



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

TUESDAY, APRIL 12, 2011, 6:00 PM

Call to Order

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

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

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

Announcements, Presentations and/or Prescheduled Visitors

The Regional Transportation Planning Office (RTPO) will present an overview of the final DRAFT of the 2035 Regional Transportation Plan. This plan will go before the Grand Valley Regional Transportation Committee (GVRTC) for consideration of adoption on April 25, 2011. Ken Simms and Todd Hollenbeck from the RTPO will present the DRAFT Plan to Planning Commission and be available for questions. This will be a presentation only, no action is requested from the Planning Commission.

Consent Agenda

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

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

1. **Minutes of Previous Meetings** [Attach 1](#)
Approve the minutes of the March 8, 2011 Regular Meeting.

2. **Hyre Heights Rezone – Rezone** [Attach 2](#)
Request a recommendation of approval to City Council to rezone 0.64 acres from an R-4 (Residential 4 du/ac) to an MXG-3 (Mixed Use General Form District – 3 stories) zone district.
FILE #: RZN-2011-643
PETITIONER: Jephtha Sheene – Hyre Heights LLC
LOCATION: 2674 F Road
STAFF: Brian Rusche

3. **Text Amendment to 21.02.070, Administrative Development Permits – Zoning Code Amendment** [Attach 3](#)
Request a recommendation of approval to City Council for a Text Amendment to Section 21.02.070, Administrative Development Permits, to revise Code language to grant an extension for the recording of subdivisions.
FILE #: ZCA-2011-632
PETITIONER: City of Grand Junction
LOCATION: Citywide
STAFF: Lisa Cox

4. **Family Auto and Truck Center Expansion – Conditional Use Permit** [Attach 4](#)
Request approval of a Conditional Use Permit for outdoor storage and permanent display of automobiles in the front half of the lot on 0.25 acres in a C-1 (Light Commercial) zone district.
FILE #: CUP-2010-393
PETITIONER: Paul Reed
LOCATION: 125 North Avenue
STAFF: Scott Peterson

5. **Cattail Creek Subdivision – Preliminary Subdivision Plan** [Attach 5](#)
A request for a two year extension of the approved Preliminary Subdivision Plan to develop 103 lots on 25.879 acres in an R-5 (Residential 5 du/ac) zone district.
FILE #: PP-2007-043
PETITIONER: JayKee Jacobson – Blue Heron Development
LOCATION: 666, 670, 682 29 1/2 Road
STAFF: Senta Costello

6. **John H Hoffman – Preliminary Subdivision Plan** [Attach 6](#)
A request for a two year extension of the approved Preliminary Subdivision Plan to develop 52 lots on 8.02 acres in an R-8 (Residential 8 du/ac) zone district.
FILE #: PP-2007-267
PETITIONER: Amy Rogers – Habitat for Humanity
LOCATION: 3043 D Road
STAFF: Senta Costello

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

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

Public Hearing Items

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

7. None

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

**Attach 1
Minutes of Previous Meetings**

**GRAND JUNCTION PLANNING COMMISSION
MARCH 8, 2011 MINUTES
6:00 p.m. to 6:04 p.m.**

The regularly scheduled Planning Commission hearing was called to order at 6:00 p.m. by Chairman Wall. The public hearing was held in the City Hall Auditorium.

In attendance, representing the City Planning Commission, were Reggie Wall (Chair), Lynn Pavelka (Vice Chair), Pat Carlow, Ebe Eslami, Mark Abbott, Rob Burnett and Lyn Benoit.

In attendance, representing the City's Public Works and Planning Department – Planning Division, were Lisa Cox (Planning Manager), Greg Moberg (Planning Services Supervisor), Lori Bowers (Senior Planner), Brian Rusche (Senior Planner), Scott Peterson (Senior Planner) and Rick Dorris (Development Engineer).

Also present was Jamie Beard (Assistant City Attorney).

Pat Dunlap was present to record the minutes.

There were 6 interested citizens present during the course of the hearing.

Announcements, Presentations, and/or Prescheduled Visitors

Consent Agenda

1. Minutes of Previous Meetings

Approve the minutes of the February 8, 2011 Regular Meeting.

2. Text Amendment to Section 21.06.010 – Zoning Code Amendment

Text amendment to Section 21.06.010 to allow the Director authority to determine the minimum acceptable standards for nonresidential streets and to defer construction of nonresidential street improvements if certain criteria are met.

FILE #: ZCA-2011-633
PETITIONER: City of Grand Junction
LOCATION: Citywide
STAFF: Lisa Cox

3. Gay Johnson's Alley Vacation – Vacation of Right-of-Way

Request a recommendation of approval to City Council to vacate the entire north/south alley-way between Grand Avenue and White Avenue, west of North 1st Street and east of North Spruce Street.

FILE #: VAC-2010-314
PETITIONER: Doug Colaric – Gay Johnson’s Inc.
LOCATION: 333 North 1st Street
STAFF: Lori Bowers

4. Western Trends Annexation – Zone of Annexation

Request a recommendation of approval to City Council to annex and zone 1.137 acres from County PUD (Planned Unit Development) to a City C-1 (Light Commercial) zone district.

FILE #: ANX-2011-467
PETITIONER: John Elkins – Western Trends LLC
LOCATION: 512 Fruitvale Court
STAFF: Brian Rusche

Chairman Wall briefly explained the Consent Agenda and invited the public, Planning Commissioners, and staff to speak if they wanted any item pulled for additional discussion. After discussion, there were no objections or revisions received from the audience or Planning Commissioners on any of the Consent Agenda items.

MOTION:(Commissioner Pavelka) “I move we approve the Consent Agenda as read.”

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

Public Hearing Items

None.

General Discussion/Other Business

None.

Nonscheduled Citizens and/or Visitors

None.

Adjournment

With no objection and no further business, the Planning Commission meeting was adjourned at 6:04 p.m.

**Attach 2
Hyre Heights Rezone**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: April 12, 2011
PRESENTER: Brian Rusche, Senior Planner

AGENDA TOPIC: Hyre Heights Rezone – RZN-2011-643

ACTION REQUESTED: Recommendation to City Council to rezone property located at 2674 F Road from R-4 (Residential – 4 dwelling units per acre) to MXG-3 (Mixed Use General Form District – 3 stories)

BACKGROUND INFORMATION			
Location:		2674 F Road	
Property Owner:		Hyre Heights LLC	
Existing Land Use:		Single-family Residential	
Proposed Land Use:		Office	
Surrounding Land Use:	North	Single-family Residential	
	South	Medical Office	
	East	St. Mary's Parking Lot Single-family Residential	
	West	Single-family Residential	
Existing Zoning:		R-4 (Residential 4 du/ac)	
Proposed Zoning:		MXG-3 (Mixed Use General Form District – 3 stories)	
Surrounding Zoning:	North	R-4 (Residential 4 du/ac)	
	South	B-1 (Neighborhood Business)	
	East	R-4 (Residential 4 du/ac) PD (Planned Development) – St. Mary's Hospital	
	West	R-4 (Residential 4 du/ac)	
Future Land Use Designation:		Residential Medium (4 – 8 du/ac) Mixed Use Opportunity Corridor (Patterson Road)	
Zoning within density range?		X	Yes
			No

PROJECT DESCRIPTION: A request to rezone 0.64 acres, located at 2674 F Road, from R-4 (Residential – 4 dwelling units per acre) to MXG-3 (Mixed Use General Form District – 3 stories).

RECOMMENDATION: Recommend approval to City Council.

ANALYSIS:

1. Background

The subject property is a single-family residence constructed in 1939 on approximately 0.64 acres. The property is currently zoned R-4 (Residential – 4 du/ac).

The applicant has been marketing the property for nearly two years and has only found interest in using the existing home for business purposes, due in part to its location on Patterson / F Road and proximity to St. Mary's Hospital.

A neighborhood meeting was held on October 27, 2010. Several neighbors were in attendance and expressed concerns regarding the existing traffic volume and access to the neighborhood from Patterson / F Road. The owners explained that the only prospects for the sale of the property were to utilize the existing residence for office or other commercial purposes. The planner discussed the concept of the Mixed Use Opportunity Corridor as well as the form district provisions, which were adopted in 2010.

Areas within a Mixed Use Opportunity Corridor that are currently zoned for residential purposes may be rezoned for more intense use (including nonresidential uses), provided that Form Districts are utilized and the depth of the lot is at least 150 feet (Grand Junction Municipal Code Section 21.02.140.c.2). The property is approximately 275 feet in depth, excluding right-of-way.

The request to rezone the property to MXG-3 (Mixed Use General Form District – 3 stories) would allow the existing structure to be used for offices, which is currently not permitted within the R-4 zone.

The building types permitted within the Mixed Use General (MXG) districts include general, apartment, townhouse, and civic. The standards for each building type would apply to new structures built upon the property.

2. Section 21.02.140 of the Grand Junction Municipal Code (GJMC)

In order to maintain internal consistency between this Code and the Zoning Maps, map amendments must only occur if:

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

Response: The adoption of the Comprehensive Plan in 2010 created a Mixed Use Opportunity Corridor along Patterson / F Road. The Mixed Use Opportunity Corridor allows for the consideration of commercial uses along major corridors for some properties that previously could not be considered, provided that the properties are included in a Form-based District, which was developed as part of the Comprehensive Plan. The designation as a Mixed Use Opportunity Corridor changes the potential for the property, which has been marketed for nearly two years, with no interest expressed in continued use as a single family dwelling.

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

Response: The property has been marketed for nearly two years, with no interest expressed in continued use as a single-family dwelling. The proximity to Patterson / F Road, a major transportation corridor, along with the expansion of St. Mary's Hospital, are two factors cited by the applicants. The adoption of the Comprehensive Plan created an opportunity for mixed uses along the Patterson / F Road corridor.

Parcels along Patterson / F Road, particularly in proximity to existing commercial uses, have been considered for rezoning on a case-by-case basis, with the most recent approval at 602 N. 7th Street (RZN-2011-483) from R-4 to R-O. The subject property is located adjacent to a parking lot, which has existed since 2000, for St. Mary's Hospital.

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

Response: There are public utilities already connected to the existing residence. Public utilities, including potable water provided by the City of Grand Junction, are adjacent to the subject parcel that can be utilized and have the capacity to facilitate new construction under the proposed form based zoning.

Community facilities, including retail, service, restaurant and other neighborhood uses, along with St. Mary's Hospital, are within walking distance of the subject parcel. Grand Valley Transit also provides bus service along Patterson / F Road, with a stop adjacent to this property.

(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; and/or

Response: This is only the second property to be considered for a Mixed Use Form Based zoning district. Areas within a Mixed Use Opportunity Corridor that are currently zoned for residential purposes may be rezoned for more intense use (including nonresidential uses), provided that Form Districts are utilized and the depth of the lot is at least 150 feet (Grand Junction Municipal Code Section 21.02.140.c.2).

Parcels along Patterson / F Road, particularly in proximity to existing commercial uses, have been considered for rezoning on a case-by-case basis, with the most recent approval at 602 N. 7th Street (RZN-2011-483) from R-4 to R-O. The subject property is located adjacent to a parking lot, which has existed since 2000, for St. Mary's Hospital.

While there may be other commercial properties available for sale or lease within the community, there are no other properties along the corridor within ½ mile of the subject property for small scale office or service businesses that are not already devoted to that use.

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

Response: The proposed zoning will implement several goals of the Comprehensive Plan:

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 provide services and commercial areas.

The intersection of 12th Street and Patterson / F Road is designated as a Neighborhood Center and is located approximately ¼ mile from the subject property.

Goal 6: Land use decisions will encourage preservation of existing buildings and their appropriate reuse.

The applicant is interested in converting the existing residence to an office use.

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

The subject property is within an identified Mixed Use Opportunity Corridor.

In addition to the rezone criteria of Section 21.02.140(a), Section 21.02.140(c)(2) states that during consideration of the application of a Form District, the City Council shall consider the following:

- i) The extent to which the rezoning furthers the goals and policies of the Comprehensive Plan; and

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 provide services and commercial areas.

The intersection of 12th Street and Patterson / F Road is designated as a Neighborhood Center and is located approximately ¼ mile from the subject property.

Goal 6: Land use decisions will encourage preservation of existing buildings and their appropriate reuse.

The applicant is interested in converting the existing residence to an office use.

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

The subject property is within an identified Mixed Use Opportunity Corridor.

- ii) The extent to which the proposed rezoning would enhance the surrounding neighborhood by providing walkable commercial, entertainment and employment opportunities, as well as alternative housing choices.

Response: There are several apartments along Northern Way, which is less than a quarter-mile (1/4 mi) walk from the subject property. While the MXG-3 would permit a variety of uses, including offices, that may not be in demand by the adjacent residents, the potential is still present. In addition, the potential for the property is complemented by the proximity to St. Mary's Hospital and other commercial uses at the intersection of 7th Street and 12th Street with Patterson / F Road, along with a bus stop located adjacent to the property.

Alternatives: In addition to the zoning that the petitioner has requested, the following zone districts would also be consistent with the Comprehensive Plan designation for the subject property.

- 1) R-O (Residential Office)
- 2) MXG-5 (Mixed Use General Form District – 5 stories).
- 3) MXG-8 (Mixed Use General Form District – 8 stories).

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

FINDINGS OF FACT/CONCLUSIONS/CONDITIONS:

After reviewing the Hyre Heights Rezone, file number RZN-2011-643, a request to rezone the property from R-4 (Residential – 4 dwelling units per acre) to MXG-3 (Mixed Use General Form District – 3 stories), the following findings of fact and conclusions have been determined:

- 1. The requested MXG-3 zone district is consistent with the goals and policies of the Comprehensive Plan.
- 2. The review criteria in Section 21.02.140 of the Grand Junction Municipal Code have been met.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the MXG-3 zone, file number RZN-2011-643, to the City Council with the findings of fact and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

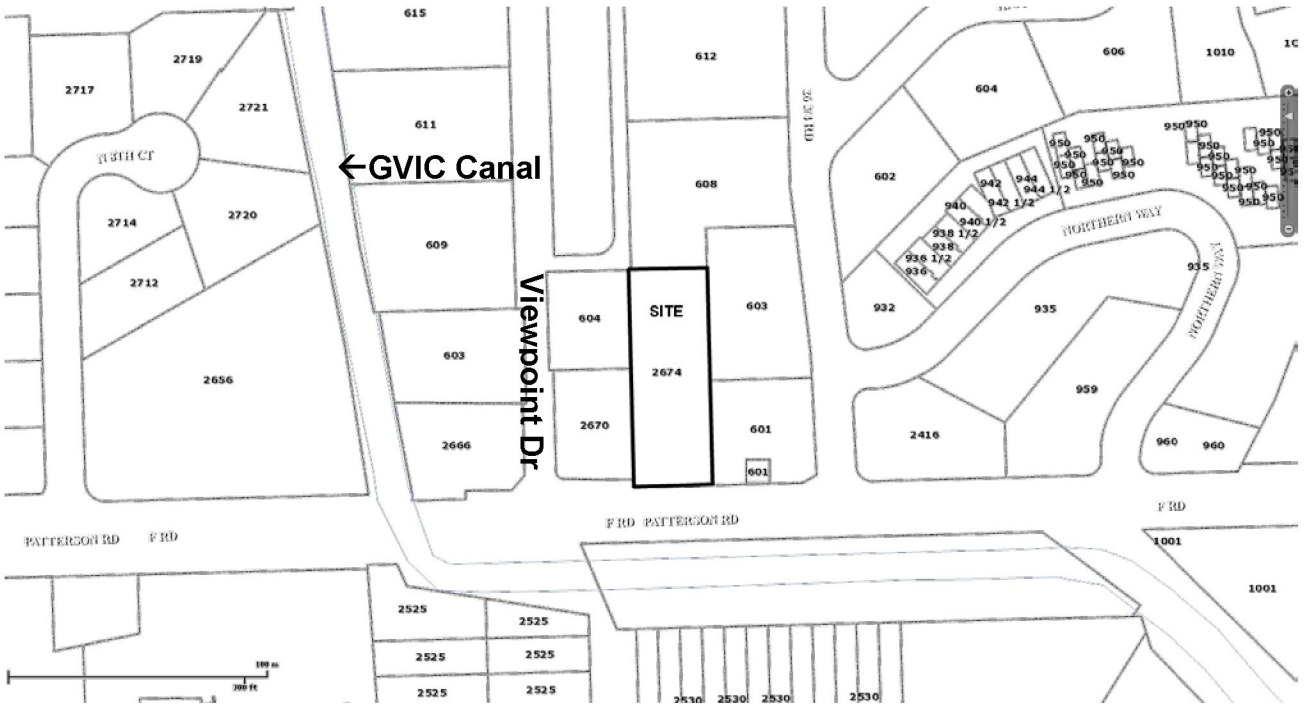
Mr. Chairman, on Rezone, file number RZN-2011-643, I move that the Planning Commission forward a recommendation of approval for the Hyre Heights Rezone from R-4 to MXG-3, with the findings of fact and conclusions listed in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Existing City Zoning Map
Letter of Objection
Ordinance

Site Location Map

2674 F Road



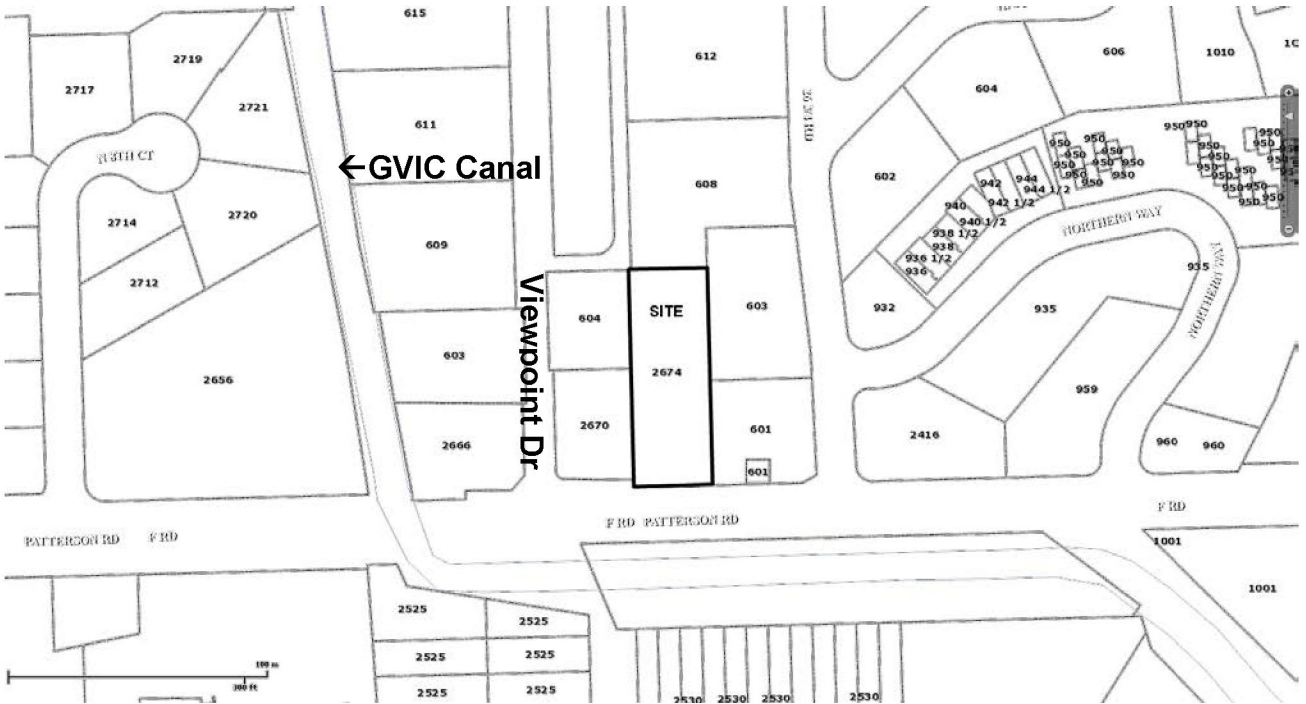
Aerial Photo Map

2674 F Road



Site Location Map

2674 F Road



Aerial Photo Map

2674 F Road



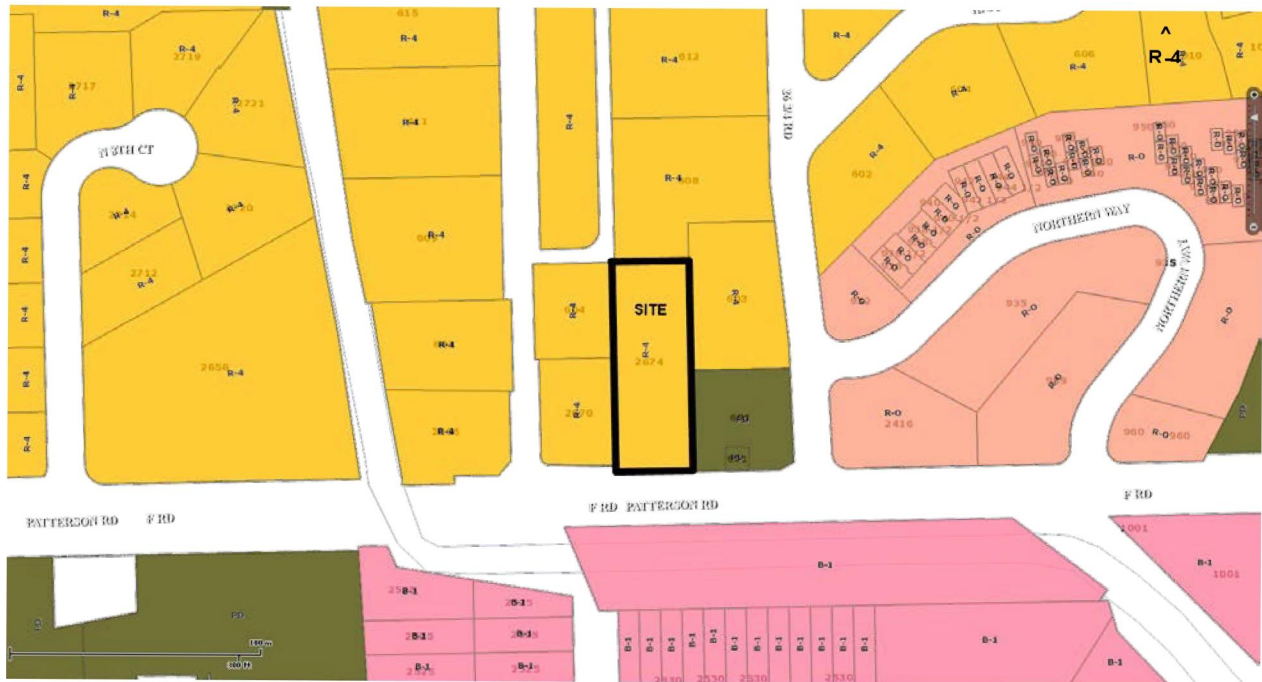
Comprehensive Plan Map

2674 F Road



Existing City Zoning Map

2674 F Road



Memorandum

TO: Planning Commission
FROM: Brian Rusche, Senior Planner
DATE: February 25, 2011
SUBJECT: Objection to Hyre Heights Rezone

I spoke with Robert Alstatt, who resides at 2670 Patterson Road, adjacent to the proposed Hyre Heights Rezone.

Mr. Alstatt expressed his opposition to the request.

I informed him that I would convey his opposition in the event he is unable to attend the public hearing(s).

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE REZONING THE PROPERTY

LOCATED AT 2674 F ROAD

FROM

R-4 (RESIDENTIAL – 4 DWELLING UNITS PER ACRE)

TO

MXG-3 (MIXED USE GENERAL FORM DISTRICT – 3 STORIES)

Recitals.

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of rezoning the property at 2674 F Road from R-4 (Residential – 4 dwelling units per acre) to the MXG-3 (Mixed Use General Form District – 3 stories) zone district for the following reasons:

The zone district is consistent with the designation of the property as a Mixed Use Opportunity Corridor 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 the public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds that the MXG-3 zone district should be established.

The Planning Commission and City Council find that the MXG-3 zone district is in conformance with the stated criteria of Title 21, Section 02.140 of the Grand Junction Municipal Code.

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

The following property shall be rezoned to MXG-3 (MIXED USE GENERAL FORM DISTRICT – 3 STORIES):

A parcel of land situate in the southeast 1/4 of Section 2, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Commencing at the south 1/4 corner of said Section 2, being a found Mesa County Survey Marker, the basis of bearing being N90°00'00"E to the east 1/16th corner on the south line of said Section 2, also being a found Mesa County Survey Marker;
thence N90°00'00"E a distance of 1080.40 feet to the Point of Beginning;
thence N00°00'00"E a distance of 316.70 feet;
thence N90°00'00"E a distance of 100.00 feet;
thence S00°00'00"E a distance of 316.70 feet;
thence N90°00'00"W a distance of 100.00 feet to the Point of Beginning,

EXCEPT for that portion conveyed to The City of Grand Junction a Municipal Corporation by Warranty Deed recorded July 18, 1985 in Book 1547 at Page 232 of the Mesa County records.

Said parcel contains 0.64 acres more or less.

ALSO KNOWN AS TAX PARCEL NUMBER 2945-024-00-019

INTRODUCED on first reading the ____ day of _____, 2011 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the ____ day of _____, 2011 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor

Attach 3
Text Amendment to 21.02.070

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: April 12, 2011
PRESENTER: Lisa Cox, AICP

AGENDA TOPIC: ZCA-2011-632, Text Amendments to the Grand Junction Zoning and Development Code concerning extensions of development approvals.

ACTION REQUESTED: Request a recommendation of approval to City Council of the proposed amendments to Title 21 (Zoning and Development provisions).

RECOMMENDATION: Approval of the proposed amendments.

BACKGROUND:

On April 5, 2010 the Grand Junction City Council adopted the updated 2010 Zoning and Development Code, codified as Title 21 of the Grand Junction Municipal Code. City Council has requested that staff propose amendments to Title 21 as needed to maintain a dynamic, responsive Zoning Code. The following proposed amendments enhances the effectiveness of the Zoning Code.

The Zoning and Development Code provides that a preliminary subdivision plan approval is good for two years unless extended. The granting of extensions by the Director and/or by the decision-making body requires a finding of good cause.

The City has received and processed several requests in the past year to extend the approval for Preliminary Plans. Many of the requests have cited the downturn in the local economy and housing market as the reason to extend the subdivision approval. It is questionable whether an economic downturn satisfies the requirement of a finding of good cause, because it applies to everyone equally, is not project-specific, and does not address whether or not the project can reasonably be completed with a given time. If the City, as a matter of policy, desires to make accommodations to developers because of the state of the economy in general by extending subdivision approvals, such a policy should be reflected in the Code.

Staff therefore proposes amendments to Section 21.02.070 concerning extensions of time for preliminary subdivision plan approvals and approvals of final plats which we believe to be protective of the City's interests in ensuring the developments meet the requirements of current Code and the Comprehensive Plan while being flexible enough to allow for extensions of time for projects to be completed in a serious economic downturn.

CONSISTENCY WITH THE COMPREHENSIVE PLAN:

The proposed amendments are consistent with the following goals and policies of the Comprehensive Plan:

Policy 6A: In making land use and development decisions, the City and County will balance the needs of the community.

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

FINDINGS OF FACT/CONCLUSIONS:

After reviewing ZCA-2011-632 Text Amendments to Section 21.02.070 of the Grand Junction Municipal Code governing extensions of certain development approvals, the following findings of fact and conclusions have been made:

1. The proposed amendments are consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendments will help implement the vision, goals and policies of the Comprehensive Plan.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the proposed amendments to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTIONS:

Mr. Chairman, on file ZCA-2011-632, Text Amendments to Section 21.02.070 of the Grand Junction Municipal Code governing extensions of certain development approvals I move that the Planning Commission forward a recommendation of the approval of the proposed amendments with the facts and conclusions listed in the staff report.

Attachments:

Ordinance

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE AMENDING SECTIONS 21.02.070(u)(4), 21.020.070(a)(8),
21.020.070(r)(6) and 21.020.070(s)(4) OF THE GRAND JUNCTION MUNICIPAL CODE**

Recitals:

On April 5, 2010 the Grand Junction City Council adopted the updated 2010 Zoning and Development Code, also known as Title 21 of the Grand Junction Municipal Code of Ordinances.

Staff makes the following proposals in an effort to maintain the effectiveness of the Zoning Code.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed amendment for the following reasons:

1. The request is consistent with the goals and policies of the Comprehensive Plan.
2. The proposed amendment will help implement the vision, goals and policies of the Comprehensive Plan.

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed amendment will implement the vision, goals and policies of the Comprehensive Plan and should be adopted.

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

Section 21.02.070(u)(4) is amended as follows. (Amendatory language is shown by underline or strikethrough)

- (4) If the applicant does not complete all steps in preparation for recording a final plat within two years of approval of the preliminary subdivision plan, the preliminary subdivision plan shall require another review and processing as per this section and shall then meet all the required current code regulations at that time. One extension of 12 months may be granted by the Director ~~for good cause~~ so long as the plan is consistent with the Comprehensive Plan and current zoning requirements. Any ~~Additional extensions must~~ may be granted by the Planning Commission so long as the plan is consistent with the Comprehensive Plan and current zoning requirements. The Planning Commission ~~must find good cause for granting the extension.~~

All other provisions of Section 21.02.070(u) shall remain in full force and effect.

Section 21.020.070(a)(8)(ii) is amended as follows. (Amendatory language is shown by underline or strikethrough)

(ii) The Director may extend the permit for up to 180 more days if the applicant proves he/she can complete the project in conformance with currently adopted codes and policies, except the Director may grant one extension of 12 months for a preliminary subdivision or unrecorded final plat, in accordance with Section 21.020.070(u)(4).

All other provisions of Section 21.020.070(a)(8) shall remain in full force and effect.

Section 21.020.070(r)(6) is amended as follows. (Amendatory language is shown by underline or strikethrough)

(6) Validity. The applicant may propose a development phasing schedule at the time of application for a preliminary subdivision plan for consideration by the Director. In the absence of an approved phasing schedule, a preliminary subdivision plan approval shall be valid for only two years, during which the applicant shall obtain final plat approval for all or a portion of the property. If a part of the property in the preliminary subdivision plan is final platted within two years, the preliminary subdivision plan approval shall be automatically renewed for an additional one year following the recording of each final plat, unless the Director notifies the applicant, in writing, to the contrary. The applicant shall plat the entire property included in the preliminary subdivision plan within six years of the initial plan approval date. After six years, approval of unplatted portions of the preliminary subdivision plan shall be considered void unless an extension is requested and approved by the decision-making body in accordance with Section 21.020.070(u)(4).

All other provisions of Section 21.020.070(r) shall remain in full force and effect.

Section 21.02.070(s)(4) regarding approval of final plats shall be amended as follows (Amendatory language is shown by underline or strikethrough):

(iv) Form of Final Action. The form of final approval by the Director shall be the recording of the plat as provided in subsection (u) of this section. If the Director approves the final plat, then the applicant's surveyor or engineer shall then make any changes necessary or required to comply with final approval conditions. The plat shall then be recorded within two years of action by the Director or as directed in the approved phasing plan/development schedule, subject to extensions granted in accordance with Section 21.020.070(u)(4).

All other provisions of Section 21.020.070(s)(4) shall remain in full force and effect.

INTRODUCED on first reading the ____ day of _____, 2011 and ordered published in pamphlet form.

PASSED and ADOPTED on second reading the ____ day of _____, 2011 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk

Attach 4
Family Auto and Truck Center Expansion

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: April 12, 2011
PRESENTER: Scott D. Peterson

AGENDA TOPIC: Family Truck and Auto Center – CUP-2010-393

ACTION REQUESTED: Approval of a Conditional Use Permit (CUP).

BACKGROUND INFORMATION					
Location:		125 North Avenue			
Applicant:		Paul and Betty Reed Living Trust, Owners Vortex Engineering & Architecture, Inc., Representative			
Existing Land Use:		Vacant land			
Proposed Land Use:		Develop outdoor operations and display for automobiles sales and construct 2,400 sq. ft. building.			
Surrounding Land Use:	North	Restaurant: Old Chicago			
	South	Auto Repair/Tire Sales: Pro Tire & Alignment			
	East	Automobile Sales: Family Truck and Auto Center			
	West	Auto Repair: Midas			
Existing Zoning:		C-1 (Light Commercial)			
Proposed Zoning:		N/A.			
Surrounding Zoning:	North	C-1 (Light Commercial)			
	South	C-1 (Light Commercial)			
	East	C-1 (Light Commercial)			
	West	C-1 (Light Commercial)			
Future Land Use Designation:		Neighborhood Center			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: A request for approval of a Conditional Use Permit to develop outdoor storage and permanent display for automobiles to be located in the front half of the lot in a C-1 (Light Commercial) zone district in accordance with Section 21.03.070 (d) (3) (ii) of the Grand Junction Zoning and Development Code.

RECOMMENDATION: Approval of the Conditional Use Permit

ANALYSIS:

1. Background:

The applicant, Paul Reed, wishes to develop the vacant lot that he recently purchased adjacent to his present business, Family Truck and Auto Center, for the outdoor display of automobiles. In accordance with Section 21.03.070 (d) (3) (ii) of the Grand Junction Zoning and Development Code, outdoor storage and permanent display areas shall only be allowed in the rear half of the lot in a C-1 (Light Commercial) zone district, unless a Conditional Use Permit has been issued. Please note that the use itself is for retail sales with outdoor display, which is allowed (as a use by right) in the C-1 zoning district. The special permit requested is not for a use but rather for a site design feature which has, in the past, been considered special or unusual. The legal department is currently working on amendments to the Code which will remove the odd difficulty of applying conditional use criteria, which are intended to address uses only, to site features. Staff is also looking at removing altogether some of the historical remnants in the Code which require special permits for site features that are now more commonly accepted in appropriate zone districts. In the meantime, we attempt to address the conditional use criteria as best we can in this situation, without unduly burdening the applicant or the project.

Currently the property is vacant but was formerly a motel, the Riviera Motel. The applicant purchased the property in September, 2010 and demolished the motel structure in anticipation of developing the property for automobile display and also to construct a 2,400 +/- sq. ft. building for additional office space and vehicle detailing and preparation. Again, it is the display of vehicles in the front half of the lot, and not the use of the lot for retail auto sales, that triggers the need for the issuance of the Conditional Use Permit.

The applicant is proposing landscaping upgrades adjacent to North Avenue and to the proposed building and complies with the Zoning and Development in regards to the overall number of trees and shrubs required (5 trees and 37 shrubs) for the size of the property (0.25 +/- acres) The applicant has also dedicated an additional 10' of right-of-way adjacent to North Avenue to the City in anticipation of future street and other right-of-way improvements. A Revocable Permit will also be required for the landscaping placed in the right-of-way.

Access to the property will only be allowed from the adjacent lot to the east, owned by the applicant. In this sense, the lots function together so long as the present uses on the two sites co-exist. Direct access to North Avenue from the site will not be permitted; rather, access to North Avenue will be through the adjacent site owned by the applicant. This is appropriate given that the site is for outdoor display and for detailing of autos to be displayed for sale, so there is no need for the public to enter or exit this site. Because the applicant owns the adjoining area, the applicant is free to go back and forth between the lots as it sees fit. The applicant and the City have agreed at this time that if the property is transferred or a new use established on the site that access to North Avenue may be permitted since it is a free-standing lot that could be bought and sold. In order to prevent access to the property from North Avenue at this time however, the applicant will be constructing a 12" tall curb as part of this Conditional Use Permit application. The applicant shall be responsible to make itself aware of the rules and regulations of the State, including

but not limited to the State highway code, with regard to the access plans and lack of use of access points over time.

No sign package has been submitted with this application. Therefore, the applicant will need to adhere to all applicable sign requirements of the Zoning and Development Code. Under normal circumstances sign packages are approved as part of a Conditional Use Permit. However, as stated above, this permit is not for a use but for the site design feature of front yard retail display. Therefore, signs placed on the site, if any, shall comply with the Code requirements for the C-1 district.

2. Consistency with the Comprehensive Plan:

The site is currently zoned C-1 (Light Commercial) with the Comprehensive Plan Future Land Use Map identifying this area as Neighborhood Center.

3. Section 21.02.110 the Grand Junction Municipal Code:

A Conditional Use Permit shall be required prior to the establishment of any Conditional Use identified in Chapter 21.04 Grand Junction Municipal Code (GJMC) or elsewhere in the Code. As stated above, the use is outdoor retail sales, and the use does not require a conditional use permit in the C-1 zone district. This permit application is for front yard display, which is not a use, but a site design feature. Nonetheless, as the Code is presently written, we must deal with the criteria for a conditional use, so I address them here.

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

- (1) Site Plan Review Standards. All applicable Site Plan Review criteria in GJMC 21.02.070 (g) and conformance with Submittal Standards for Improvements and Development (GJMC Title 22), Transportation Engineering Design Standards (GJMC Title 24), and Stormwater Management Manual (GJMC Title 26) manuals;

The application meets with all applicable Site Plan Review criteria in accordance with the Zoning and Development Code. The project also complies with the SSID (Submittal Standards for Improvements and Development), TEDS (Transportation Engineering Design Standards) and SWMM (Stormwater Management Manual) manuals. Some of these standards are met by the use of the adjacent site, which the applicant also owns. These include minimum developable lot size, access and site circulation. In terms of use, this site (that is, the site shown on the Site Plan, hereinafter referred to as the "Site") essentially functions as additional area for the business on the adjacent site. The front yard display permit, however, applies only to this site, and for this purpose staff considers the site shown to stand alone. Therefore, it is a condition of this approval that the site continue to be used for outdoor auto sales in conjunction with the adjacent site [139 North Avenue – Parcel #2945-142-01-011] (hereinafter referred to as the "Adjacent Site"). Conditional use permits normally run with the land, but the Planning Commission can make the permit for a term certain or require that it terminate on a future condition.

(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);

Outdoor storage and permanent display areas are only allowed in the rear half of the lot in a C-1 (Light Commercial) zone district, unless a Conditional Use Permit has been issued.

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

Outdoor storage and permanent display areas are allowed in the front half of the lot with a Conditional Use Permit in the C-1, (Light Commercial) Zoning District. All other requirements for this request as stated in Chapter 21.04 are in compliance with this application.

(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.

The property is located adjacent to North Avenue which is classified as a Minor Arterial. All adjacent properties are commercial in nature and are complementary to, and supportive of, the proposed land use.

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

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;

All properties surrounding the property are commercial in character which does not trigger any screening or buffering requirements.

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;

The property will meet all parking, landscaping and building setback requirements of the Zoning and Development Code for the C-1 zone district, upon completion.

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, Buildings 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 automobile display area will not adversely impact the adjacent commercially zoned properties. In fact, as Project Manager, I feel that the new installation of landscaping adjacent to North Avenue will be visually a great asset along the corridor and will give the property a fresh new look.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the Family Truck and Auto Center application, CUP-2010-393 for a Conditional Use Permit, I make the following findings of fact, conclusions and conditions:

1. The requested Conditional Use Permit is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.02.110 of the Grand Junction Zoning and Development Code have all been met.
3. All applicable signage proposed by the applicant, if any, will need to adhere to Section 21.06.070 of the Zoning and Development Code.
4. Approval of the project being conditioned upon the following:
 - Finalization and recording of Revocable Permit for landscaping placed in the right-of-way of North Avenue.
 - This permit shall terminate upon any of the following: (1) a change of use on the Site; (2) change of use on the Adjacent Site; (2) transfer of ownership of the Site independently of the Adjacent Site; or (3) transfer of ownership of the Adjacent Site independently of this Site.
 - The Site and the Adjacent Site shall continue to function together.

STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the requested Conditional Use Permit, CUP-2010-393 with the findings, conclusions and condition of approval listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on the request for a Conditional Use Permit for Family Truck and Auto Center application, number CUP-2010-393 to be located at 125 North Avenue, I move that the Planning Commission approve the Conditional Use Permit with the facts, conclusions and conditions listed in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan / Existing City Zoning
Site Plan
Landscaping Plan

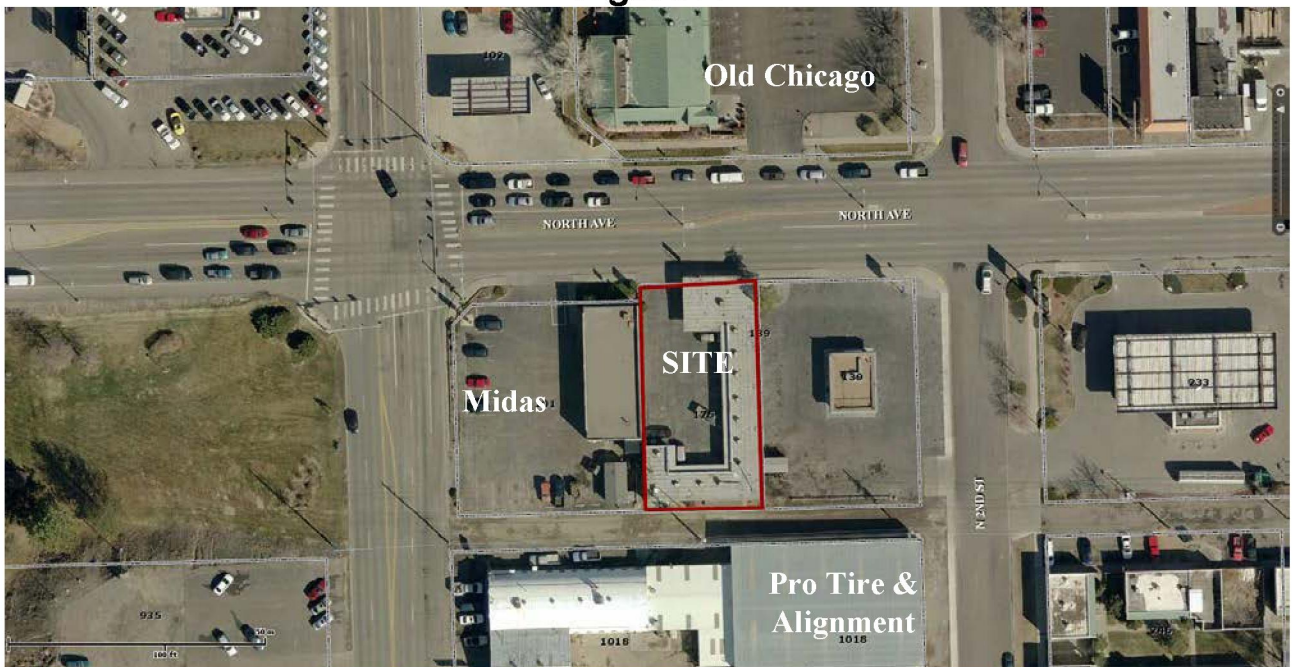
Site Location Map

Figure 1



Aerial Photo Map

Figure 2



Comprehensive Plan

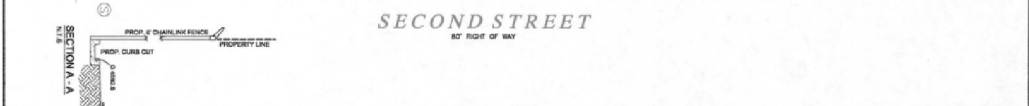
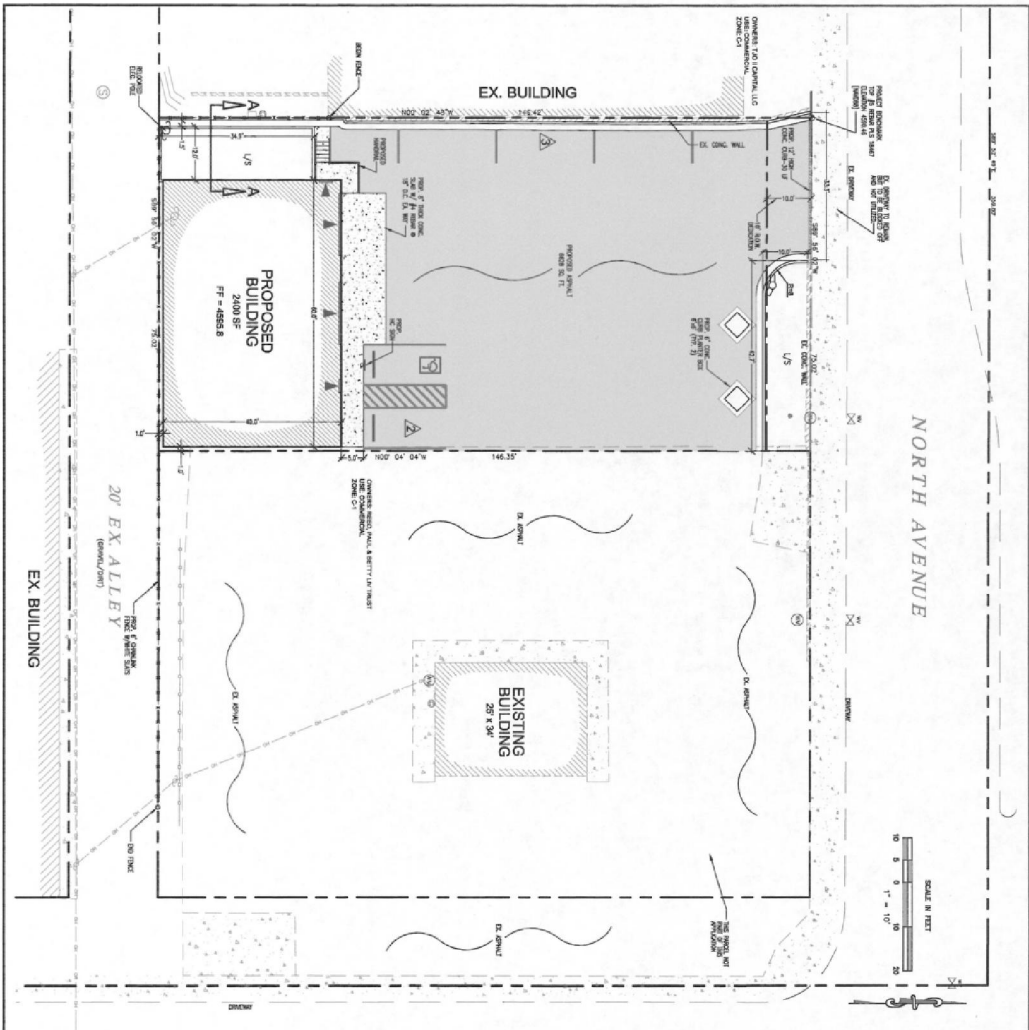
Figure 3



Existing City Zoning

Figure 4





NOTES:

1. THIS PLAN REFERENCE AN ADJUTMENT DRAWING/PLAT
2. CONSENT LETTER BY POLARIS SUBMITTING DATED 11/10/14
3. PROPOSED USE: CUSTOM STONEMASONRY DETAILING
4. PROPOSED OWNER: CAMP-FALL & BETTY NEED LIVING TRUST
5. PROPOSED ADDRESS: CAMP-FALL & BETTY NEED LIVING TRUST GRAND JUNCTION, COLORADO 81505
6. PROPOSED PARKING: 100 VEH
7. OFFICE FACILITIES: 2 @ 5,000 SQ FT
8. PROPOSED TOTAL PARKING SPACES: 100
9. PROPOSED TOTAL PARKING SPACES PROVIDED: 100
10. PROPOSED TOTAL PARKING SPACES REQUIRED: 100
11. A. WITHIN A SERVICE AREA: 100 VEH
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Site Plan C.U.P.
Family Truck & Auto Center
 125 North Avenue
 Grand Junction, Colorado

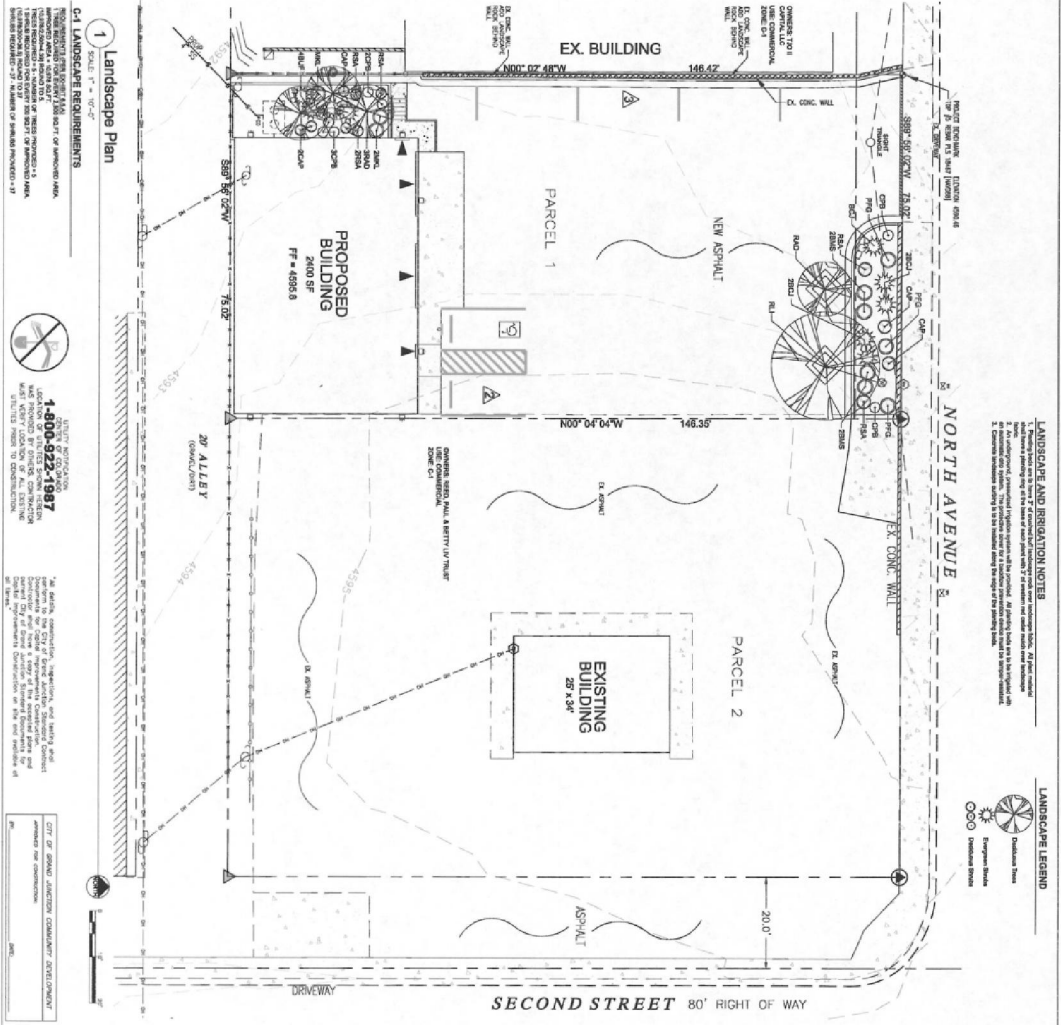
LESS CRAWFORD
 PROFESSIONAL ENGINEER
 LICENSE NO. 10000

R.W. JONES II
 PROFESSIONAL ARCHITECT
 LICENSE NO. 10000

VORTEX ENGINEERING & ARCHITECTURE, INC.
 1000 1/2 AVENUE
 GRAND JUNCTION, CO 81505
 (970) 241-1111
 WWW.VORTEXENR.COM

CONSTRUCTION PERMITS & SITE PLANNING
PROJECT MANAGER
CIVIL & CONSTRUCTION ENGINEERS / ARCHITECTS

PLANT LIST	Planting Notes/Plant Name	Quantity
1	Red Oak	1
2	White Oak	1
3	Black Oak	1
4	Green Ash	1
5	Red Maple	1
6	White Birch	1
7	Black Birch	1
8	Red Pine	1
9	White Pine	1
10	Black Pine	1
11	Red Spruce	1
12	White Spruce	1
13	Black Spruce	1
14	Red Fir	1
15	White Fir	1
16	Black Fir	1
17	Red Cedar	1
18	White Cedar	1
19	Black Cedar	1
20	Red Juniper	1
21	White Juniper	1
22	Black Juniper	1
23	Red Cypress	1
24	White Cypress	1
25	Black Cypress	1
26	Red Palm	1
27	White Palm	1
28	Black Palm	1
29	Red Yucca	1
30	White Yucca	1
31	Black Yucca	1
32	Red Agave	1
33	White Agave	1
34	Black Agave	1
35	Red Cactus	1
36	White Cactus	1
37	Black Cactus	1
38	Red Succulent	1
39	White Succulent	1
40	Black Succulent	1



Family Auto and Truck Center
139 North Ave.
Grand Junction, Colorado 81501

MRLA MITCHELL RAYLAND ARCHITECTURE
LANDSCAPE ARCHITECTURE AND PLANNING

306 34 | Road
Pelland, Colorado 81526 (970) 434-1155

<p>1 Landscape Plan SCALE: 1" = 40'-0"</p> <p>2 Tree Planting Detail SCALE: 1" = 1'-0"</p> <p>3 Shrub Planting Detail SCALE: 1" = 1'-0"</p>	<p>1 LANDSCAPE AND IRRIGATION NOTES</p> <p>2 LANDSCAPE LEGEND</p>	<p>1 LANDSCAPE REQUIREMENTS</p> <p>2 NOTES</p>
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**Attach 5
Cattail Creek Subdivision**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: April 12, 2011
PRESENTER: Senta Costello, Senior Planner

AGENDA TOPIC: Cattail Creek Subdivision – PP-2007-043

ACTION REQUESTED: A request for a two-year extension of the approved Preliminary Subdivision Plan.

BACKGROUND INFORMATION			
Location:		666, 670, 682 29 ½ Road	
Applicant:		Applicant: Blue Heron Development - JayKee Jacobson Representative: Ciavonne Roberts & Associates – Keith Ehlers	
Existing Land Use:		Single Family Residential / Agriculture	
Proposed Land Use:		Single Family Residential	
Surrounding Land Use:	North	Single Family Residential / Agriculture	
	South	Single Family Residential / Agriculture	
	East	Single Family Residential / Agriculture	
	West	Single Family Residential / Agriculture	
Existing Zoning:		R-5 (Residential 5 du/ac)	
Proposed Zoning:		N/A	
Surrounding Zoning:	North	PD (Planned Development)	
	South	County RSF-R / PD (Planned Development)	
	East	R-R (Residential 5 ac/du) / PD (Planned Development)	
	West	R-5 (Residential 5 du/ac) / PD (Planned Development)	
Comprehensive Plan Designation:		Residential Medium (4-8 du/ac)	
Zoning within density range?		X	Yes
			No

PROJECT DESCRIPTION:

A request for approval of a two-year extension to the Preliminary Subdivision Plan for Cattail Creek Subdivision, a 103 single-family lot subdivision on 25.879 acres in an R-5 (Residential 5 du/ac) zone district.

RECOMMENDATION: Approval of the two-year extension request.

ANALYSIS:

A Preliminary Subdivision Plan for the Cattail Creek Subdivision was approved on February 26, 2008. The Plan consists of 103 single-family lots on 25.879 acres in an R-5 (Residential 5 du/ac) zone. No phasing schedule was proposed as it was the desire of the Developer to construct the entire development in one phase.

In accordance with Section 21.02.070(u)(4) of the Grand Junction Municipal Code (GJMC):

If the applicant does not complete all steps in preparation for recording a final plat within two years of approval of the preliminary subdivision plan, the plat shall require another review and processing as per this Section and shall then meet all the required current code regulations at that time. One extension of 12 months may be granted by the Director for good cause. Any additional extensions must be granted by the Planning Commission. The Planning Commission must find good cause for granting the extension.

On February 2010, the Developer requested a one-year administrative extension. When first approved, the Developer originally planned to plat the entire Development in a single phase. A combination of extended time periods to receive comments from various review agencies, working out details to gain necessary easements from neighboring property owners and economic conditions in the housing market hampered the Developer's ability to finalize the project within the 2 year timeframe required by the Zoning and Development Code. The request for a one year administrative extension was approved on February 26, 2010 extending the validity of the Preliminary Development Plan to February 26, 2011.

The request for extension was submitted prior to the deadline of February 26, 2011 and keeps the approval valid until a decision is made on the extension.

The property is zoned R-5 (Residential 5 du/ac) The proposed density is 4.1 du/ac, which is consistent with the Comprehensive Plan future land use designation of Residential Medium (4-8 du/ac). Brookwood Subdivision to the east is 4.65 du/ac, Brookside Subdivision to the southeast is 3.94 du/ac and Scott's Run Subdivision to the west is 5.82 du/ac. Goal 3 of the Comprehensive Plan encourages ordered and balanced growth throughout the community, while Goal 7 encourages transition and buffering between new and existing development, both of which are provided for in the Cattail Creek Preliminary Plan.

The Cattail Creek Subdivision proposes pedestrian connection via both on street sidewalks and landscaped off-street trails. The connections tie the subdivision together internally and make for ease of access to 29 ½ Road and Brookside Subdivision for pedestrians and bicycles. Goal 9 of the Comprehensive Plan encourages a well-balanced transportation system, including pedestrian/bicycle access, which is provided for in the Cattail Creek Preliminary Plan.

There are three (3) existing residences within the Cattail Creek Subdivision; all will remain as part of the approved Preliminary Plan. Goal 6 of the Comprehensive Plan encourages the preservation of existing buildings and Goal 11 encourages the construction of public

facilities to meet the needs of future growth, which is provided for in the Cattail Creek Preliminary Plan.

The road network proposed within the Cattail Creek Subdivision would provide three connection points along 29 ½ Road (Bret Drive, Sedge Drive and Cattail Creek Drive). Babbling Brook Drive and Bret Drive connect to existing stub streets in Brookside and Brookwood Subdivisions (respectively). The large property to the east will be accessible from Audubon Street which is proposed to run alongside and parallel to that property. Goal 9 of the Comprehensive Plan encourages a well-balanced transportation system, with specific emphasis in Policy E on new residential streets that balance access and neighborhood circulation, which is provided for in the Cattail Creek Preliminary Plan.

Upon review of the previously approved Preliminary Development Plan, the Comprehensive Plan and Title 21 of the Grand Junction Municipal Code (GJMC), the following findings for good cause have been found:

1. The proposed use and density are consistent with the Comprehensive Plan.
2. The proposed Preliminary Development Plan for this property is appropriate and meets the standards and requirements of Section 21.02.070(q) and (r) of the GJMC.
3. The proposed Preliminary Development Plan contains many elements that advance the goals of the Comprehensive Plan, specifically Goals 3, 6, 7, 9 and 11.

Based on the reasons stated above there is good cause to approve the requested two-year extension.

If the Planning Commission grants the requested extension, the Developer will have until February 26, 2013 to complete all steps in preparation for recording the final plat.

FINDINGS OF FACT AND CONCLUSIONS:

After reviewing the request for a two-year extension to the approved Preliminary Subdivision Plan for Cattail Creek Subdivision, PP-2007-043, the following findings of fact and conclusions have been determined:

1. The requested is consistent with the goals and policies of the Comprehensive Plan.
2. The request meets the requirements of Section 21.02.070(u)(4) of the Grand Junction Municipal Code.

STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the request for a two-year extension for the Cattail Creek Preliminary Subdivision Plan, file number PP-2007-043, with the findings of facts and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION: Mr. Chairman, I move we approve a two-year extension of the Preliminary Subdivision Plan approval for Cattail Creek

Subdivision, file number PP-2007-043, with the findings of fact and conclusions listed in the staff report.

Attachments:

- 1) Request for Preliminary Plan extension
- 2) Preliminary Plan
- 3) Site Vicinity Map / Aerial Photo Map
- 4) Comprehensive Plan Map / Zoning Map
- 5) Blended Density Map
- 6) Original Staff Report

January 5, 2011

City of Grand Junction Planning Department,

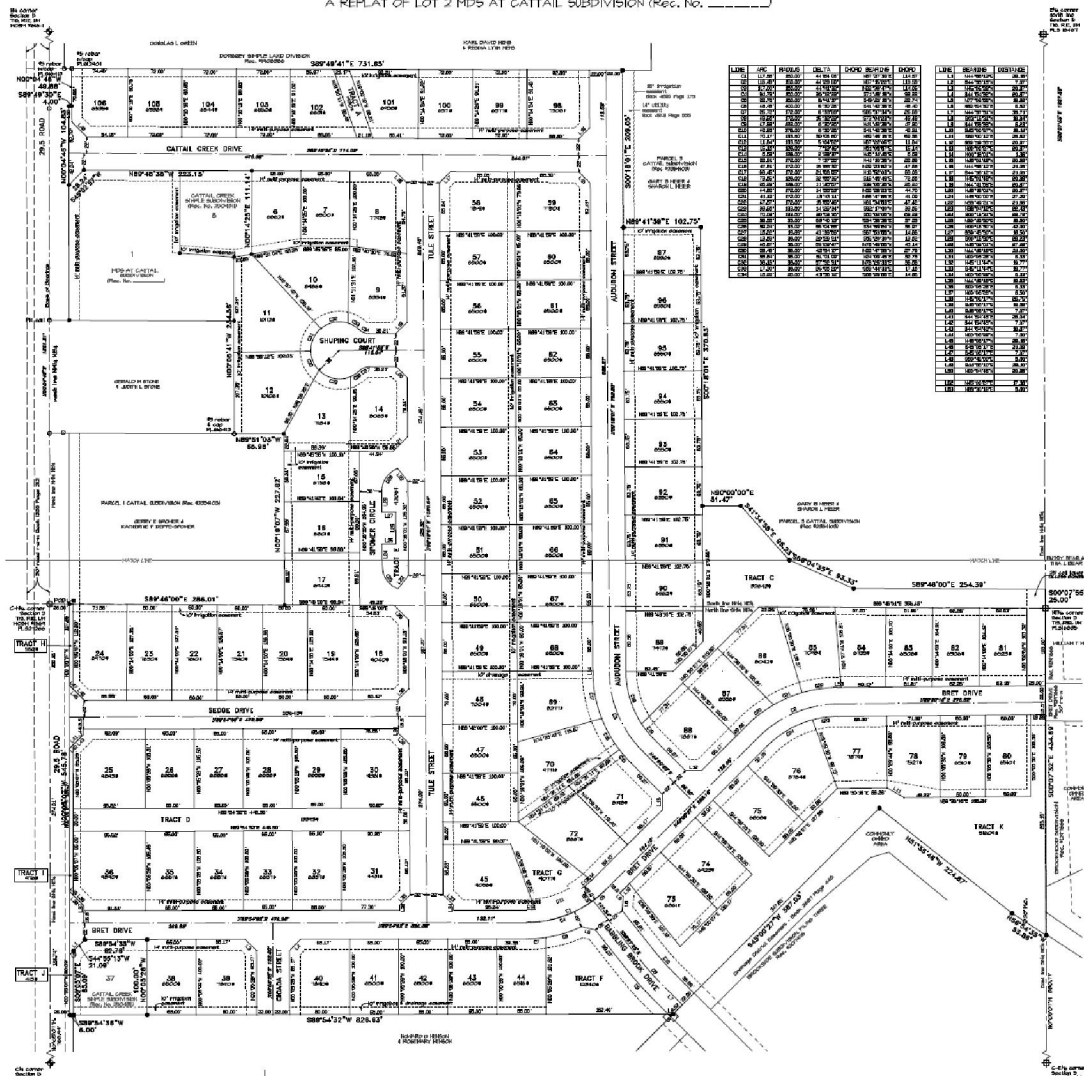
Please accept this letter as a request for extension of the approved Cattail Creek Subdivision Preliminary Plan. Recent economic conditions, and the Grand Valley housing market in particular, have greatly affected the project's ability to move forward efficiently. Additionally, easement and property conveyance negotiations had been stalled until recently due to various uncertainties in the development environment. The applicant intends to continue the Final Application currently in progress, although the timing of final approval and final plat are largely dependent on the housing market and the financial institutions lending practices. Therefore, the applicant requests a 2 year extension of the preliminary plan approval for the Cattail Creek Subdivision.

Thank you.

Keith Ehlers
Ciavonne, Roberts, & Associates

CATTAIL CREEK SUBDIVISION

1/2 NE1/4 Section 5, Township 1 South, Range 1 East, 10th Meridian
 A REPLAT OF LOT 2 HD5 AT CATTAIL SUBDIVISION (Rec. No. _____)



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 89° 58' 00" W	100.00	1	N 89° 58' 00" W	100.00
2	S 89° 58' 00" E	100.00	2	S 89° 58' 00" E	100.00
3	N 89° 58' 00" W	100.00	3	N 89° 58' 00" W	100.00
4	S 89° 58' 00" E	100.00	4	S 89° 58' 00" E	100.00
5	N 89° 58' 00" W	100.00	5	N 89° 58' 00" W	100.00
6	S 89° 58' 00" E	100.00	6	S 89° 58' 00" E	100.00
7	N 89° 58' 00" W	100.00	7	N 89° 58' 00" W	100.00
8	S 89° 58' 00" E	100.00	8	S 89° 58' 00" E	100.00
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31	N 89° 58' 00" W	100.00	31	N 89° 58' 00" W	100.00
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33	N 89° 58' 00" W	100.00	33	N 89° 58' 00" W	100.00
34	S 89° 58' 00" E	100.00	34	S 89° 58' 00" E	100.00
35	N 89° 58' 00" W	100.00	35	N 89° 58' 00" W	100.00
36	S 89° 58' 00" E	100.00	36	S 89° 58' 00" E	100.00
37	N 89° 58' 00" W	100.00	37	N 89° 58' 00" W	100.00
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42	S 89° 58' 00" E	100.00	42	S 89° 58' 00" E	100.00
43	N 89° 58' 00" W	100.00	43	N 89° 58' 00" W	100.00
44	S 89° 58' 00" E	100.00	44	S 89° 58' 00" E	100.00
45	N 89° 58' 00" W	100.00	45	N 89° 58' 00" W	100.00
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78	S 89° 58' 00" E	100.00	78	S 89° 58' 00" E	100.00
79	N 89° 58' 00" W	100.00	79	N 89° 58' 00" W	100.00
80	S 89° 58' 00" E	100.00	80	S 89° 58' 00" E	100.00

NOTICE: According to Oklahoma law, you must commence any legal action based upon any defect in this survey within three years after you receive this plat. No warranty is made by the surveyor as to the accuracy of the survey or the correctness of the plat. The plat is given to you for your information only and does not constitute a warranty.

LEGEND

- ⊕ Locust Creek County Survey Marker
- ⊕ Found P.L.S. station (marked on record)
- ⊕ Found corner monument on record
- ⊕ Found corner and cap on record
- ⊕ Concrete post - no monument
- ⊕ 4" x 4" iron pipe - cap P.L.S. 3/4" x 3/4" iron bands - corners on and 1" concrete

LINE TYPE LEGEND

- section line
- section boundary
- proposed line
- alternate proposed
- easement boundary

GRAPHIC SCALE 1"=40'

0 50 100 150

Linear Units of Measurement and the U.S. Survey Foot

CATTAIL CREEK SUBDIVISION
Blue Heron Development LLC

Prep. by: [Name], Date: [Date] | Drawn by: [Name], Date: [Date]

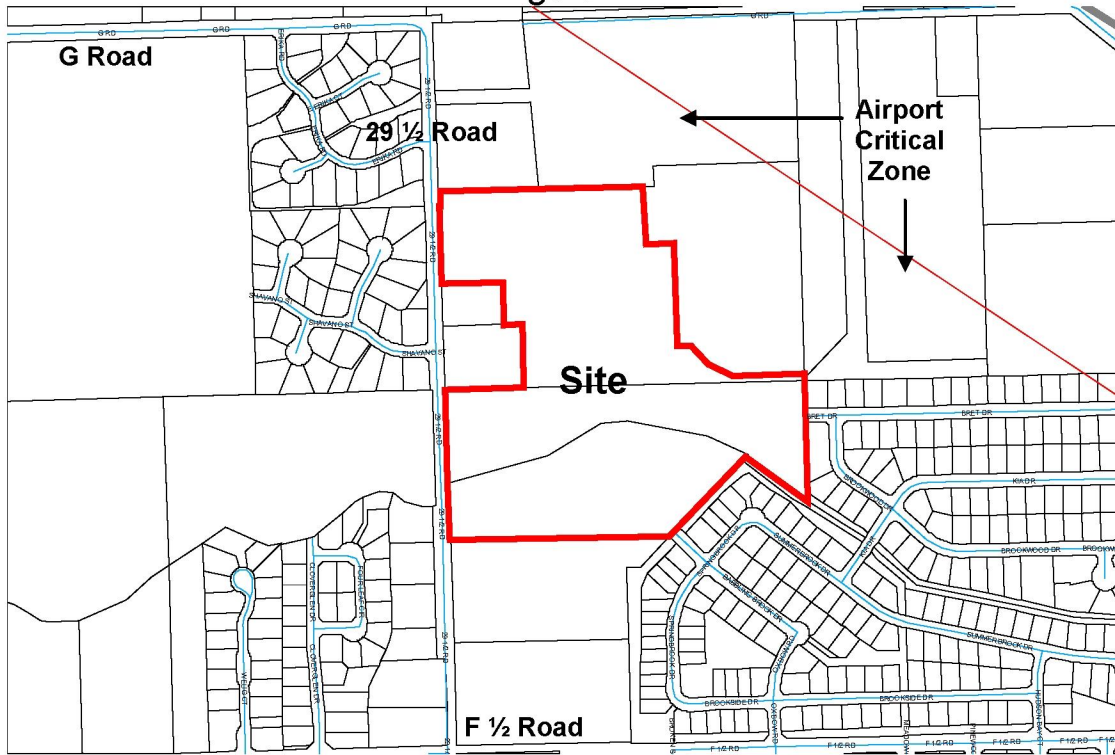
Checked by: [Name], Date: [Date] | Approved by: [Name], Date: [Date]

RIVER CITY CONSULTANTS

244 North Court, #110 - Grand Junction, CO 81505 - Phone: 970-244-0772

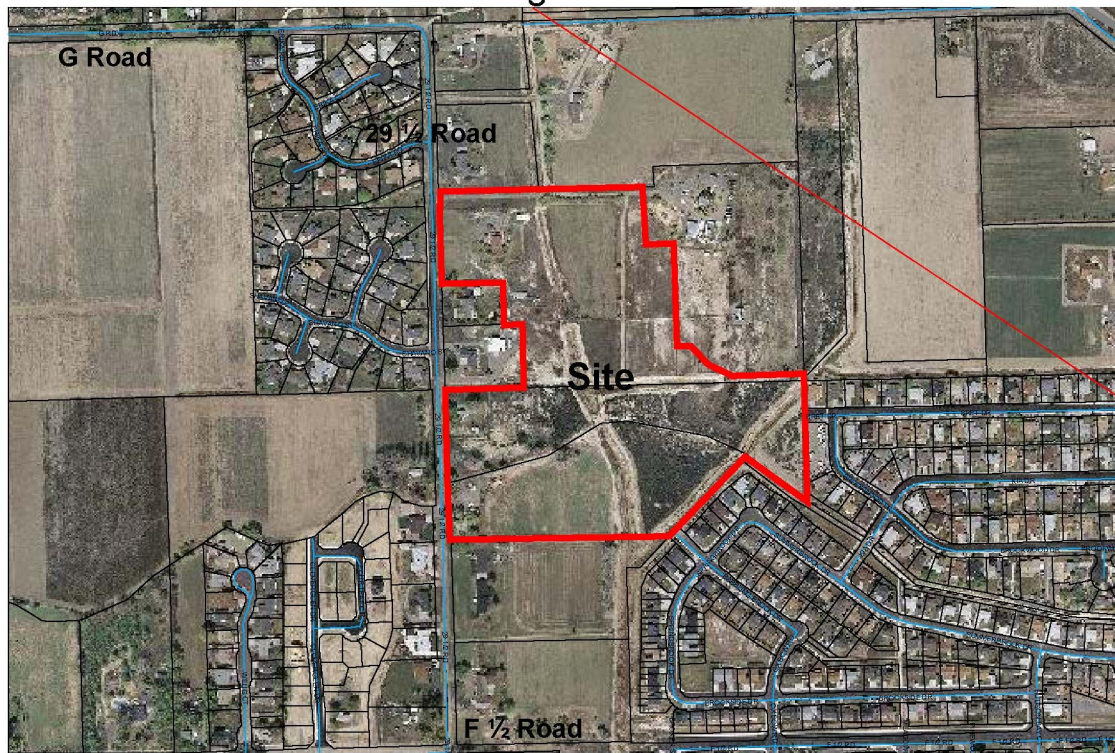
Site Location Map

Figure 1



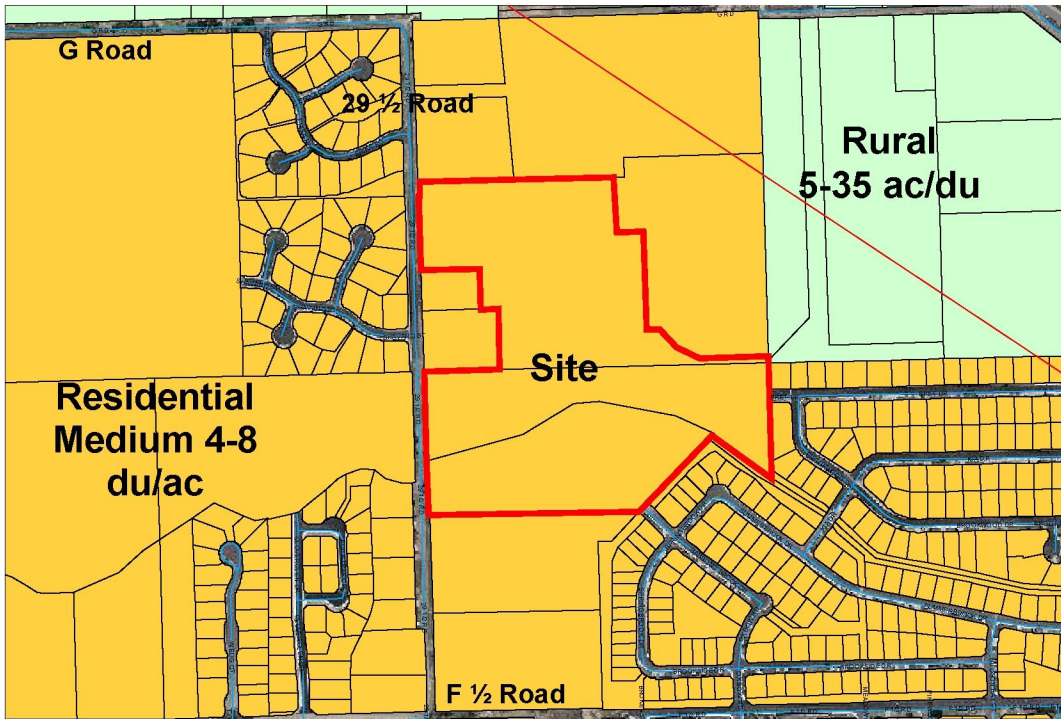
Aerial Photo Map

Figure 2



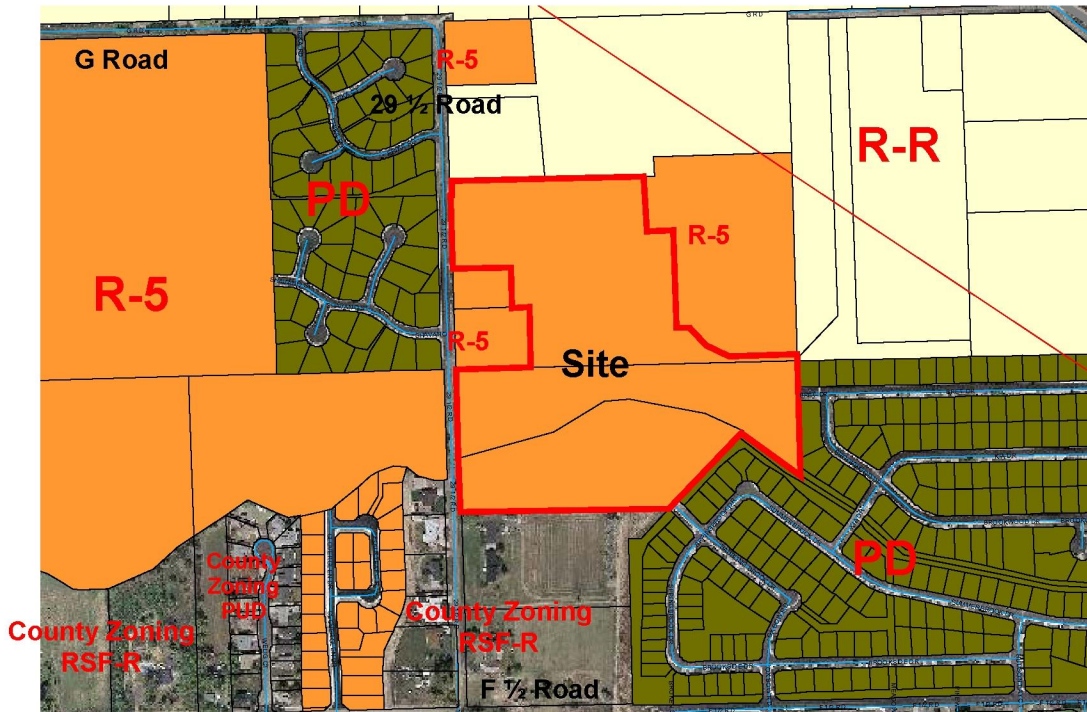
Future Land Use Map

Figure 3



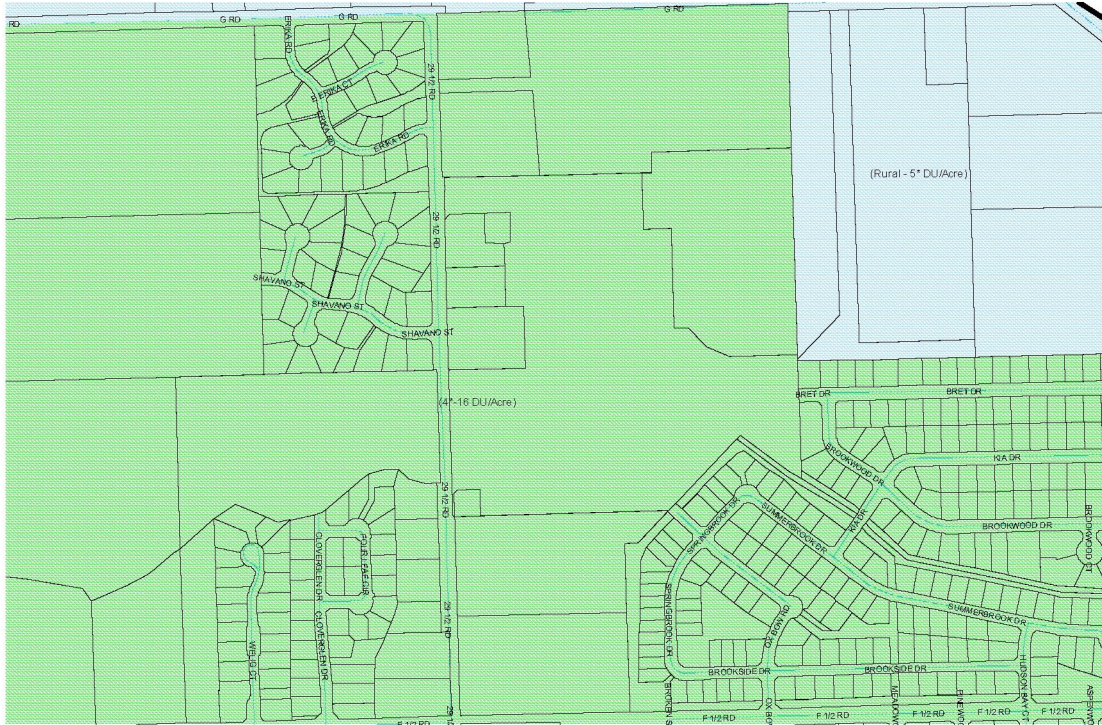
Existing City and County Zoning Map

Figure 4



Blended Density Map

Figure 5



AGENDA TOPIC: Cattail Creek Subdivision, PP-2007-043

ACTION REQUESTED: Preliminary Subdivision Plan Approval.

BACKGROUND INFORMATION			
Location:		666, 670, 682 29 ½ Road	
Applicants:		Owner: Blue Heron Development, LLC Rep: Ciavonne, Roberts, & Associates	
Existing Land Use:		Residential/Agricultural/Vacant	
Proposed Land Use:		Residential	
Surrounding Land Use:	North	Residential/Agricultural	
	South	Residential/Agricultural	
	East	Residential/Agricultural/Vacant	
	West	Residential/Agricultural	
Existing Zoning:		R-5 (Residential – 5 du/ac)	
Proposed Zoning:		No Change	
Surrounding Zoning:	North	R-R (Residential – 1 du/ 5 ac) and R-5 (Residential – 5 du/ac)	
	South	PD and RSF-R (County)	
	East	PD and R-5 (Residential – 5 du/ac)	
	West	PD and R-5 (Residential – 5 du/ac)	
Growth Plan Designation:		Residential Medium, 4-8 du/ac	
Zoning within density range?		X	Yes
			No

PROJECT DESCRIPTION: Request approval of a Preliminary Subdivision Plan for the Cattail Creek Subdivision consisting of 106 lots on 26.4 acres with a density of 4.01 dwelling units per acre in a R-5 (Residential – 5 du/ac) zone district located at 666, 670 and 682 29 ½ Road.

RECOMMENDATION: Approval of the proposed Preliminary Subdivision Plan

ANALYSIS:

Background

The subject property was part of two annexations. The first annexation, the Darla Jean #2 Annexation, occurred on October 23, 1994. The second annexation, the North Glenn/Matchett Enclave Annexation, occurred on December 5, 1999. The site contains 3 parcels addressed as 666, 670 and 682 29 ½ Road totaling 26.4 acres. The parcel addressed as 666 29 ½ Road is described as Parcel 2 of Cattail Subdivision.

Current use of the parcels is residential, agricultural and vacant. Each parcel contains one residence and several accessory structures. Two of the residences will remain and will be located within proposed lots (Lots 5 and 37), while the third residence and all of the accessory structures will be removed as part of the final approval. The site also contains ditch, irrigation and access easements. These easements are granted to the Grand Valley Drainage District, Palisade Irrigation District and an off-site cell tower. The Developer has proposed to relocate and/or modify the location of these easements and has received approval by the owner of each easement.

Density

The site is currently zoned R-5 which allows 2 to 5 dwelling units per acre. The Developer is proposing to subdivide the site into 106 lots. If approved, the overall density of the subdivision will be 4.01 dwelling units per acre well within the density allowed by the R-5 zone district.

Access

There are 7 proposed access points for the proposed development. Three of the access points are located on 29 ½ Road; Cattail Creek Drive, Sedge Drive and Bret Drive. Two of the access points will align with existing roads to the east; Bret Drive and Babbling Brook Street and the last 2 access points will stub to vacant property to the north and south; Cicada Street and Audubon Street. With the exception of 2 lots (Lots 1 and 2) all lots within the proposed development will be accessed from local streets. Lots 1 and 2 will access 29 ½ Road from an autocourt which is contained within Tract B. Tract B will be conveyed to and maintained by the Home Owners Association.

Open Space/Park

The Developer is proposing 2.8 acres of open space that will be located in several tracts throughout the development. The tracts will include concrete and soft-surfaced paths. and will contain the Price Ditch and the drainage, irrigation and access easements. All of the tracts will be conveyed to and maintained by the Home Owners Association.

Lot Layout

The development has been designed for single-family detached dwellings on lots ranging from 6,500 square feet to over 10,000 square feet. The minimum lot size in the R-5 zone is

6,500 square feet, therefore the minimum lot area requirement has been met. The minimum lot width for the R-5 zone is 60 feet. With the exception of Lots 10-13, 70, 85 and 86, all of the proposed lots meet the lot width requirement. Section 3.2 C.2. allows the Planning Commission to vary lot widths for irregularly shaped lots.

Road Design

The roads within the proposed development are designed to meet the Urban Residential Street Standards as defined in the TEDS (Transportation Engineering Design Standards) Manual. There are 3 exceptions, Bret Drive, Sedge Drive and Spomer Circle. Standard residential street design is 28 feet of asphalt and mountable curb, gutter and sidewalk on both sides of the street within a 44 foot right-of-way. Due to the location of the hard-surfaced trails along the Price Ditch, the Developer has proposed an alternative design for Bret and Sedge Drives. The proposed alternative is 28 feet of asphalt and mountable curb, gutter and sidewalk on one side of the street and a vertical curb and gutter with no sidewalk on the opposite side. The proposed design is contained within a 38.5 foot right-of-way. The proposed alternative was reviewed and approved by Staff under Chapter 15 of the TEDS Manual.

Landscaping:

Landscaping plans for the Tracts and the 14-foot wide landscaped area along 29 ½ Road will be submitted with the final plat/plans in accordance with Section 6.5 of the Zoning and Development Code.

Phasing Plan:

The Developer is not proposing that the development be phased.

Criteria:

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

For a preliminary plat to be approved, the applicant shall prove compliance with all of the following criteria:

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

Upon review of the proposed development it is found that the project implements the following Goals and Policies of the Growth Plan:

Goal 1: To achieve a balance of open space, agricultural, residential and non-residential land use opportunities that reflects the residents' respect for the natural environment, the integrity of the community's neighborhoods, the economic needs of the residents and business owners, the rights of private property owners and the needs of the urbanizing community as a whole;

Policy 1.1: The City and County will use the future land use categories listed and described in Exhibit V.2 to designate appropriate land uses within the Joint Planning Area identified in Exhibit V.1. City and County actions on land use proposals within the Joint Planning Area will be consistent with the plan.

Policy 1.3: The City and County will use Exhibit V.3.: Future Land Use map in conjunction with the other policies of this plan to guide zoning and land use decisions. City and County decision about the type and intensity of land uses will be consistent with the Future Land Use Map and Plan policies.

Policy 1.7: The City and County will use zoning to establish the appropriate scale, type, location and intensity for development. Development standards should ensure that the proposed residential and non-residential development is compatible with the planned development of adjacent property.

Goal 5: To ensure the urban growth and development make efficient use of investments in streets, utilities and other public facilities.

Policy 5.2: The City and County will encourage development that uses existing facilities and is compatible with existing development.

Furthermore, the land use classification of Residential Medium (4-8 dwelling units per acre) of the subject property is supported by the existing zoning of R-5 (2 to 5 dwelling units per acre). The proposed density of 4.01 dwelling units per acre is consistent with both the Residential Medium classification and the current R-5 zone district. Therefore the proposed development is consistent with the goals and policies of the Growth Plan and the Future Land Use Map.

All required street connections and road improvements have been included in the preliminary plan design and meet the requirements of the Grand Valley Circulation Plan. In addition, the Developer is proposing an 8-foot wide concrete path along the Price Ditch as indicated on the Urban Trails Plan. Therefore, the proposed development complies with the Grand Valley Circulation Plan and 2001 Urban Trails Master Plan.

b. The Subdivision standards of Section 6.

The Subdivision Standards contained in Section 6.7 have been met with the Preliminary Subdivision Plan. The proposed subdivision establishes acceptable lot layout including the 7 lots that are irregular and do not meet the minimum lot width requirements. All infrastructure, including but not limited to water and sewer, is being provided to each lot. Drainage has been addressed at this preliminary stage and will be accommodated through on and off-site facilities.

c. The zoning standards contained in Chapter 3.

All proposed lots conform to the minimum lot size of 6,500 square feet as well as meeting the minimum street frontage requirement of 20 feet. With the exception of 7 lots (previously identified), the minimum lot width of 60 feet has been met. Furthermore, the proposed density of 4.01 dwelling units per acre falls within the density range of the R-5 zone district. Finally, future buildings will be required to meet the R-5 zone bulk requirements for front, side and rear yard setbacks as well as lot coverage and maximum height requirements. Therefore the zoning standards contained in Chapter 3 have been met and are incorporated into the Preliminary Subdivision Plan design.

d. **Other standards and requirements of the Zoning and Development Code and all other City policies and regulations.**

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

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

The proposed development is located within the Ute Water and Central Grand Valley Sanitation Districts. Both Districts have reviewed the proposed development and have determined that adequate public facilities and services will be available.

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

There are no known adverse or negative impacts upon the natural or social environment.

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

The proposed development at 4.01 dwellings per acre is compatible with the proposed residential densities identified in the Growth Plan and the Future Land Use Map of 4 to 8 dwellings per acre. In addition the proposed density is compatible to the existing densities of the surrounding developments.

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

The proposed development has been designed to meet the SWMM (Stormwater Management Manual) and therefore the adjacent agricultural properties will not be harmed.

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

The proposed development is not piecemeal development, nor premature according to the goals and policies of the Growth Plan.

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

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

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

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

FINDINGS OF FACT/CONCLUSIONS/CONDITIONS:

After reviewing the Cattail Creek Subdivision application, PP-2007-043, for Preliminary Subdivision Plan approval, I make the following findings of fact, conclusions and condition:

1. The proposed Preliminary Subdivision Plan is consistent with the goals and policies of the Growth Plan and Future Land Use Map, the Grand Valley Circulation Plan and 2001 Urban Trails Master Plan.
2. The proposed Preliminary Subdivision Plan satisfies the review criteria in Section 2.8.B.2 of the Zoning and Development Code (see criteria above).
3. The proposed Preliminary Subdivision Plan meets applicability requirements of Section 2.8.B.1 of the Zoning and Development Code.
4. The existing buildings identified for removal shall be removed prior to final plat approval.

STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the proposed Cattail Creek Subdivision Preliminary Subdivision Plan, PP-2007-043 with the findings, conclusions and condition noted above.

PLANNING COMMISSION MOTION:

Mr. Chairman, I move that the Planning Commission approve the preliminary subdivision plan for the Cattail Creek Subdivision Preliminary Subdivision Plan, PP-2007-043, with the findings, conclusions and condition listed in the staff report.

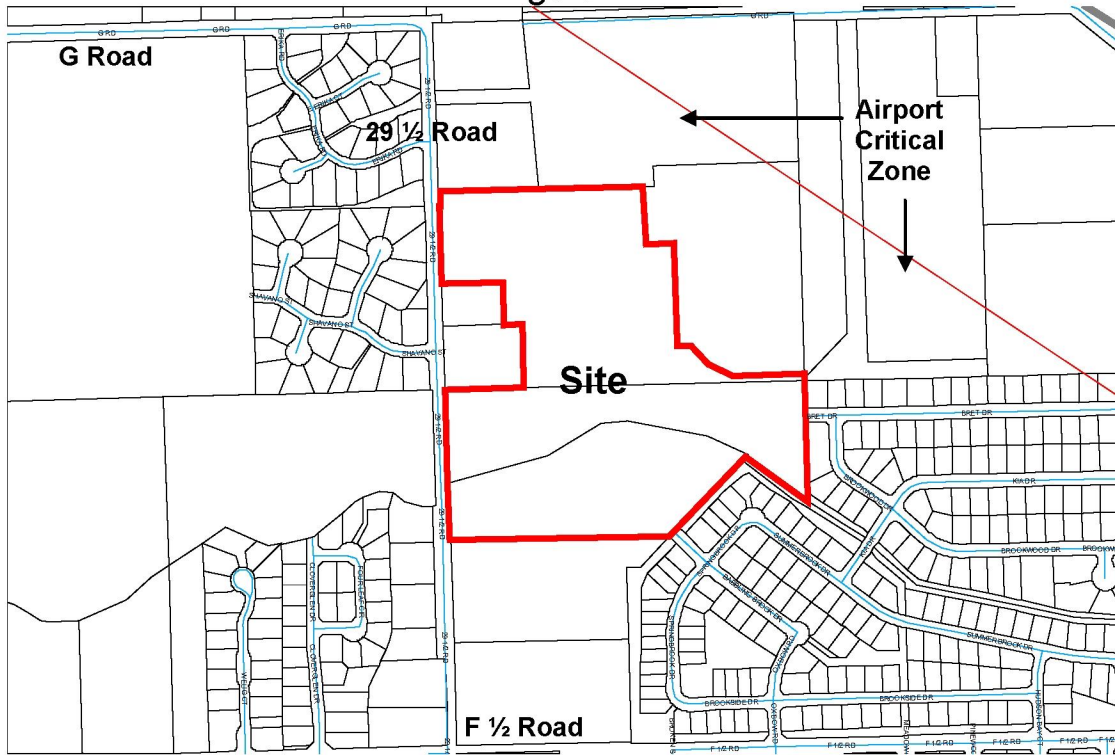
Attachments:

1. Site Location Map (Figure 1) / Aerial Photo Map (Figure 2)
2. Future Land Use Map (Figure 3) / Existing City and County Zoning Map (Figure 4)
3. Applicant's "General Project Report"

4. Preliminary Subdivision Plan

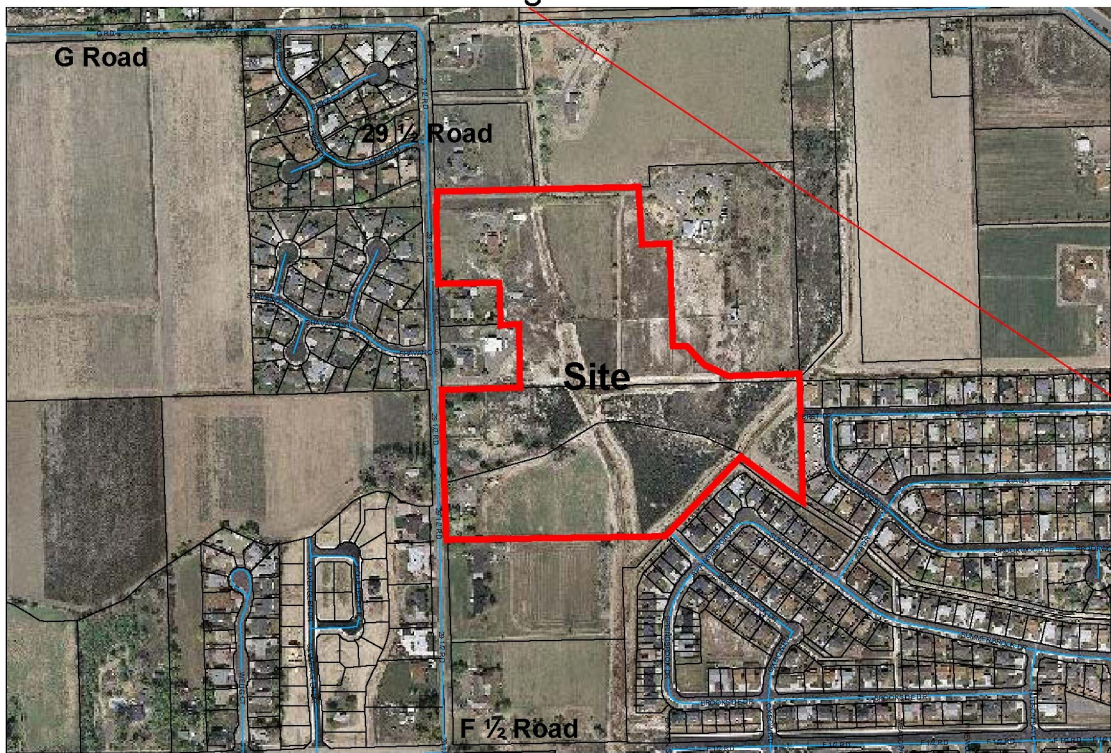
Site Location Map

Figure 1



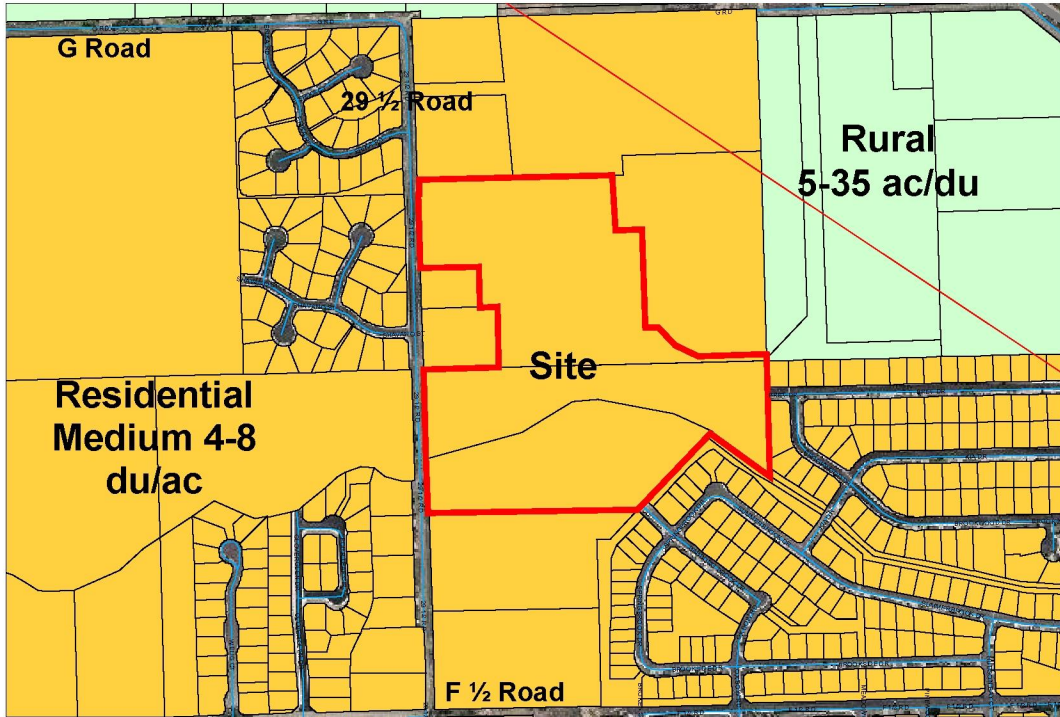
Aerial Photo Map

Figure 2



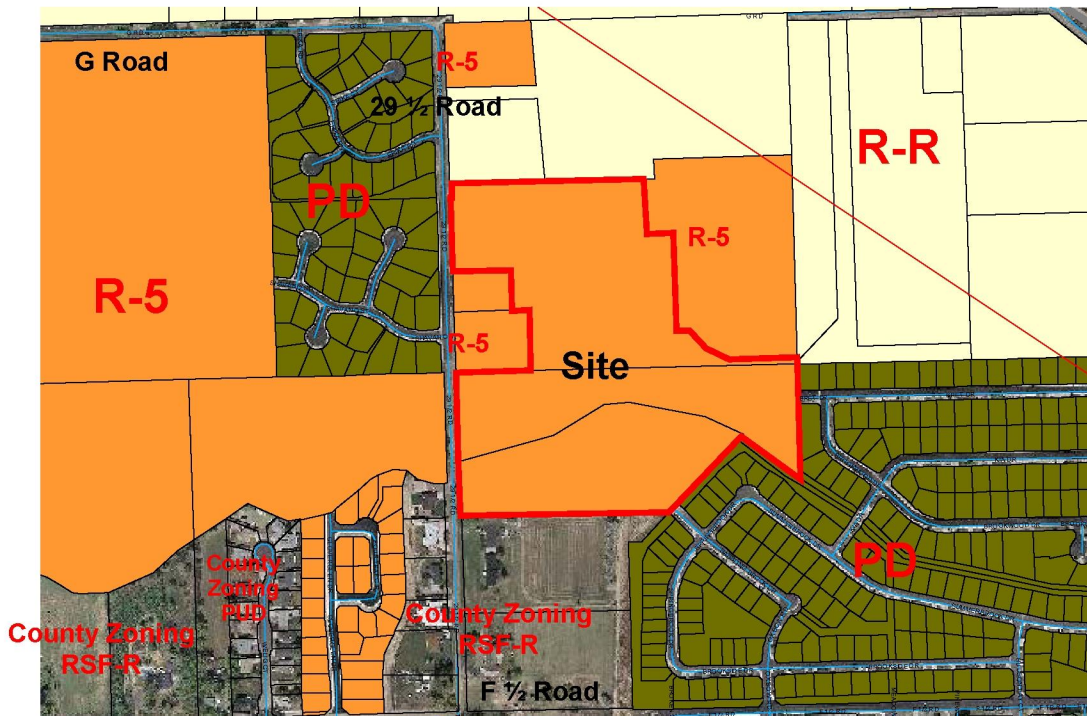
Future Land Use Map

Figure 3



Existing City and County Zoning Map

Figure 4





**Attach 6
John H Hoffman Subdivision**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: April 12, 2011
PRESENTER: Senta Costello, Senior Planner

AGENDA TOPIC: John H Hoffman Subdivision – PP-2007-267

ACTION REQUESTED: A request for a two-year extension of the approved Preliminary Subdivision Plan.

BACKGROUND INFORMATION			
Location:		3043 D Road	
Applicant:		Applicant: Habitat for Humanity – Darwin Scott	
Existing Land Use:		Single Family Residential	
Proposed Land Use:		Single Family Residential	
Surrounding Land Use:	North	Single Family Residential	
	South	Bureau of Reclamation Open Space	
	East	Bureau of Reclamation Open Space	
	West	Single Family Residential	
Existing Zoning:		R-8 (Residential 8 du/ac)	
Proposed Zoning:		N/A	
Surrounding Zoning:	North	County PUD	
	South	County PUD	
	East	County PUD	
	West	County RSF-R	
Comprehensive Plan Designation:		Residential Medium (4-8 du/ac)	
Zoning within density range?		X	Yes
			No

PROJECT DESCRIPTION:

A request for approval of a two-year extension to the Preliminary Subdivision Plan for John H Hoffman Subdivision, a 52 lot subdivision containing single-family detached and two-family dwelling units on 8.02 acres in an R-8 (Residential 8 du/ac) zone district.

RECOMMENDATION: Approval of the two-year extension request.

ANALYSIS:

A Preliminary Subdivision Plan for the John H Hoffman Subdivision was approved on March 11, 2008. The Plan consists of 52 lots on 8.02 acres in an R-8 (Residential 8 du/ac) zone. The Preliminary Plan proposed development of the property in three (3) filings, but did not propose a phasing schedule different from what the Zoning and Development Code allowed.

In accordance with Section 21.02.070(r)(6) and (u)(4) of the Grand Junction Municipal Code (GJMC):

If the applicant does not complete all steps in preparation for recording a final plat within two years of approval of the preliminary subdivision plan, the plat shall require another review and processing as per this Section and shall then meet all the required current code regulations at that time. One extension of 12 months may be granted by the Director for good cause. If a part of the property in the preliminary subdivision plan is final platted within two years, the preliminary subdivision plan approval shall be automatically renewed for an additional one year following the recording of each final plat, unless the Director notifies the applicant, in writing, to the contrary. Any additional extensions must be granted by the Planning Commission. The Planning Commission must find good cause for granting the extension.

In March 18, 2010, the Developer recorded Filing 1 of the John H Hoffman Subdivision. Economic conditions in the housing market hampered the Developer's ability to finalize Filing 2 of the project within the 1 year timeframe following recording of the previous filing required by the Zoning and Development Code.

The request for extension was submitted prior to the deadline of March 18, 2011 and keeps the approval valid until a decision is made on the extension.

The property is zoned R-8 (Residential 8 du/ac) The proposed density is 6.5 du/ac, which is consistent with the Comprehensive Plan future land use designation of Residential Medium (4-8 du/ac). Wedgewood Park Subdivision located to the north is approximately 5.25 du/ac. The other properties in the area are currently large under-developed properties with the same Comprehensive Plan designation and the Bureau of Reclamation Open Space property. Goal 3 of the Comprehensive Plan encourages ordered and balanced growth throughout the community, while Goal 7 encourages transition and buffering between new and existing development, both of which are provided for in the John H Hoffman Preliminary Plan.

The road network proposed within the John H Hoffman Subdivision would provide three connection points to adjoining properties (Habitat Drive, Stratton Drive and Donna Roberts Ln). Wedgewood Avenue is the single point of access to D Road. Goal 9 of the Comprehensive Plan encourages a well-balanced transportation system, with specific emphasis in Policy E on new residential streets that balance access, interconnectivity and neighborhood circulation, which is provided for in the John H Hoffman Preliminary Plan.

Upon review of the previously approved Preliminary Development Plan, the Comprehensive Plan and Title 21 of the Grand Junction Municipal Code (GJMC), the following findings for good cause have been found:

1. The proposed use and density are consistent with the Comprehensive Plan.
2. The proposed Preliminary Development Plan for this property is appropriate and meets the standards and requirements of Section 21.02.070(q) and (r) of the GJMC.
3. The proposed Preliminary Development Plan contains many elements that advance the goals of the Comprehensive Plan, specifically Goals 3, 7, and 9.

Based on the reasons stated above there is good cause to approve the requested two-year extension.

If the Planning Commission grants the requested extension, the Developer will have until March 18, 2013 to complete all steps in preparation for recording the final plat.

FINDINGS OF FACT AND CONCLUSIONS:

After reviewing the request for a two-year extension to the approved Preliminary Subdivision Plan for John H Hoffman Subdivision, PP-2007-267, the following findings of fact and conclusions have been determined:

1. The requested is consistent with the goals and policies of the Comprehensive Plan.
2. The request meets the requirements of Section 21.02.070(u)(4) of the Grand Junction Municipal Code.

STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the request for a two-year extension for the John H Hoffman Preliminary Subdivision Plan, file number PP-2007-267, with the findings of facts and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION: Mr. Chairman, I move we approve a two-year extension of the Preliminary Subdivision Plan approval for John H Hoffman Subdivision, file number PP-2007-267, with the findings of fact and conclusions listed in the staff report.

Attachments:

- 7)Request for Preliminary Plan extension
- 8)Site Vicinity Map / Aerial Photo Map
- 9)Comprehensive Plan Map / Zoning Map
- 10)Blended Density Map
- 11)Preliminary Plan
- 12)Original Staff Report



PO Box 4947 • Grand Junction, Colorado 81502-4947
225 N. 5th St., Suite 200 • Grand Junction, Colorado 81501
(970) 255-9850 • FAX (970) 241-0311 • www.hfhmesa.org

23 February, 2011

City of Grand Junction
Public Works & Planning Department
250 N. 5th Street
Grand Junction, CO 81501

RE: John H. Hoffman subdivision.

Gentlemen,

Please accept this letter as a request for extension to the approved John H. Hoffman Subdivision Preliminary Plan. We are requesting a 24-month extension to complete Phase-2 of the plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Amy Rogers", is written over a light blue horizontal line.

Amy Rogers
Executive Director
Habitat for Humanity of Mesa County

ReStore
Your Home Supply Center

2936 North Avenue • Grand Junction, Colorado 81504
(970) 263-0858 • FAX (970) 424-5175
www.hfhmesa.org



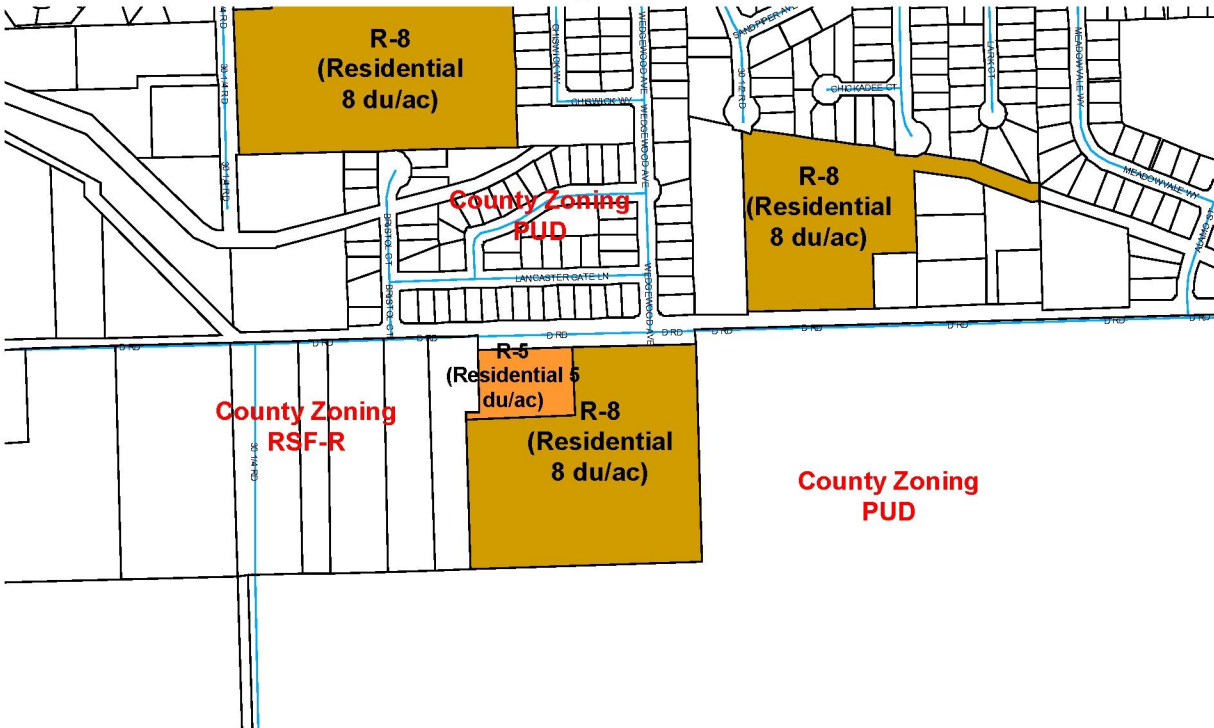
Comprehensive Plan Map

Figure 3



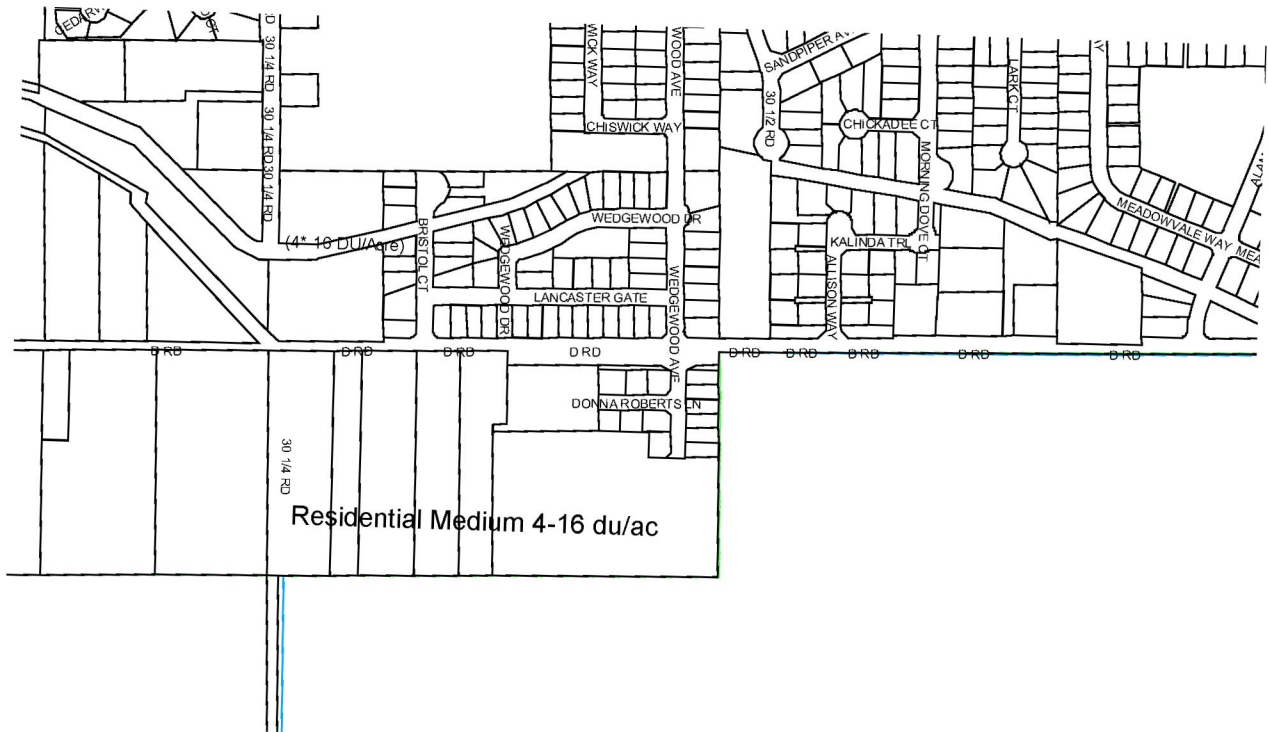
Existing City and County Zoning Map

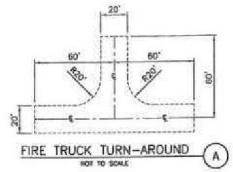
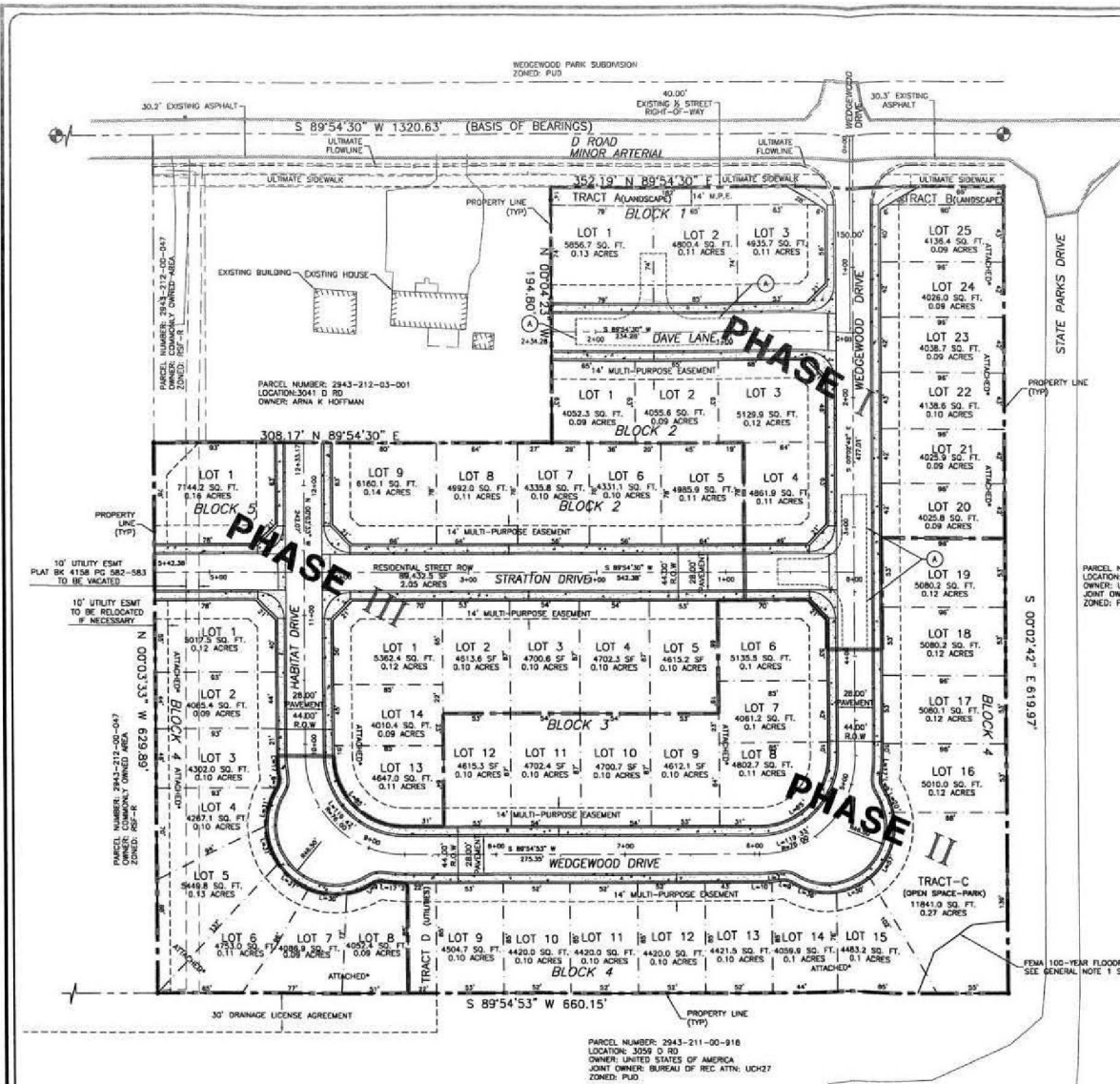
Figure 4



Blended Density Map

Figure 5





PROJECT BENCHMARKS
 NORTH BENCHMARK BOLT ON FIRE HYDRANT
 LOCATED ALONG WEDGEWOOD DRIVE
 N: 54200.31
 E: 113027.76
 ELEV: 4619.86
 WCSM (N 1 CORNER, SECTION 21)
 N: 54162.91
 E: 113022.16
 ELEV: 4619.82
 BASED ON MESA COUNTY CONTROL
 NETWORK NAVD 88

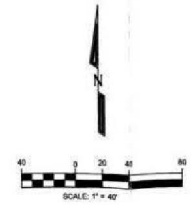
PROJECT PARCEL INFO
 PARCEL NUMBER: 2943-211-00-018
 LOCATION: 3059 D RD
 OWNER: UNITED STATES OF AMERICA
 JOINT OWNER: BUREAU OF REC ATTN: UCH27
 ZONED: PUD

LAND USE SUMMARY

DESCRIPTION	LAND AREA (ACRES)	PERCENT
32 LOTS	5.57	88.45
STREET R.O.W.	2.05	29.56
TRAC A	0.06	0.75
TRAC B	0.03	0.37
TRAC C	0.27	3.87
TRAC D	0.04	0.30
TOTAL	8.02	100.00

R-B ZONING REQUIREMENTS
 MAX DENSITY = 8 UNITS/ACRE
 MIN. DENSITY = 4 UNITS/ACRE
 MINIMUM LOT SIZE = 4,000 SF 40-FT WIDTH
 MINIMUM STREET FRONTAGE = 20-FT
 SETBACKS: (PRINCIPAL/ACCESSORY)
 FRONT = (20 / 25)
 SIDE = (5 / 3)
 REAR = (10 / 5)

MAX LOT COVERAGE = 70%
 URBAN RESIDENTIAL STREET
 44' RIGHT-OF-WAY
 28' PAVED ROAD
 14' MULTI-PURPOSE EASEMENT
 ATTACHED - LOTS WITH PROPOSED
 ATTACHED HOUSING/TWO FAMILY DWELLING



PRELIMINARY NOT FOR CONSTRUCTION

LAND DESIGN
 325 MAIN STREET, SUITE 100
 DENTON, TEXAS 76201
 (817) 382-2000 FAX (817) 382-0195

DATE	BY	REVISION

PRELIMINARY SUBDIVISION PLAN

JOHN H. HOFFMAN SUBDIVISION
 3043 D ROAD

PROJECT NO.: 207010.30
 DATE: 4/26/07
 DRAWN BY: PRH,CJG
 CHECKED BY: WSM

COMING REVISIONS
 3043
 PRELIMINARY PLAN

SHEET OF 3 5

AGENDA TOPIC: John H. Hoffman Subdivision Preliminary Plan, PP-2007-267

ACTION REQUESTED: Preliminary Subdivision Plan Approval.

BACKGROUND INFORMATION			
Location:		3043 D Road	
Applicants:		Habitat for Humanity-Owner LANDesign Consulting-Representative	
Existing Land Use:		Vacant	
Proposed Land Use:		Residential	
Surrounding Land Use:	North	Residential	
	South	State Park Land	
	East	State Park Land	
	West	Residential/Vacant	
Existing Zoning:		R-8 (Residential 8 du/ac)	
Proposed Zoning:		N/A	
Surrounding Zoning:	North	PUD (County). R-5 (Residential 5 du/ac)	
	South	PUD (County)	
	East	PUD (County)	
	West	RSF-R (County), R-5 (Residential 5 du/ac)	
Growth Plan Designation:		RM (Residential Medium 4-8 du/ac)	
Zoning within density range?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
		Yes	No

PROJECT DESCRIPTION: A request for Preliminary Subdivision Plan approval for John H. Hoffman Subdivision, located on 8.02 acres in an R-8 (Residential 8 du/ac) zone district.

RECOMMENDATION: A approval, with conditions, of the John H. Hoffman Subdivision Preliminary Plan.

ANALYSIS

1. Background

The proposed John H. Hoffman Subdivision (“the subdivision”) is a replat of Lot 2, Arna Hoffman Subdivision, a parcel of land located on the south side of D Road, west of the entrance to the Colorado River State Park Wildlife Area. This parcel was annexed as part of the Hoffman Annexation and zoned R-5 (Residential 5 du/ac) in 2006. The applicant requested a rezone of the parcel to R-8 (Residential 8 du/ac). The rezone request was approved by the City Council on February 20, 2008.

The 8.02 acre parcel is currently vacant. The applicant requests approval of a Preliminary Subdivision Plan for a 52-lot subdivision containing single-family detached and two-family dwelling units. The density of the proposed subdivision will be approximately 6.5 dwelling units per acre, which is within the density requirements of the Zoning and Development Code. The Growth Plan Future Land Use Map designates the parcel as Residential Medium (4-8 du/ac) and the existing zoning designation for the property is R-8 (Residential 8 du/ac).

The Subdivision will have one access point off of D Road and future connection stubbed in to currently undeveloped property to the west. The lots will range in size from 4,025 square feet to 7,144 square feet. An open space park area (Tract C) will be located at the southeastern corner of the subdivision. A portion of the open space park area is located within the 100 year floodplain. Tracts A and B will consist of fourteen foot (14’) landscape tracts south of the D Road right-of-way. Tract D will contain a sewer line connecting to an existing sewer line located on adjacent Bureau of Reclamation land. The Bureau has issued a letter of intent stating that it will grant a license agreement for this sewer line. The Applicant will provide the agreement for City review.

The Plan presently shows lots on the western edge of the subdivision encroaching on a ten foot (10’) Utility Easement owned and maintained by Xcel Energy but also dedicated to the public on the Arna Hoffman Subdivision Plat. Prior to recordation of the final plat, a public hearing must occur to vacate this easement. Xcel Energy has provided a letter of intent confirming the feasibility of moving the easement and combining the existing utility lines into the John H. Hoffman Subdivision’s infrastructure to ensure continuing service to off-site customers.

2. Consistency with the Growth Plan

The Future Land Use Map of the Growth Plan designates this area as Residential Medium (4-8 du/ac). The proposed density of the John H. Hoffman Subdivision is 6.5 du/ac which is consistent with the Future Land Use Map designation.

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

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

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

The proposed John H. Hoffman Subdivision, with a proposed density of 6.5 du/ac, is in compliance with the Growth Plan designation of Residential Medium (4-8 du/ac). Public roads within the subdivision will be dedicated and constructed according to Urban Residential section standards. The proposed subdivision is located within the Pear Park Neighborhood Plan area and is in compliance with the goals and policies set forth in that plan.

- b. The Subdivision standards of Chapter 6.

The proposed subdivision is in compliance with Sections 6.7.D-Lot Layout and Design, 6.7.E-Circulation and 6.7.F-Location of Open and Undeveloped Space. The open space park area at the southeastern portion of the subdivision, containing a portion of the 100 year floodplain, meets the intent of Sections 6.7.F.1.a (protecting hazard areas such as floodplains) and 6.7.F.2.b & c (opportunities for active and passive recreation).

- c. The Zoning standards contained in Chapter 3.

The Applicant is requesting Planning Commission approval of one irregularly shaped lot, Lot 6 Block 4. This lot does not meet the minimum lot width of forty feet (40') as specified in Table 3.2 of the Zoning and Development Code. The lots range in size from 4,025 square feet to 7,144 square feet. The minimum lot size in an R-8 zone district is 4,000 square feet. The subdivision proposes both single-family detached units and two-family dwelling units. Two-family dwelling units are defined as "a single-family dwelling attached to only one other single-family dwelling unit by a common wall, with each dwelling located on separate lots." Section 3.3.G.3.b of the Zoning and Development Code states that the minimum lot size for two-family dwelling units is 4,000 square feet for each unit. Although connected by a common wall, each unit must be on a lot consisting of at least 4,000 square feet. This proposal is in compliance with Section 3.3.G.3.b of the Code. Lots that will allow two-family dwelling units are Lots 1-8, 14-15 and 20-25 of Block 4, Lots 7-8 and 13-14 of Block 3. The density of the proposed subdivision will be approximately 6.5 dwelling units per acre, which meets the minimum density requirements of the R-8 zone district. The remaining lots within the proposed subdivision are in compliance with the residential zoning district standards of Section 3.3.G (R-8 Standards) of the Zoning and Development Code.

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

The proposed subdivision has been reviewed by the Development Engineer and meets the requirements of the Transportation Engineering Design Standards (TEDS) and Stormwater Management Manual (SWMM). All internal streets will be constructed according to the Urban Residential street standards. A temporary

fire truck turn-around will be located between Lots 1 and 2 of Block 1. This turn-around will be vacated when the property to the west is developed. The Fire Department had no objection to the temporary turn-around. Tracts A and B are provided as landscape tracts, which is in compliance with Section 6.5.G.5 of the Code stating a fourteen foot (14') wide landscape buffer shall be provided between the perimeter enclosure and the right-of-way for Major and Minor Arterial streets and Urban Collectors. D Road is classified as a Minor Arterial.

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

Public and community facilities are adequate to serve the proposed residential density. Needed infrastructure is in place or can be reasonably extended to serve the proposed subdivision.

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

This proposal locates the open space park area at the southeastern portion of the property where the 100 year floodplain is located. A small portion of the floodplain is in the rear of Lot 15, Block 4 but is contained within required setbacks. The Colorado Geologic Survey conducted a review of the site and noted that because of shallow groundwater and proximity to the floodplain, basement construction is not recommended. The soils are soft clay soils and will require some over-excavation and replacement with structural fill to mitigate for the swelling and consolidation characteristics. However, no geological conditions are present that would preclude development of the parcel. Therefore, the project will have little or no adverse or negative impacts upon the natural or social environment.

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

The properties to the west are currently zoned RSF-R in the County, but are designated as RM (Residential Medium 4-8 du/ac) on the Growth Plan Future Land Use Map. To the north are existing subdivisions with densities similar to what is being proposed with the John H. Hoffman Subdivision. Therefore, the proposed development is compatible with existing development on adjacent properties.

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

Compliance with the SWMM requirements will ensure runoff does not harm any adjacent agricultural uses.

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

The proposed subdivision is located within the Urban Growth Boundary and within the Future Land Use designation of Residential Medium (4-8 du/ac). Existing subdivisions are present to the north and northeast of the site. Bureau of Reclamation lands to the east and south ensure adequate open space area for recreation and wildlife. The proposed subdivision is neither piecemeal development nor a premature development of agricultural land or unique areas.

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

The proposed subdivision design provides appropriate residential density while accommodating existing conditions and providing the needed public infrastructure.

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

The proposed project, as planned, will not cause undue burden on the City for maintenance or improvements of land and/or facilities. The tracts containing the landscape areas, open space park area, and utility tract will be maintained by the Homeowners' Association.

FINDINGS OF FACT/CONCLUSIONS/CONDITIONS

After reviewing the John H. Hoffman Preliminary Subdivision application, PP-2007-267 for Preliminary Subdivision Plan Approval, I make the following findings of fact, conclusions and conditions:

1. The proposed Preliminary Subdivision Plan is consistent with the Growth Plan.
2. The Preliminary Subdivision Plan is consistent with the purpose of Section 2.8 and meets the review criteria in Section 2.8.B.2 of the Zoning and Development Code.
3. Lot 6, Block 4 does not meet the minimum lot width of forty feet (40') as specified in Table 3.2 of the Zoning and Development Code. Pursuant to Section 3.2.C of the Zoning and Development Code, the Planning Commission may vary the minimum lot width on irregularly shaped lots.
4. The recommendations in the geotechnical report, conducted by Huddleston-Berry, dated April 18, 2007 shall be followed in the development process.
5. The Final Plat for the subdivision shall not be recorded until the 10' Utility Easement, recorded at Book 4158 Page 582-583 is vacated, relocated and approved by Xcel Energy.

6. The license agreement allowing a sewer line connection to an existing line on Bureau of Reclamation property, between Habitat for Humanity and the Bureau of Reclamation, shall be provided at the time of Final Plat.

STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the proposed Preliminary Subdivision Plan, PP-2007-267 with the findings, conclusions and conditions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

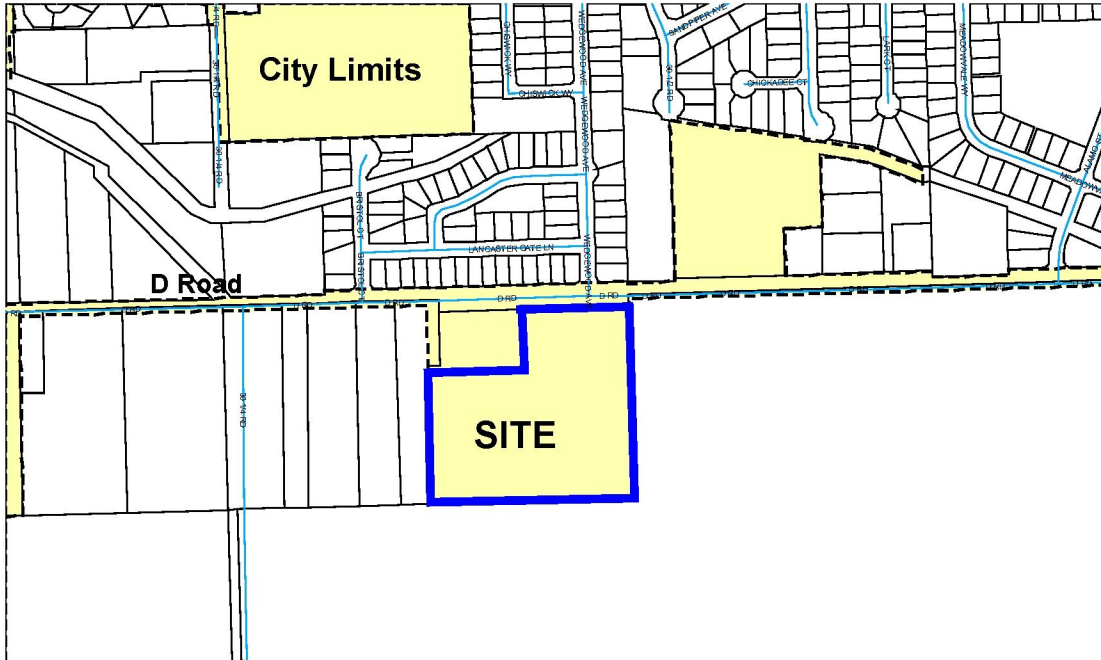
Mr. Chairman, I move that we approve the Preliminary Subdivision Plan for John H. Hoffman Subdivision, PP-2007-267, with the findings, conclusions and conditions listed in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Future Land Use Map / Existing City and County Zoning Map
Preliminary Subdivision Plan

Site Location Map

Figure 1



Aerial Photo Map

Figure 2



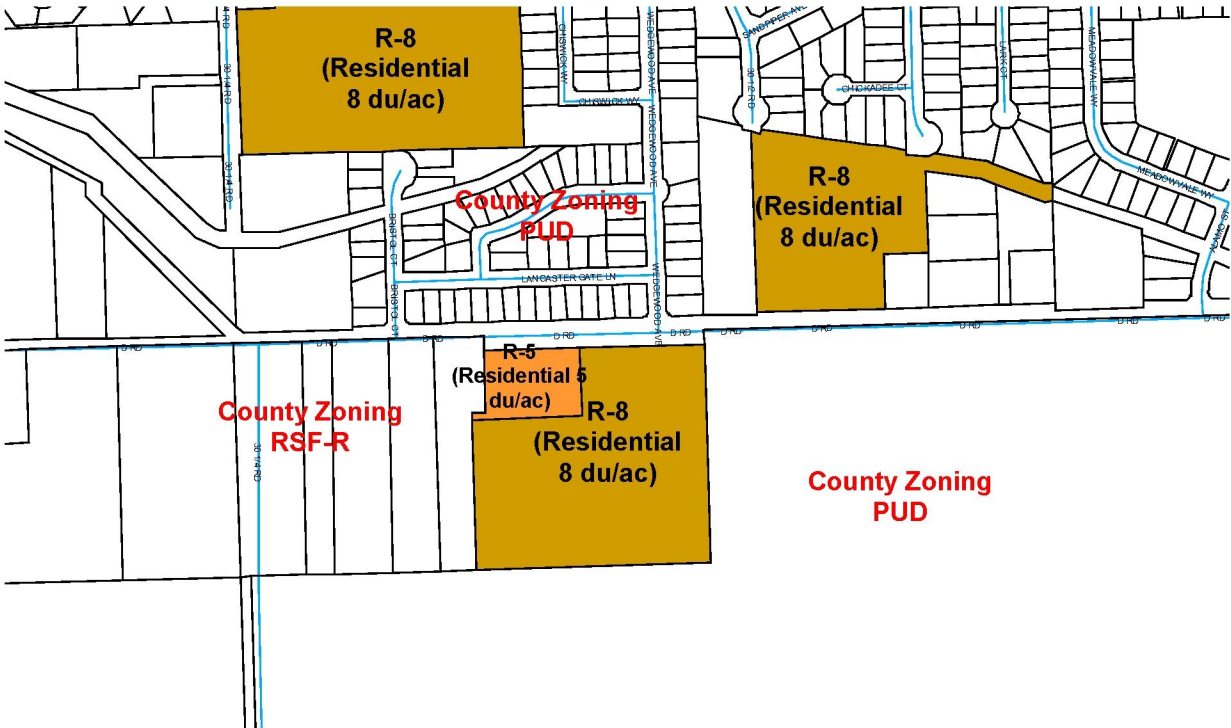
Future Land Use Map

Figure 3



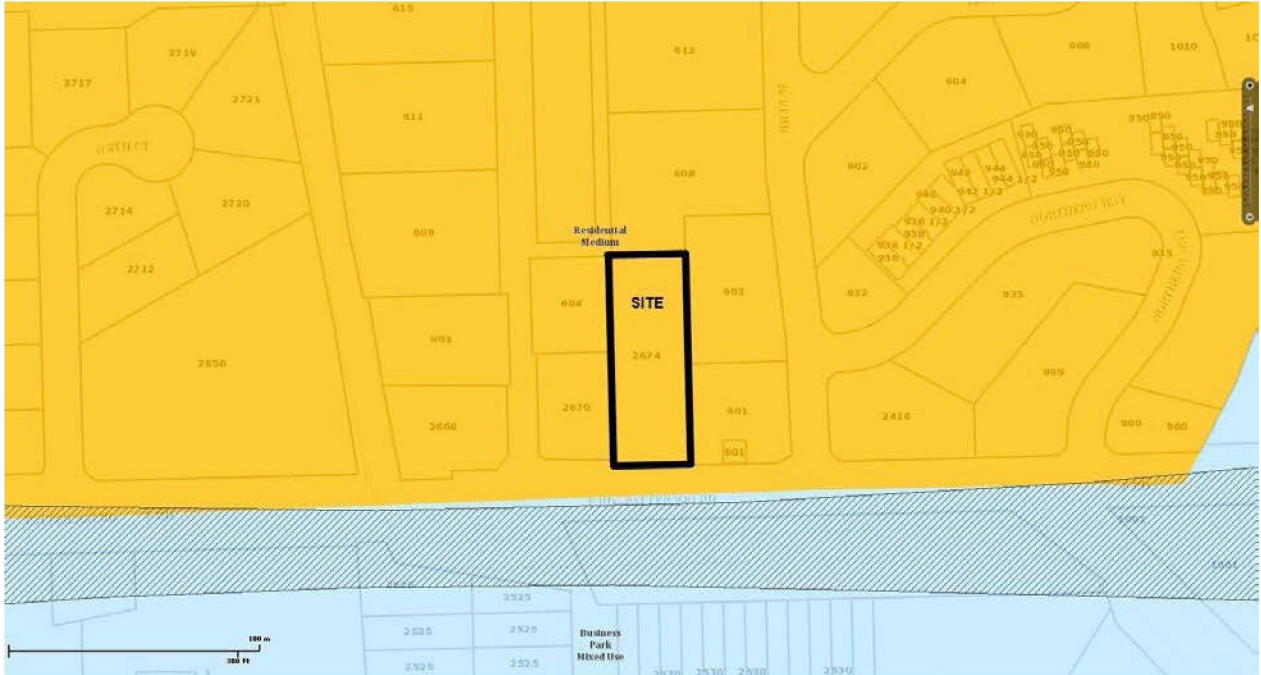
Existing City and County Zoning Map

Figure 4



Comprehensive Plan Map

2674 F Road



Existing City Zoning Map

2674 F Road



Site Location Map

Figure 1



Aerial Photo Map

Figure 2



Comprehensive Plan

Figure 3



Existing City Zoning

Figure 4

