

GRAND JUNCTION PLANNING COMMISSION
May 12, 2015 MINUTES
6:00 p.m. to 6:34 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. 5th Street, Grand Junction, Colorado.

In attendance representing the City Planning Commission were, Jon Buschhorn, 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), and Scott Peterson (Senior Planner) and Brian Rusche (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lydia Reynolds was present to record the minutes.

There were 7 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 April 14, 2015 Planning Commission Meeting.*

2. **Dere Special Permit** [File # SPT-2015-113]

A request for a Special Permit to temporarily place a single manufactured home on 4.88 +/- acres in an R-24 (Residential – 24 du/ac) zone district.

Action: Recommendation to City Council

Applicant: Brian Dere

Location: 675 ½ 24 ½ Road

Staff presentation: Scott Peterson, Senior Planner

3. **1020 Grand Avenue Rezone** [File # RZN-2015-152]

A request to rezone 0.778 acres from an R-8 (Residential 8 du/ac) to an R-O (Residential Office) zone district.

Action: Recommendation to City Council

Applicant: Joseph Sprague
Location: 1020 Grand Avenue
Staff presentation: Brian Rusche, Senior Planner

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.

Commissioner Buschhorn stated that prior to the motion for the Consent Agenda, he moves to add two items, number four and five on the Public Hearing items, to the Consent Agenda. Commissioner Tolle seconded the motion. A vote was called and the motion passed unanimously by a vote of 6-0.

Chairman Reece asked the staff and public if they wanted to move either of the two new items off the Consent Agenda. With no further amendments to the Consent Agenda, Chairman Reece called for a motion.

MOTION: (Commissioner Wade) “I move that we approve the Consent Agenda as revised.”

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

4. 24 Road Corridor Design Standards Amendment [File #ZCA-2015-124]

A request to amend the Grand Junction Municipal Code (GJMC) Section 25.28, to remove the maximum letter height for building (wall mounted) signs.

Action: Recommendation to City Council

Applicant: City of Grand Junction
Location: 24 Road Corridor
Staff presentation: David Thornton, Principal Planner

5. Industrial Loading Dock Standards [File #ZCA-2015-167]

A request to amend the Grand Junction Municipal Code (GJMC) Section 21.03.080(a)(3), Section 21.03.080(b)(3), and Section 21.03.080(c)(3) to remove a restriction on the location of loading docks and to remove redundant standards.

Action: Recommendation to City Council

Applicant: City of Grand Junction
Location: City of Grand Junction

Staff presentation: Brian Rusche, Senior Planner

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

6. Vistas at Tiara Rado, Phase 2 Outline Development Plan [File #PLD-2015-53]

A request for an Outline Development Plan to develop 14 single family detached and attached dwelling units on 3.16 +/- acres in a proposed PD (Planned Development) zone district with a default zoning district of R-O (Residential Office).

Action: Recommendation to City Council

Applicant: Robert Hatch
Location: 2063 S. Broadway
Staff presentation: Scott Peterson, Senior Planner

Staff Presentation

Scott Peterson (Senior Planner) stated that the applicant requests approval of an Outline Development Plan (ODP) for Vistas at Tiara Rado, Phase 2 as a Planned Development (PD) zone district with a default zone of R-O (Residential Office) to develop 14 single-family detached and attached dwelling units on 3.16 +/- acres.

Mr. Peterson noted that the applicant held a Neighborhood Meeting on January 5, 2015 with 14 citizens attending the meeting along with City Staff, the applicant and applicant's representatives. Positive feedback was given regarding the lower density proposed but also some negative feedback was given regarding the potential loss of views and overall building heights, etc. However, after the Neighborhood Meeting, it appeared that the adjacent property owners in attendance felt more comfortable about the request after talking with the applicant.

Mr. Peterson displayed the site location map and noted the property is adjacent to Tiara Rado Golf Course in the Redlands. The applicant is Hatch Investments, LLC. The applicant is requesting approval of the Outline Development Plan to develop the property with 14 single family detached and attached units on 3.16 acres.

Presenting a slide with an aerial view, Mr. Peterson stated the subject property is currently vacant but historically contained a 7,589 sq. ft. building. Known as the "Beach" property, the site contained a clubhouse, outdoor pool and tennis courts. The clubhouse, pool and tennis courts were demolished in 2011-2012. In 2011 (City file # SPN-2011-711), the applicant submitted a site plan for the property located to the west (2061 S. Broadway). The site plan was approved for 10 single-family attached dwelling units located within 5 buildings known as Vistas at Tiara Rado, Phase 1. Once the buildings were constructed, the applicant proceeds to condominiumize the buildings as market conditions warrant in order to sell the individual units with a Homeowner's

Association responsible for outside maintenance. To the south, adjacent to the property is Hole 10 of the Tiara Rado Golf Course and to the east is Fairway Villas Subdivision.

The Comprehensive Plan's Future Land Use Map shows this property as Commercial. Currently the property is zoned B-1 (Neighborhood Business). The request includes approval of an Outline Development Plan (rezone to PD, Planned Development) with a default zone of R-O (Residential Office). The applicant is requesting a default zone of R-O as the minimum residential density allowed is 4 dwelling units/acre and single-family detached homes are a permitted land use.

The property is currently zoned B-1(Neighborhood Business) which requires a minimum of 8 dwelling units to the acre and requires a Conditional Use Permit for single-family detached homes. Mr. Peterson stated that the applicant is proposing no commercial or office land uses with this PD proposal.

The applicant now wishes to develop the remaining 3.16 +/- acres as Phase 2 of the Vistas at Tiara Rado. The proposal is to create 11 single-family detached and 3 single-family attached dwelling units resulting in a density of 4.43 dwelling units per acre.

Mr. Peterson showed a site plan and noted that the proposed Planned Development will utilize the existing access on South Broadway which was approved with the development of Phase 1 to accommodate both phases of development. A proposed Tract A will serve as a private drive within the development that will serve all of the properties. Off street parking will not be allowed on either side of the private drive and will be signed as no parking. Each proposed lot will provide a minimum of two off-street parking spaces. A parking pad, providing five additional spaces for guests is also provided in the site plan. All entrances to the garage will be set back a minimum of 20 feet from the private drive, with the exception of lots 4 through 9, which are adjacent to hole number 10.

Mr. Peterson stated he wished to amend, for the record, a typo in the Planning Commission's staff report. The report had lots 4 through 6 would have the garages set back, however it should read lots 4 through 9. Lots 7 through 9, the larger homes, are going to have the garages fronted up to the private drive, however they will be side loaded.

Mr. Peterson showed a slide of the anticipated Phasing Schedule which included 3 Phases. Mr. Peterson noted that although the construction timeline would be market driven, the applicant anticipates completing the entire development within three to four years. Mr. Peterson stated that Phase 1, per the ODP recommendation would be completed by 2017, Phase 2 by 2019 and Phase 3 by 2021.

Mr. Peterson showed a slide that listed the long-term community benefits of the proposal which included reduced traffic demands, greater quality and quantity of private open space, needed housing type and providing transition of residential density between the adjacent residential developments.

Findings of Fact/Conclusions

Mr. Peterson stated that after reviewing the Vistas at Tiara Rado, Phase 2 application, staff determined that the plan is consistent with the goals and policies of the Comprehensive plan (specifically goals 3 and 5) and the review criteria in Section 21.02.150 of the Grand Junction Zoning and Development Code have all been met or addressed.

After Mr. Peterson’s presentation, Chairman Reece asked if the applicant wished to make a presentation. Mr. Peterson noted that the applicant was not present, but that one of his representatives (Mr. Springer) was present.

Questions for Applicant

Todd Springer, with Springer Construction, stated that he was representing the owner, Robert Hatch. Commissioner Wade asked about the walking plan along the southern edge of the property as noted at the notes from the neighborhood meeting.

Mr. Peterson interjected that the neighbor was inquiring about the continuation of an 8 foot path that extends along South Broadway frontage on the north side of the property. Mr. Peterson stated that the continuation of this path will be part of this proposal.

Questions/Comments from Public

Mark Kautsky, 493 Spoon Court, asked what provision is being made by applicant for crossing the irrigation canal. In addition, Mr. Kautsky asked about the weed ordinance for this property and the irrigation ditches. Mr. Kautsky also wanted to know how this is monitored.

Mr. Peterson noted that there is a Redlands Water and Power Irrigation Canal that bisects this subdivision with the Fairway Villas subdivision and there will be some type of crossing. Commissioner Wade asked to see the crossing on the map. Mr. Peterson pointed out the future crossing on the northeast corner of the property.

Mr. Peterson noted that with this site plan review approval, the applicant would need to submit a landscaping plan for staff review. The detention pond area would need to have grass trees and shrubs which run along the east side. In the meantime, Mr. Peterson stated that if there is a weed/code violation, it could be addressed by the City’s code enforcement department. If the project gets approved and moves forward, grading and dirt work would be started this summer and should help with the weed abatement.

Questions for Staff

Referring to a citizens concern addressed in a letter in the report, Commissioner Gatseos asked how drainage would be handled on the site. Mr. Peterson stated that

the existing detention was built large enough to handle water from both Phase 1 and 2.

Chairman Reece closed the Public portion of the meeting and asked if any additional discussion from Commissioners is requested. Hearing none, Chairman Reece asked for a motion.

MOTION: (Commissioner Ehlers) “Madam Chairman, I move to approve item six, Vistas at Tiara Rado, Phase 2 Outline Development Plan.”

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

General Discussion/Other Business

Election of Officers

Chairman Reece noted that there is one item under other business which is the election of officers for the Planning Commission. Starting with the Vice Chair, Chairman Reece asked for nominations. Commissioner Tolle nominated Commissioner Ebe Eslami for Vice Chairman. Chairman Reece asked for a vote to approve Commissioner Eslami for Vice Chairman and the motion passed unanimously by a vote of 6-0.

Chairman Reece asked for nominations for Chairman. Commissioner Wade nominated Chairman Reece for another year as Chairman. Chairman Reece asked for a vote to approve Commissioner Reece for Chairman and the motion passed unanimously by a vote of 6-0.

Other Business

Greg Moberg, Development Services Manager, noted that there will not be a second workshop for the month of May, but there will be a second Planning Commission in June.

Adjournment

The Planning Commission meeting was adjourned at 6:34 p.m.