

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. 5th 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 24th that will be a public hearing. The workshop on February 19th is a workshop for the meeting on the 24th.

Nonscheduled Citizens and/or Visitors

None

Adjournment

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