of sign permit or clearance application. The freestanding sign can not exceed 25 feet in height.
8. No illuminated signage will be allowed adjacent to or specifically directed to advertise along the river trail. No illuminated signage will be allowed on any east, south or west facing building façade. No signage shall be attached to any perimeter enclosure or fence. Applicant will be allowed up to 200 square feet of flushwall signage. A diagram of sign locations and a sign package is attached.
9. Applicant shall provide 1 bike space per 10 vehicular parking spaces. More than 50% of the required bike racks shall occur adjacent to the trail.
10. A floodplain development permit is required with the Site Plan Review submittal. Any building proposed in the 100-year floodplain will be required to complete an Elevation Certificate. Any structure and/or building constructed in the 100-year floodplain will be required to meet all FEMA standards.
11. Rock or artificial rock height shall be limited to 30 feet and the batting cage center peak extend to a height not to exceed 45 feet.

CHECK

OK



Project Narrative  
**Bananas Fun Park-CUP Amendment**  
February 9, 2015

Brian Rusche  
Senior Planner  
City of Grand Junction

The original CUP-2001-030 dated March 26, 2001 states per item no. 4 that a 25' wide buffer shall occur solely on the applicant's property. An additional 10' width separating the go-cart track and the river trail.

I am writing this as a formal request as an amendment to the original CUP. As shown on the provided site plan the majority of this 25' buffer will be landscaping, patio, and cabanas. The exception to this is the south-west corner of the proposed splash pad. Within this area there are multiple below ground spray nozzles and two above ground water elements (cut sheets attached). We feel the use of this area is in perfect cohesiveness with the river trail. The trail serves as a recreational area, as does this splash pad/water play area.

Change from original approval:

The use of the park has changed somewhat over the years and the need for a water feature has far outweighed the need for batting cages. The new water feature will be much more aesthetically pleasing than the batting cages and there will also be cabanas and ornamental fencing around this area as a buffer to the river trail. No additional lighting is proposed, only existing lighting to be relocated.

Compatibility:

As the trail winds its way through town, it passes multiple industrial, residential areas, and the parkway itself. This splash pad area is more compatible than all of the other adjacent uses. There are no other conditions of the CUP that require amending. We are also providing a landscape area between the pavilion and the property line that was part of the original conditions.

Specific use:

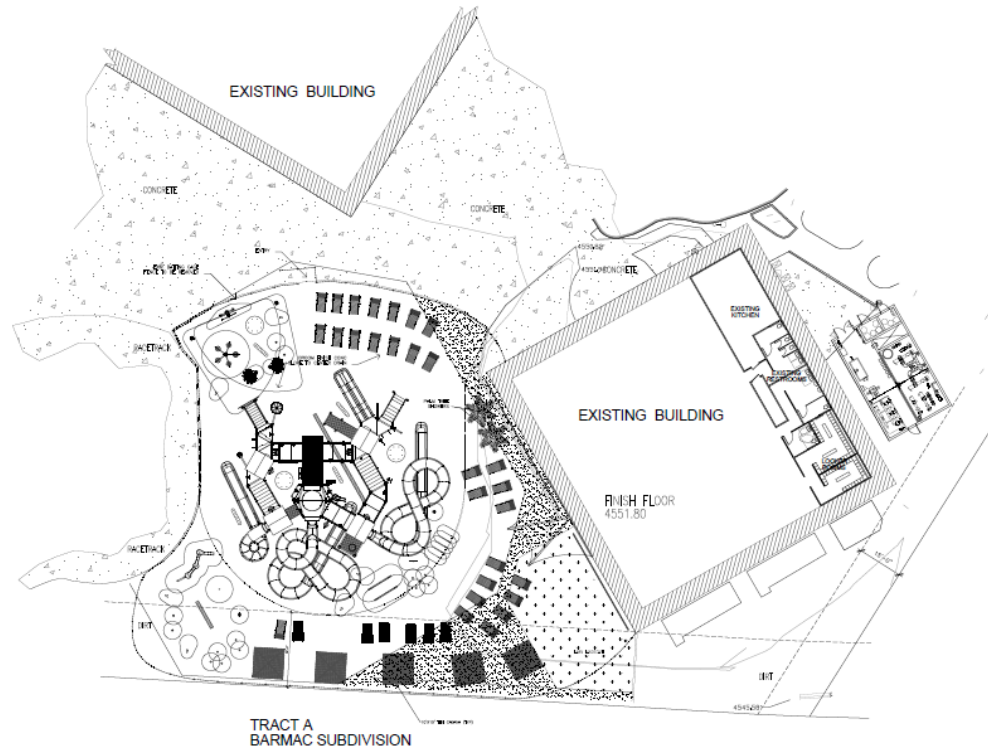
This area of the water feature is focused on toddlers. The specific use is for parents and children to have their own, less active area that's somewhat separated from the rest of the park. There will be no water spray from this area and nothing that would inhibit pedestrians/bikers on the path. The design intent is that this area will be more of a gathering area for parents.

The proposed use will be a welcome addition to the city of Grand Junction as another recreational use. We anticipate this park to also bring visitors from eastern Utah and Western Colorado.

Regards,

Eric Kraai

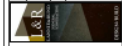
# Site Plan



1  
C1.1 PROPOSED SITE PLAN  
1/8" = 1'-0"

**KDA**  
**KRAAI DESIGN ARCHITECTURE**  
302 West Street, Suite 400, Grand Junction, CO 81501  
 Phone: 970.733.2021 Fax: 970.733.2021

REVISIONS			
NO.	DATE	BY	DESCRIPTION



**BANANAS FUN PARK**  
 2469 Riverside Pkwy  
 Grand Junction, CO

DATE: 01-04-2015

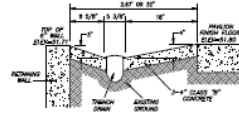
C1.1

**UTILITY VENDORS**

GAS	WELL ENERGY	SEWER	CITY OF GRAND JUNCTION
ELECTRIC	WELL ENERGY	WATER	CITY OF GRAND JUNCTION
TELEPHONE	CENTURYLINK	CABLE	CITY OF GRAND JUNCTION
			THE BENTLEY COMMUNICATIONS

NOTE: SPOT ELEVATIONS SHOWN ARE BASED ON AN ELEVATION OF 4546.80 = 46.80

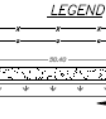
**BENCHMARK**  
 TOP OF MAGNETIC NAIL  
 IN 1/4" DIA. PIPE, ELEVATION=4546.80  
 NAD 83 COORDINATE SYSTEM



TRENCH DRAIN SECTION  
 NTS



- ABBREVIATIONS**
- # = HATCH
  - HW = HATCH
  - EX = EXISTING
  - PL = FLOORLINE
  - LS = LANDSCAPE
  - SLAY = ELEVATION
  - MPT = MACHING POINT
  - TYM = TOP OF WALL
  - TC = TOP OF CONCRETE



- GENERAL NOTES:**
1. AREA OF BENCHMARK IS APPROXIMATELY 100' FROM THE CENTER OF THE PAVILION.
  2. ALL SPOT ELEVATIONS ARE BASED ON AN ELEVATION OF 4546.80 = 46.80.
  3. CONSTRUCTION SHALL BE COMPLETED WITHIN 90 DAYS OF COMMENCEMENT OF WORK.
  4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION ZONING ORDINANCES AND REGULATIONS FOR THIS TYPE OF WORK.

**PLAN TAG NOTES:**

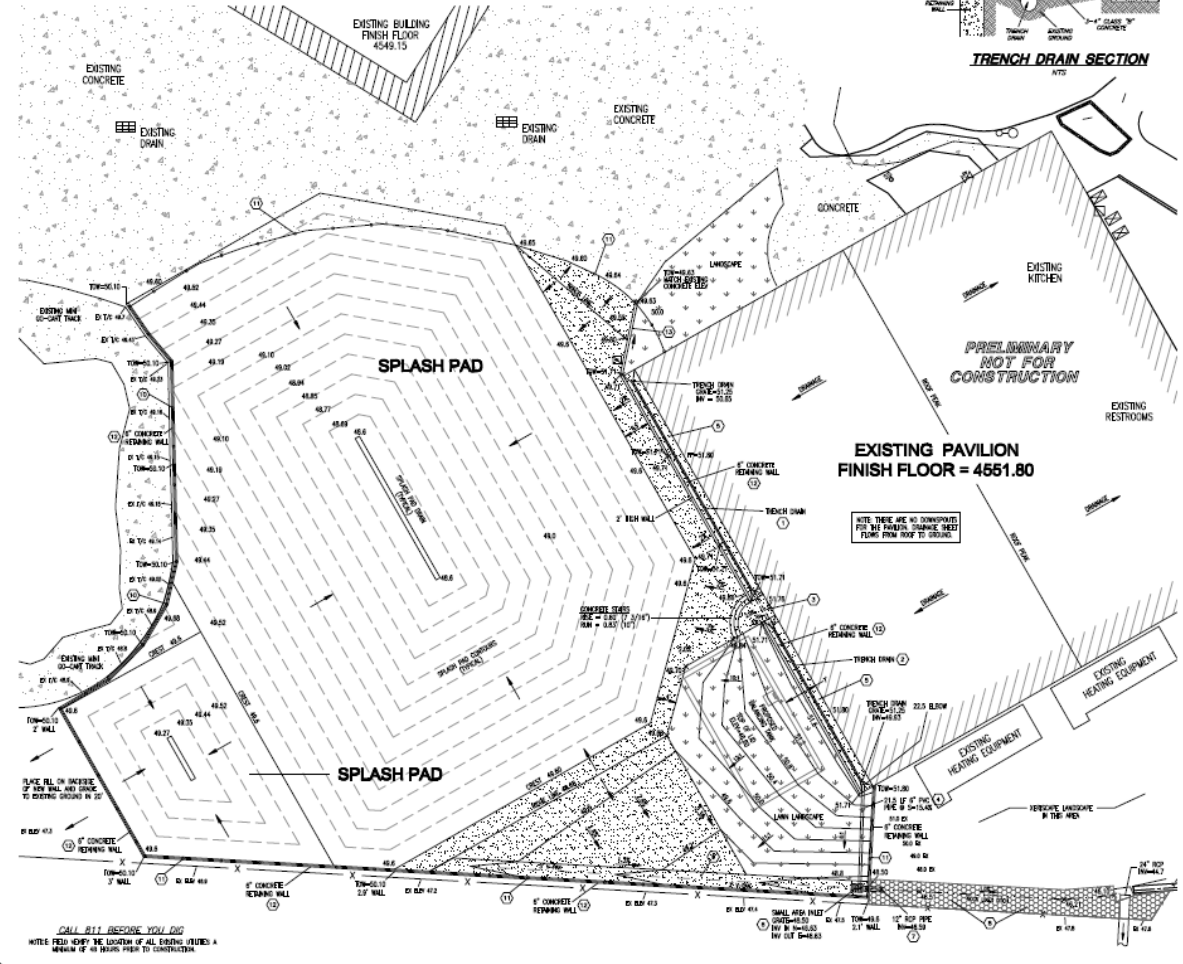
1. NORTH TRENCH DRAIN TO BE LOCATED AS SHOWN ON THE PRELIMINARY PLAN WITH 12\"/>



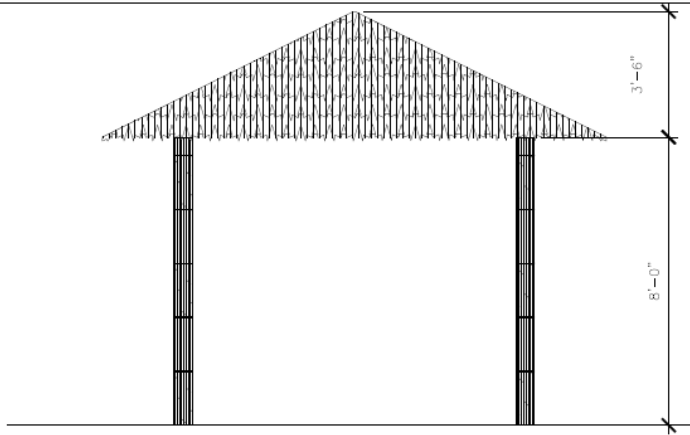
3\"/>

CITY OF GRAND JUNCTION DEVELOPMENT ENGINEER	
APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE	DATE
DATE	DATE

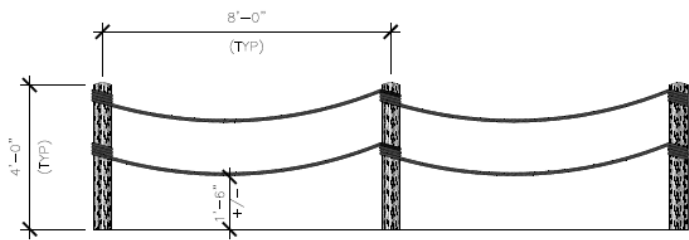
SITE GRADING PLAN  
 BANANAS FAMILY CENTER  
 WATER PARK ADDITION  
 GRAND JUNCTION, CO 81505  
 PROJECT NO: 14-305  
 DATE: 01-14-2015  
 DRAWN BY: CHARMAN  
 CHECKED BY: CHARMAN  
 DATE: 01-14-2015  
 PROJECT NO: 14-305  
 SHEET 14-305 OF 14-305  
 SHARPER Engineering Services, Inc.  
 1754 N. 4TH STREET, GRAND JUNCTION, CO 81501  
 TELEPHONE (970) 255-0059 FAX (970) 242-0657  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF COLORADO  
 NO. 25047



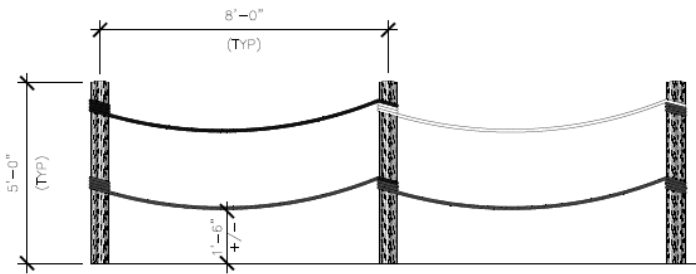
CALL 811 BEFORE YOU DIG  
 NOTES: FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.



1 CABANA ELEVATION  
A3.1 1/2" = 1'-0"



2 POST & ROPE BORDER  
A3.2 3/4" = 1'-0"



3 POST & ROPE @ SOUTH PROPERTY  
A3.2 3/4" = 1'-0"

**KDA**  
KRAAI DESIGN ARCHITECTURE  
302 West 11th Street, Suite 4, Grand Junction, CO 81501  
Phone: 970.733.8281 Fax: 970.733.8282

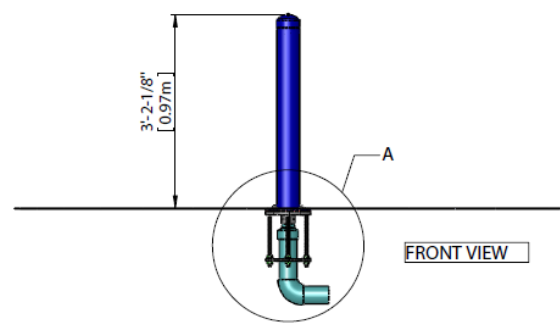
REVISIONS			
NO.	DATE	BY	REVISION

**BANANAS FUN PARK**  
2469 Riverside Pkwy  
Grand Junction, CO

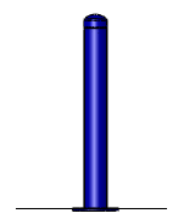
DATE: 01-04-2015

A3.2

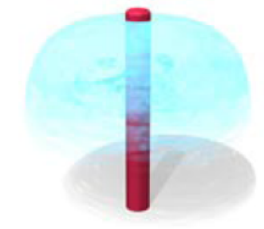
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 ALL INFORMATION ON THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WHITE WATER WEST INDUSTRIES AND SHALL NOT BE REPRODUCED OR USED IN ANY OTHER WORK EXCEPT BY WRITTEN AGREEMENT WITH WHITE WATER



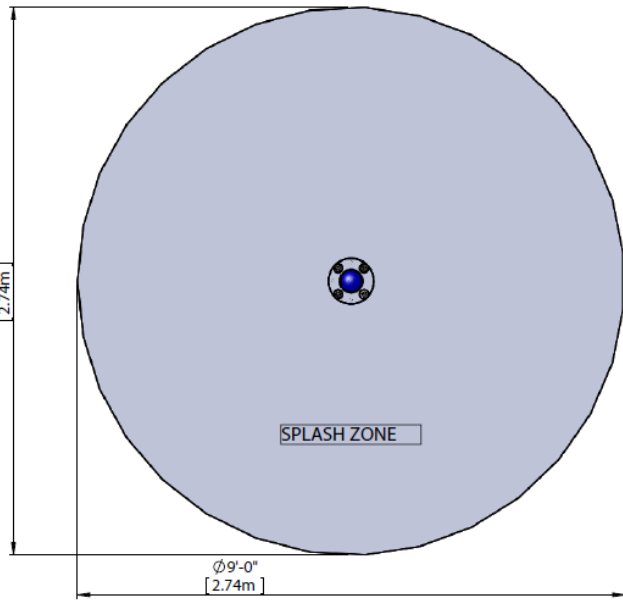
FRONT VIEW



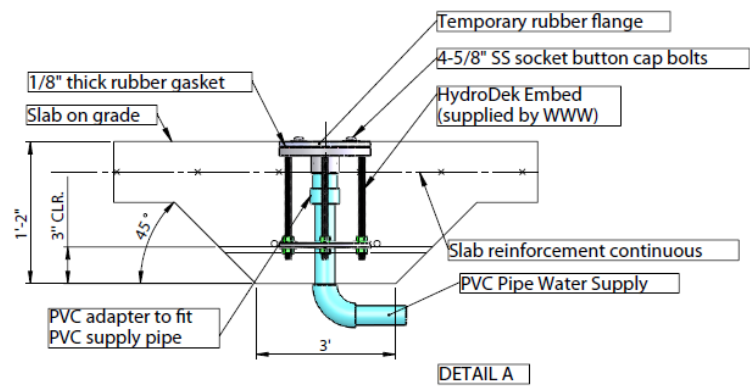
SIDE VIEW



ISOMETRIC VIEW



PLAN VIEW



DETAIL A

General Specifications			
Body Material	Stainless Steel Grade 304		
Base Plate Material	Stainless Steel Grade 304		
Splash Zone	9ft (2.74m) Diameter		
Consumer Safety	Complies with ASTM and ADA		
Pumping Data			
Water Flow Rate	60 gpm	3.79	l/s
Head Pressure	25 ft	7.62	m
Water Supply Pipe Size	2.50 in	65	mm

**HydroDek**  
 WhiteWater West Industries Ltd  
 6700 McMillan Way, Richmond BC, Canada V6W 1J7  
 TEL (804) 273-1058 FAX (804) 273-4518

HYDRODEK MODELS  
 HD206- Umbrella Bollard

DRAWN	A.Xu	SCALE	1:20	DRG NO.	1	SHEET SIZE	11X17"
DATE	June 10/2010	PROJECT NO.	0				
DRG NAME	HD206	REVISION	01				

