



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

TUESDAY, APRIL 26, 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

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

Not available at this time.

2. Carroll Rezone – Rezone

[Attach 2](#)

Request a recommendation of approval to City Council to rezone a total of 0.34 acres (2 lots – 1220 Cannell Avenue and 1240 Cannell Avenue) from R-8 (Residential 8 du/ac) to an R-O (Residential Office) zone district.

FILE #: RZN-2011-665
PETITIONER: Clark Carroll
LOCATION: 1220 and 1240 Cannell Avenue
STAFF: Scott Peterson

*** * * 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.

3. Impound Lot – Conditional Use Permit

[Attach 3](#)

Request approval of a Conditional Use Permit to operate an impound lot on 7.558 acres in an I-1 (Light Industrial) zone district.

FILE #: CUP-2010-240
PETITIONER: James Grinolds – Western Towing
LOCATION: 2381 1/2 River Road
STAFF: Senta Costello

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

**Attach 2
Carroll Rezone**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: April 26, 2011–
PRESENTER: Scott D. Peterson

AGENDA TOPIC: Carroll Rezone – RZN-2011-665

ACTION REQUESTED: Recommendation to City Council to rezone properties located at 1220 and 1240 Cannell Avenue from R-8, (Residential – 8 du/ac) to R-O, (Residential Office).

BACKGROUND INFORMATION					
Location:		1220 and 1240 Cannell Avenue			
Applicants:		Clark Carroll and Phyllis Carroll, Owners Alicia Herring, Representative			
Existing Land Use:		Single-family home on each property			
Proposed Land Use:		Future mixed use (office and/or multi-family residential) development			
Surrounding Land Use:	North	Mesa State College – Student housing			
	South	Mesa State College – Mixed Use (commercial/student housing)			
	East	Mesa State College – Student housing			
	West	Single-family residential			
Existing Zoning:		R-8, (Residential – 8 du/ac)			
Proposed Zoning:		R-O, (Residential Office)			
Surrounding Zoning:	North	R-8, (Residential – 8 du/ac)			
	South	R-8, (Residential – 8 du/ac)			
	East	R-8, (Residential – 8 du/ac)			
	West	R-8, (Residential – 8 du/ac)			
Future Land Use Designation:		Business Park Mixed Use			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: A request to rezone 0.35 +/- acres, located at 1220 and 1240 Cannell Avenue, from R-8, (Residential – 8 du/ac) zone district to R-O, (Residential Office) zone district.

RECOMMENDATION: Recommend approval to City Council.–

ANALYSIS:

1. Background:

The applicants, Clark Carroll and Phyllis Carroll, are requesting to rezone their properties located at 1220 and 1240 Cannell Avenue. The two properties are situated on the east side of Cannell Avenue and are surrounded by Mesa State College owned properties on three sides (north, south and east) that consist of student housing and commercial leases. The applicant's intent is to develop and/or market the properties as mixed use office and/or multi-family residential.

The R-O district was established to provide low intensity, nonretail, neighborhood service and office uses that are compatible with adjacent residential neighborhoods. Development regulations and performance standards for the R-O district are intended to make buildings compatible and complementary in scale and appearance to a residential environment.

The applicants held a Neighborhood Meeting on December 21, 2010 with three adjacent property owners in attendance. No adverse comments related to the proposed rezone were raised during the meeting.—

The proposed rezone request furthers Goals 3, 4, 5, 6, and 7 of the Comprehensive Plan by;

- Facilitating ordered and balanced growth throughout the community,-
- Supporting the continued development of the downtown area of the City Center,-
- Providing a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages,-
- Encouraging land use decisions that preserve and provide for appropriate reuse and finally creating appropriate buffering between new and existing development.-

2. Section 21.02.140 of the Grand Junction Municipal Code:

Zone requests must meet all of the following criteria for approval:

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

Response: The properties have been zoned R-8 for many years and are also the last remaining properties on this block that are not owned by Mesa State College. The properties are now surrounded by Mesa State College on three (3) sides. Use of these properties as office and/or multi-family residential development is a logical extension of and makes good use of the adjacent commercial and residential dormitory land uses provided by Mesa State College.-

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

Response: The character of the area has changed with the growth of Mesa State College. As Mesa State College continues to expand and develop, the character of the area has changed. In addition, the proposed rezone to R-O provides an appropriate transition and logical extension from the existing adjacent Mesa State College properties which contain mixed use developments of commercial and residential dormitory land uses along North Avenue.

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

Response: There are adequate public and community facilities existing in the area of the proposed rezone request to accommodate any future development. City water service is available in Cannell Avenue and City sewer service is available in an easement along the east property boundary. The proposed rezone is also within walking distance of services and educational opportunities provided by Mesa State College and commercial retail services and restaurants along North Avenue. Grand Valley Transit also provides bus service along North Avenue.

(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: The proposed rezone to R-O would be a natural progression and transition between the existing mixed use commercial and residential dormitory buildings offered by Mesa State College directly to the south along North Avenue and the residential properties to the west. The existing properties are surrounded by Mesa State College properties on three sides and the proposed zone will allow land uses that are supportive of services and educational opportunities offered by Mesa State College.—

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

Response: The community and the area will derive benefits from the proposed rezone by creating the potential of office and/or multi-family residential development that is compatible with the adjacent commercial and residential dormitory land uses provided by Mesa State College. The community and area also benefit from the potential for an attractive and useful re-development of properties that will include new landscaping and other on-site improvements.—

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

- a. R-12, (Residential – 12 du/ac)
- b. R-16, (Residential – 16 du/ac)
- c. R-24, (Residential – 24 du/ac)
- d. CSR, (Community Services and Recreation)
- e. BP, (Business Park Mixed Use)

f. I-O, (Industrial/Office Park)

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

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Carroll Rezone, RZN-2011-665, a request to rezone two properties from R-8, (Residential – 8 du/ac) to R-O, (Residential Office), the following findings of fact and conclusions have been determined:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Title 21, Section 02.140 of the Grand Junction Zoning and Development Code have all been met.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested R-O zone, RZN-2011-665, to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

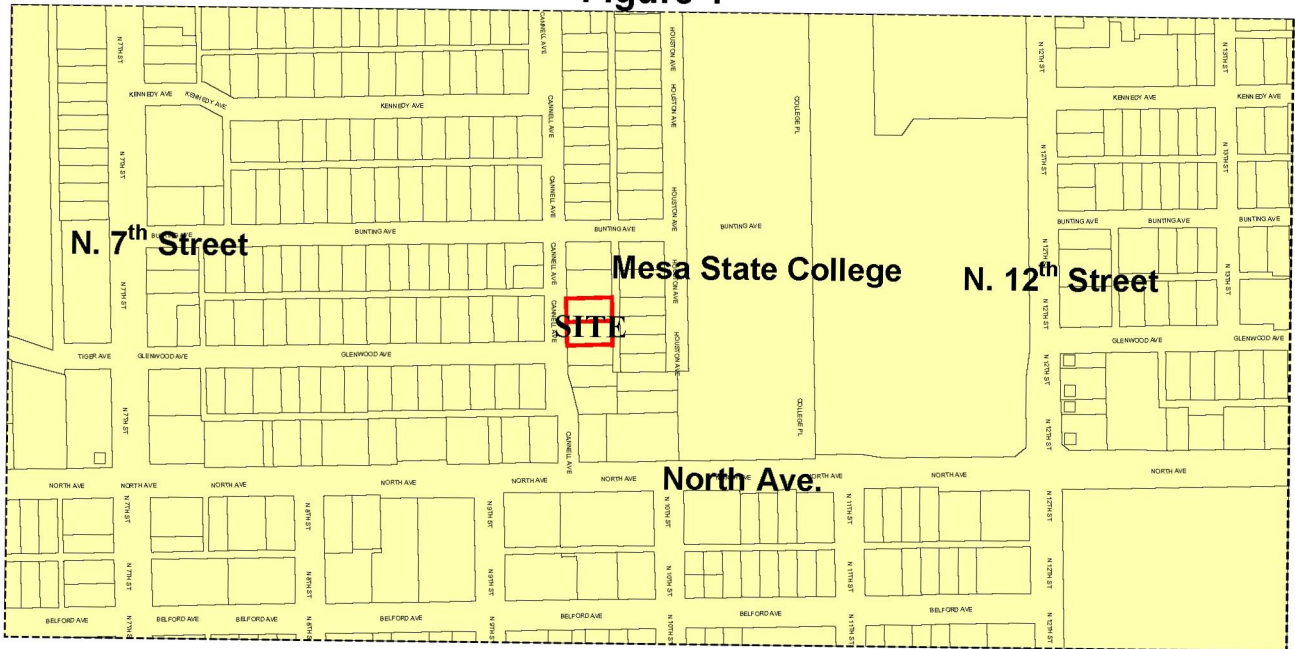
Mr. Chairman, on Rezone, RZN-2011-665, I move that the Planning Commission forward a recommendation of the approval for the Carroll Rezone from R-8 to R-O with the findings of fact and conclusions listed in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan / Blended Residential Map
Existing City Zoning Map
Ordinance

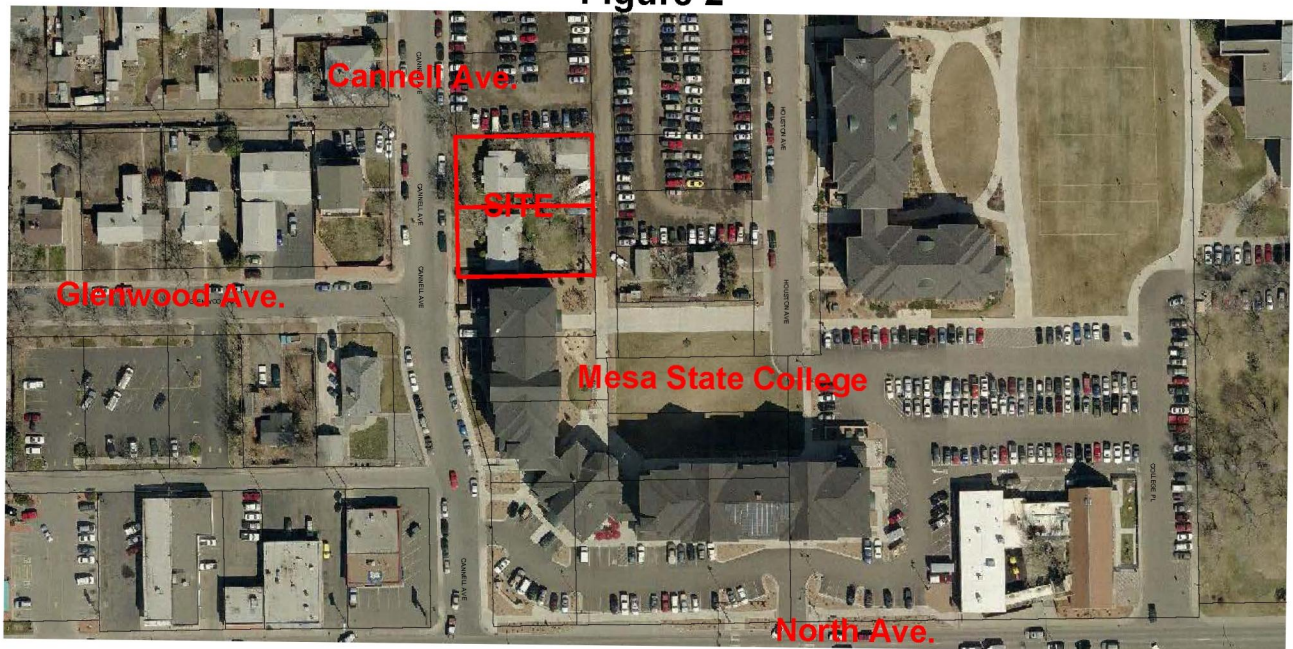
Site Location Map – 1220 & 1240 Cannell

Figure 1



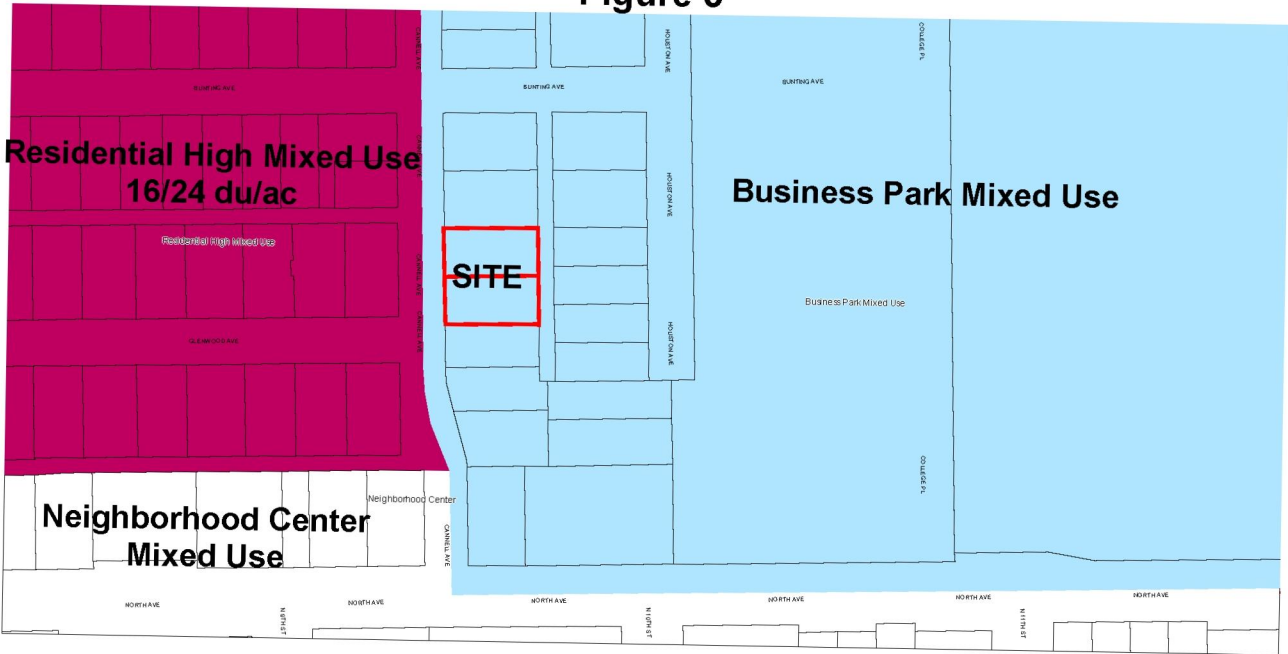
Aerial Photo Map – 1220 & 1240 Cannell

Figure 2



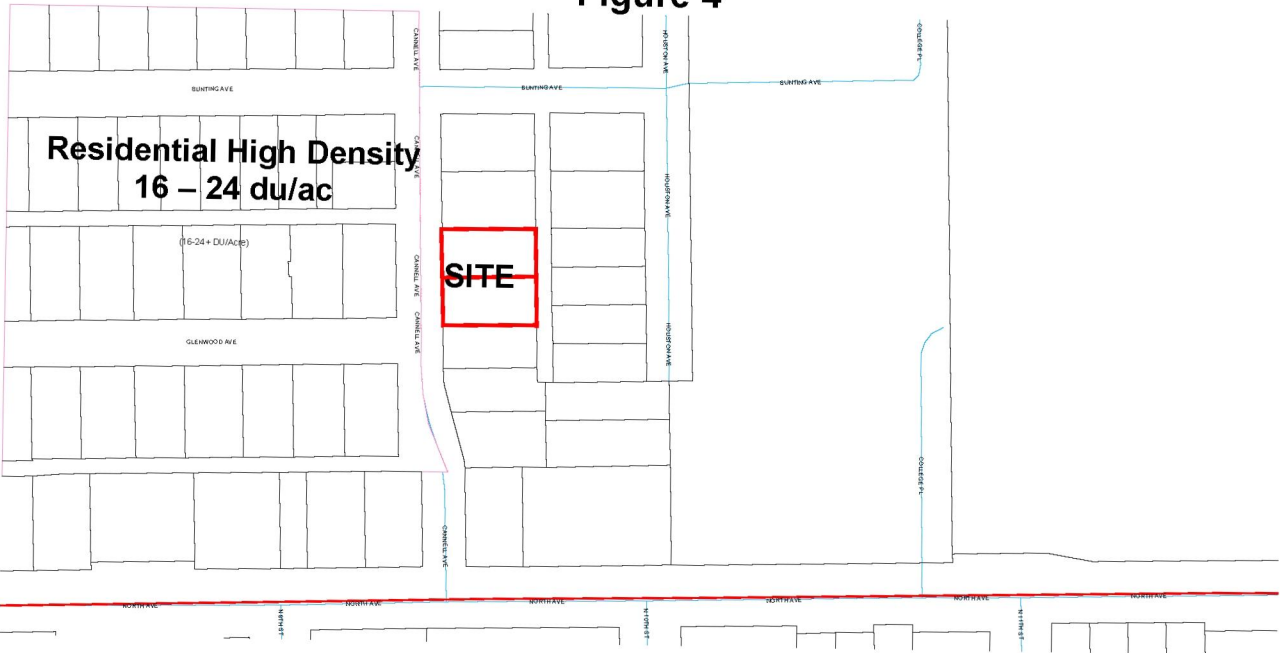
Comprehensive Plan

Figure 3



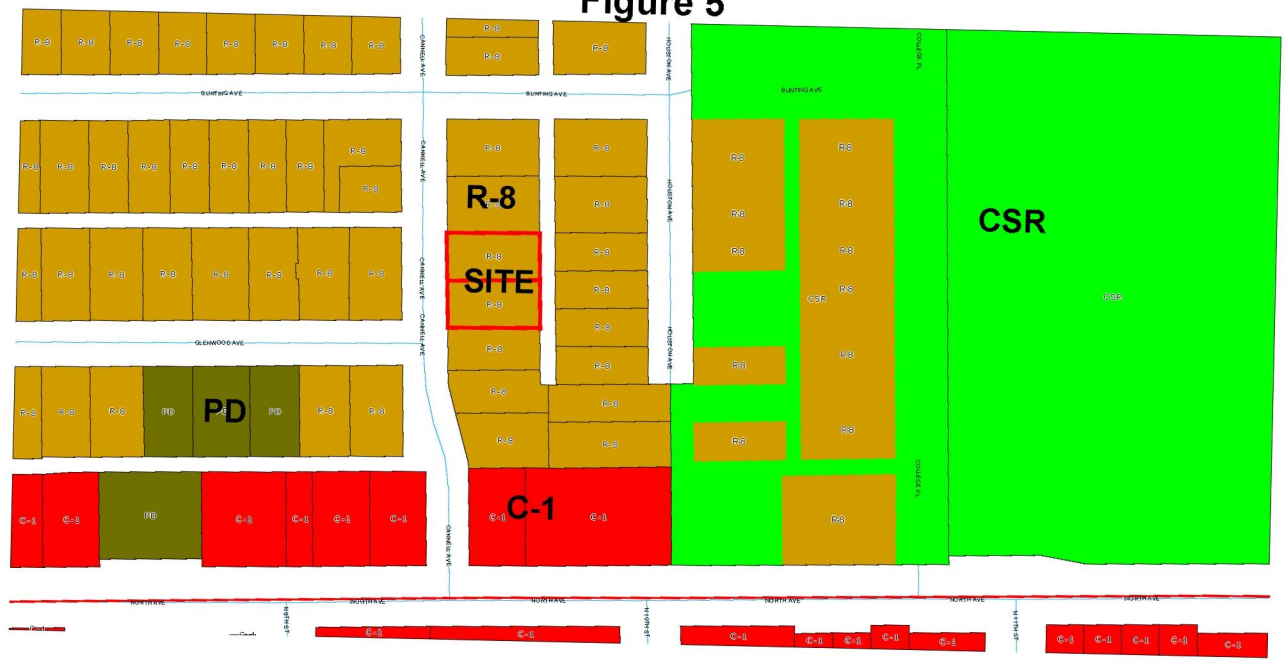
Blended Residential Map

Figure 4



Existing City Zoning

Figure 5



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE REZONING THE CARROLL REZONE
FROM R-8, (RESIDENTIAL – 8 DU/AC) TO R-O, (RESIDENTIAL OFFICE)**

LOCATED AT 1220 CANNELL AVENUE AND 1240 CANNELL AVENUE

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning the Carroll properties from R-8, (Residential – 8 du/ac) to the R-O, (Residential Office) zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Comprehensive Plan, Business Park Mixed Use and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the R-O, (Residential Office) zone district to be established.

The Planning Commission and City Council finds that the R-O, (Residential Office) zoning is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

The following properties shall be rezoned R-O, (Residential Office).

Lots 26, 27 and the South ½ of Lot 28, Block 3, McMullin & Gormley Subdivision and the North ½ of Lot 28 and all Lots 29 and 30, Block 3, McMullin & Gormley Subdivision.

Introduced on first reading this , day of , 2011 and ordered published.

Adopted on second reading this _____ day of _____, 2011.

ATTEST:

City Clerk

Mayor

**Attach 3
Knowles Impound Yard**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: April 12, 2011
PRESENTER: Senta Costello

AGENDA TOPIC: Knowles Impound Yard – CUP-2010-240

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

<i>BACKGROUND INFORMATION</i>			
Location:	2381 ½ River Road		
Applicants:	Owner: Knowles Enterprises LLC – Mike Knowles Applicant: Western Towing – James Grinolds Representative: Ciavonne Roberts & Associates – Keith Ehlers		
Existing Land Use:	Heavy Truck Repair; Outdoor Storage of heavy vehicles & construction equipment; Offices for construction company and Western Towing		
Proposed Land Use:	Same as above plus adding an Impound Yard		
Surrounding Land Use:	North	Scrap metal yard	
	South	Redlands Parkway; Riverfront Trail	
	East	Vacant Industrial Land	
	West	Oil & Gas support business w/ outdoor storage	
Existing Zoning:	I-1 (Light Industrial)		
Proposed Zoning:	N/A		
Surrounding Zoning:	North	I-1 (Light Industrial)	
	South	CSR (Community Services & Recreation)	
	East	I-1 (Light Industrial)	
	West	I-1 (Light Industrial)	
Future Land Use Designation:	Industrial		
Zoning within intensity range?	X	Yes	No

PROJECT DESCRIPTION: A request for approval of a Conditional Use Permit to operate an impound yard in an I-1 (Light Industrial) zone district in accordance with Table 21.04.010 of the Grand Junction Municipal Code.

RECOMMENDATION: Approval of the Conditional Use Permit

ANALYSIS:

1. Background

The property was annexed in 1996 as part of the 390.48 acre River Road Annexation and zoned I-1.

In 2004, the site was reviewed to be used for an irrigation and landscaping business to utilize a portion of the property as a storage area for landscaping vehicles, supplies and equipment. The application was withdrawn by the applicant.

In 2005, the site was reviewed to construct a 240 sq ft office and store landscaping supplies on +/- 1 acre of the 7.536 acre property. This application was withdrawn as well.

In 2006, Knowles Enterprises requested approval for a CUP for a heavy truck repair business on the property. The CUP was approved December 12, 2006 by the Planning Commission with the following conditions:

- a. All applicable Building Permits are required to be obtained through the Mesa County Building Department.
- b. Developer is responsible for contacting the City of Grand Junction and requesting a final inspection of all on/off-site improvements upon completion prior to Certificate of Occupancy. Occupancy shall not be allowed until all required improvements have been installed or guaranteed with a separate Development Improvements Agreement.
- c. All landscaping must be maintained in a healthy manner. Should any of the plantings die or become unhealthy for any reason, they must be replaced.
- d. All outside lighting shall comply with Section 7.2 F. of the Zoning and Development Code.

Since the approval of the CUP in 2006, the property has been used by Knowles Enterprises for its heavy truck repair business, operations and truck storage and a construction company.

In 2010, Western Towing leased an area of the property for use as an impound yard. As this use was not reviewed and approved as part of the Conditional Use Permit approved in 2006, the establishment of the yard created a violation. The applicant is requesting to add the impound yard use to the other uses allowed on the site as listed above.

The impound yard will be located 221.62 ft north of the southern property line, south of the access aisle for the northern two buildings. The yard is proposed to be 135' x 193', adjacent to the construction company office building. The four buildings currently existing on the property will remain. Employee parking exists along the north and south sides of the northern two buildings. The balance of the property will be used for circulation and storage of the Knowles Enterprises truck and vehicles being serviced and the construction company equipment.

2. Consistency with the Comprehensive Plan

The site is currently zoned I-1 (Light Industrial) with the Comprehensive Plan Future Land Use Map identifying this area as Industrial. The M-U, I-O, I-1 and I-2 zone districts implement the Industrial Comprehensive Plan designation. The proposed uses are consistent with the Comprehensive Plan.

3. Section 21.02.110 the Grand Junction Municipal Code

The purpose of a conditional use review is to provide an opportunity to utilize property for an activity which under usual circumstances could be detrimental to other permitted uses, and which normally is not permitted within the same district. A conditional use may be permitted under circumstances particular to the proposed location and subject to conditions that provide protection to adjacent land uses. A conditional use is not a use by right; it is one that is otherwise prohibited within a given zone district without approval of a conditional use permit.

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.

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;

21.02.070(6) Administrative development permits (Site Plan Review).

General Approval Criteria. No permit may be approved by the Director unless all of the following criteria are satisfied:

- i. Compliance with the Comprehensive Plan and any applicable adopted plan.

Applicant's Response: The proposal meets all site plan review standards in section 21.02.070(6) and conforms with SSID, TEDS and SWMM Manuals.

Staff's Response: The property is located on in an I-1 zone district with an Industrial Comprehensive Plan Future Land Use designation. The M-U, I-O, I-1 and I-2 zoned districts implement the Industrial Comprehensive Plan designation. The proposed use implements the following Goals and Policies of the Comprehensive Plan:

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

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

There are no other applicable plans for this area.

- ii. Compliance with this zoning and development code.

Applicant's Response: See above.

Staff's Response: All requirements of the Zoning and Development Code have been met by the proposal.

- iii. Conditions of any prior approvals.

Applicant's Response: See above.

Staff's Response: All conditions of the Conditional Use Permit approval from 2006-2007 have been met. The impound yard use is an expansion of the uses on the site and began operations without proper review. A Code Enforcement action was started once the violation was confirmed. This application is intended to address the expansion on the site and set new limitations/conditions for the uses on the site.

- iv. Public facilities and utilities shall be available concurrent with the development.

Applicant's Response: See above.

Staff's Response: The River Road has a 12" Ute Water line, a Ute fire hydrant and 54" combined sewer line located adjacent the entrance to the property.

- v. Received all applicable local, State and federal permits.

Applicant's Response: See above.

Staff's Response: The City Development Engineer has reviewed the proposal for conformance with the SSID, TEDS and SWMM requirements and verification that all local, State and Federal permits required for the site have been obtained if necessary.

- (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);

Response: All district standards have been met.

(3) Specific Standards. The use-specific standards established in Chapter 21.04.030(d) New Car/Auto Recycler, End Recycler (Salvage Yard), Wrecking Yards, Appliance Recycler, Impound Lots GJMC;

(d) New Car/Auto Recycler, End Recycler (Salvage Yard), Wrecking Yards, Appliance Recycler, Impound Lots. (For existing uses see GJMC [21.04.040\(h\)\(2\)\(iii\)](#).) New car/auto recycler, end recycler (salvage yard), wrecking yards, appliance recycler and impound lots shall be allowed to operate only with an approved conditional use permit and are subject to the following requirements. Salvage, dismantling, recycling or impound lot uses as accessory uses are permitted under the same status as the principal use and are subject to all requirements of the principal use in addition to the following requirements:

(1) Recycling/wrecking/salvage yards and impound lots shall provide the screening and buffering required by GJMC [21.06.040\(i\)](#) and provide a six-foot-high wall along the street frontage and along the first 50 feet of the side perimeter from the street. The wall shall be increased to eight feet if the yard will contain any stored items in excess of six feet. The required wall shall meet the required front yard setback with landscaping in the setback area.

Applicant's Response: Screening of the site proved to be challenging due to the elevated location of the Redlands Parkway which allows passersby to look down upon the site. Assessment of the site has shown that a 6' fence would provide little to no screening, except for the items within about 10 feet of the fence. Increasing the fence to 8' also yielded minimal results. A fence of excessive height would create a corridor effect similar to what is found in the Denver area and was therefore not a desirable solution according to City Staff as well as some of the neighbors attending the neighborhood meeting. The alternative of landscape screening with trees was deemed to be the best solution. The same determination was made by Planning Commission when Knowles Enterprises applied for the original CUP for his 'Large Truck' operation. However, the present quantity or seasonal nature of the existing tree screening has room for improvement so this application proposes adding an additional 17 trees along the frontage which will all be evergreen trees.

In addition to adding screening material this application proposes to reduce the visual impact of the Industrial zone from the Parkway by moving the location of the inventory away from the property line directly adjacent to the Parkway. The layout and current use of the site can be rearranged to accommodate moving the inventory away from the Redlands Parkway as shown on the proposed plan. The impound area will be fenced with either slats or mesh screen material to further aide in screening the yard.

Staff's Response: The 6' fence or wall required by the Zoning and Development Code would provide little to no screening for the impound yard at its current location adjacent to the southern property line and would provide no

screening of the yard in the proposed location 221' north of the south property line. Construction of a taller screen fence or wall is possible, but without the screening structure being 10'-12' or higher, it would still not achieve the screening required by the Code. And the creation of a 10'-12' or higher fence/wall would create an undesirable tunnel effect along the corridor. After reviewing the options, increasing the landscaping with additional evergreen trees along the Redlands Parkway frontage makes the most sense in achieving screening of the site. The applicant has also agreed to move the yard further north on the property and install screening on the perimeter fence which will surround the yard. The combination of these measures will minimize the visual impact to the Parkway and Riverfront Trail to the south.

- (2) The wall shall be of solid, 100 percent opaque construction of wood, masonry, or other material approved in writing by the Director (unless the screening and buffering required by GJMC [21.06.040\(i\)](#) allows for only masonry or wood).

Applicant's Response: The proposed screening will be an addition of 17 evergreen trees to the landscape screening previously approved by Planning Commission for the original CUP, as indicated in the response above.

Staff's Response: See response above.

- (3) All outdoor yards or storage lots shall comply with the following:
 - (i) No yard or storage lot shall be placed or maintained within a required yard setback.

Applicant's Response: Understood

Staff's Response: The proposed yard is outside of all required setbacks for the I-1 zone district.

- (ii) Stored items shall not project above the screening except for integral units as defined in Chapter 21.10, Definitions; and stacking of no more than two vehicles on top of a wheel stand. Integral units shall include shelving up to 20 feet in height for the purpose of storing recyclable materials. Integral units shall not be stored within the first 20 feet of the property from any street frontage property line.

Applicant's Response: Understood.

Staff's Response: The applicant has stated that none of the stored items will be stacked.

- (iii) All screening shall be installed in a professional and workmanlike manner, and maintained in good condition.

Applicant's Response: Understood.

Staff's Response: The applicant has stated an understanding of this requirement.

- (4) All compaction, cutting and/or other material volume reducing operations shall be conducted to minimize the noise generated by the operation.

Applicant's Response: Understood.

Staff's Response: The applicant has stated that their operation as an impound yard does not currently and will not include any of these types of operations. If, at some point in the future, these operations are desired additions to the business, the CUP will need to be amended.

- (5) Unusable items shall be disposed of and not be allowed to collect on the premises.

Applicant's Response: Understood.

Staff's Response: The applicant has stated an understanding of this requirement.

- (6) All tires not mounted on operational vehicles shall be neatly stacked or placed in racks. If stacked, the stacks shall not be over six feet in height; if on racks, the top of any tire on any rack shall not be over 10 feet in height.

Applicant's Response: Understood.

Staff's Response: The applicant has stated that their operation as an impound yard does not currently and will not include any of these types of operations. If, at some point in the future, these operations are desired additions to the business, the CUP will need to be amended.

- (7) No garbage or other putrescent waste, likely to attract vermin, shall be kept on the premises. Gasoline, oil, or other hazardous materials which are removed from scrapped vehicles or parts of vehicles kept on the premises shall be disposed of in accordance with applicable federal, State and local regulations. All other regulations of the City such as, but not limited to, building codes, fire codes, weed regulations and health regulations shall apply to the operation of all such uses.

Applicant's Response: Understood.

Staff's Response: The applicant has stated an understanding of this requirement.

(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.

Response: The property is located just west of the Redlands Parkway and Highway 6 & 50 interchange on River Road. Mesa Mall, restaurants, City Market, gas stations, Canyon View Park, the Riverfront Trail and other commercial businesses are located in the neighborhood and provide complementary uses for the proposed business.

(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;

Response: The property is not adjacent to any residential uses. All properties adjacent to the property are heavy commercial and/or industrial uses. Screening from the neighboring roadway shall be provided by the addition and continuous maintenance of 17 evergreen trees. The uses on the site and the site plan, as long as the conditions imposed hereby are met, are in the opinion of Staff compatible with surrounding properties.

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;

Response: All properties adjacent to the property are heavy commercial and/or industrial uses. The applicant is proposing to move the yard 221' north of the property line adjoining the Redlands Parkway, installing screening on the fence and installing 17 new evergreen trees to provide year round screening in addition to the existing landscaping along the Parkway frontage.

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.

Response: All properties adjacent to the property are heavy commercial and/or industrial uses. The applicant is proposing to move the yard 221' north of the property line adjoining the Redlands Parkway, installing screening on the fence and installing 17 new evergreen trees to provide year round screening in addition to the existing landscaping along the Parkway frontage. The properties to the north, east and west are zoned I-1 and have an Industrial designation on the Future Land Use Map of the Comprehensive Plan. The proposed use is a similar and harmonious operation of other businesses in the area.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the Knowles Impound Yard application, CUP-2010-240 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 Municipal have all been met.
3. As part of the Conditional Use Permit application, no special sign package was submitted since the business is a single use. All signage will meet the standards of Section 21.02.110(d) of the Grand Junction Municipal Code.
4. Conditions:
 - a. 17 additional evergreen trees planted and maintained per the approved Site Plan.
 - b. The storage yard area must be out of all applicable setbacks for the I-1 zone district.
 - c. None of the stored items shall be stacked.
 - d. The impound storage yard shall be screened with slats in the chain link or an equivalent opaque screening solution as reviewed and approved by the Planning Division.
 - e. All screening shall be installed in a professional and workmanlike manner, and maintained in good condition.
 - f. No compaction, cutting or other similar noise generating operations will be conducted on the site.
 - g. Unusable items shall be disposed of and not be allowed to collect on the premises.
 - h. No unmounted tires will be stored on the property.
 - i. No garbage or other putrescent waste, likely to attract vermin, shall be kept on the premises. Gasoline, oil, or other hazardous materials which are removed from scrapped vehicles or parts of vehicles kept on the premises shall be disposed of in accordance with applicable federal, State and local regulations. All other regulations of the City such as, but not limited to, building codes, fire codes, weed regulations and health regulations shall apply to the operation of all such uses.

STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the requested Conditional Use Permit, CUP-2010-240 with the findings, conclusions and conditions of approval listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

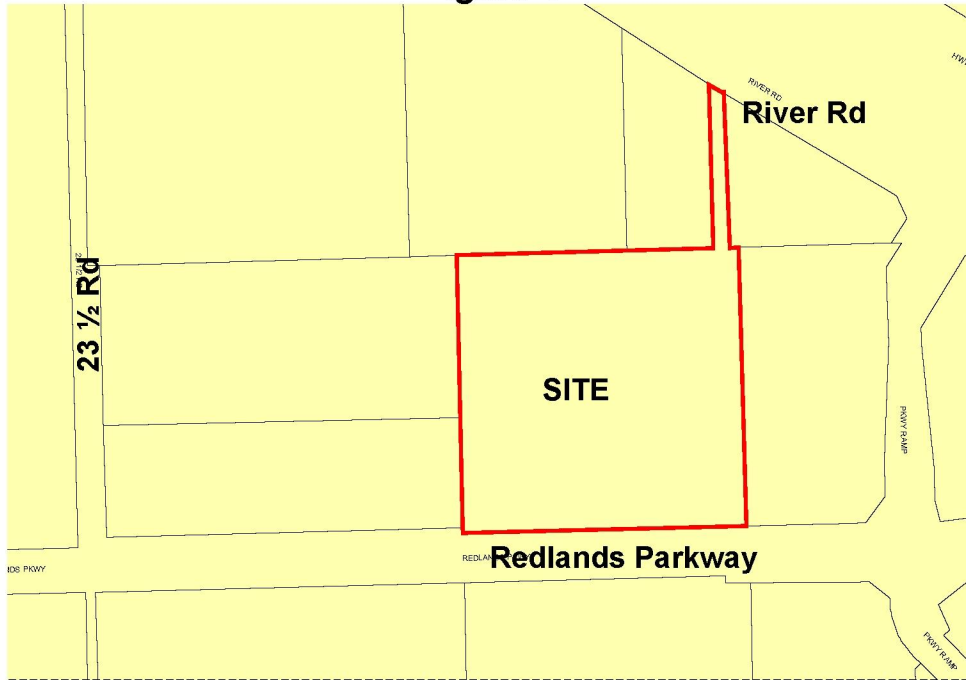
Mr. Chairman, on the request for a Conditional Use Permit for Knowles Impound Yard application, number CUP-2010-240 to be located at 2381 ½ River Road, I move that the Planning Commission approve the Conditional Use Permit with the facts, conclusions and conditions listed in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan Map / Existing Zoning Map
Screening Study
Project description/List of existing and proposed uses
Site Plan
Citizen Letters/emails

Site Location Map

Figure 1



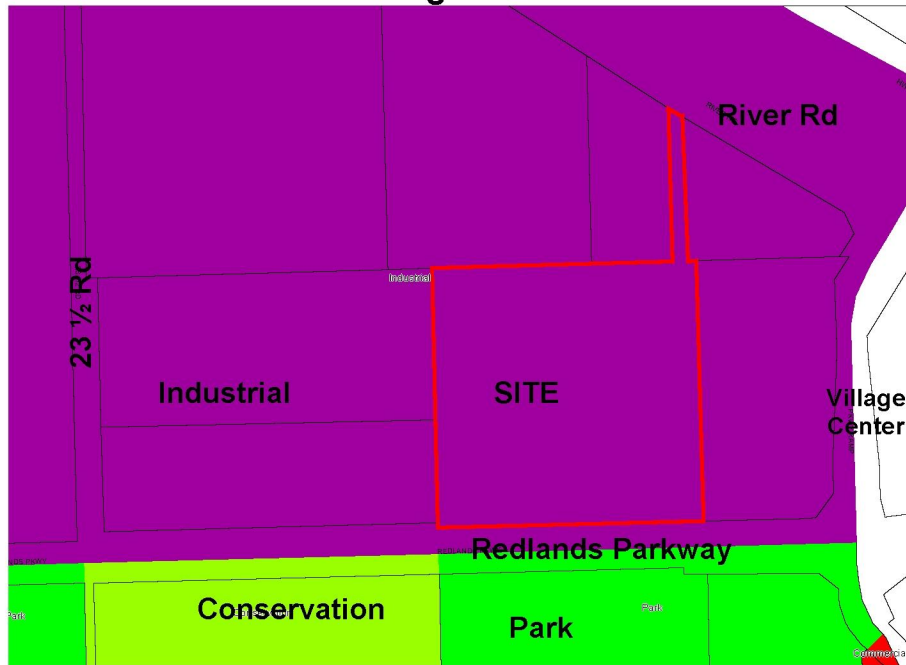
Aerial Photo Map

Figure 2



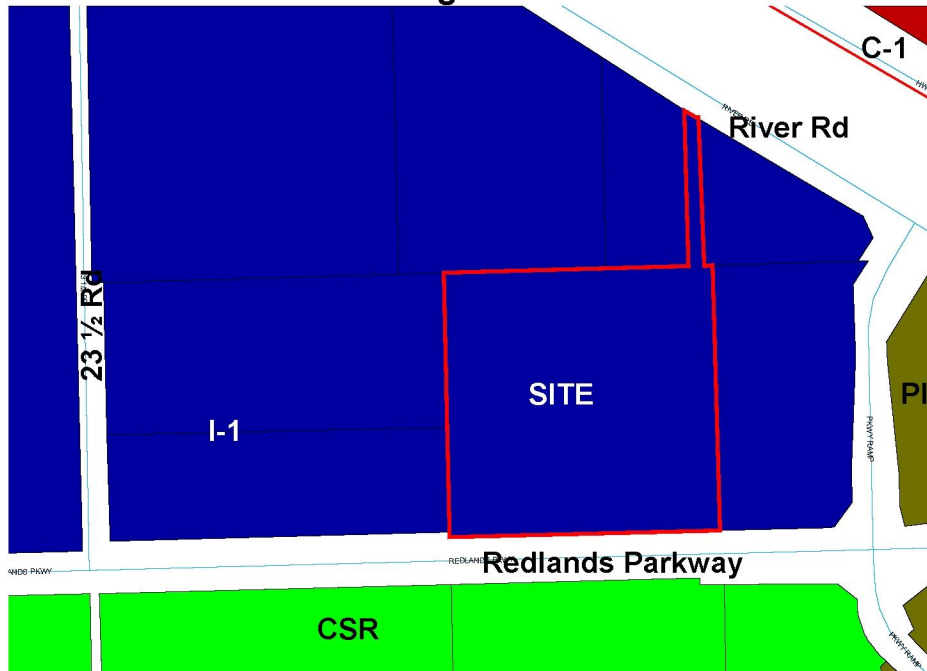
Comprehensive Plan Map

Figure 3



Existing City Zoning Map

Figure 4





Clavonne,
Roberts &
Associates, Inc

LAND PLANNING AND
LANDSCAPE ARCHITECTURE

222 North 7th Street
PH 970-241-0745

Grand Junction, CO 81501
FX 970-241-0765 www.clavonne.com

Knowles Enterprises SCREENING STUDY

The intent of this study is to provide information on what options are available for screening of an industrial Zoned property from the elevated Redlands Parkway so that a reasonable solution can be found to accommodate the community's desire to have a prosperous industrial economic sector in the area providing jobs and revenue, as well as aesthetically pleasing travel corridors.

The challenge of screening the proposed site along the Redlands Parkway derives from the Parkway being located approximately 6-8 feet above the elevation of the site. The City of Grand Junction Development Code typically calls for a 6' fence or wall when industrial zones are adjacent to a corridor such as the Parkway, but the viewer's eye level when driving or walking along the parkway ranges from 10-14 feet above the site elevation (when driving a vehicle or walking) making a 6' or 8' fence ineffective for screening purposes. Attached with this study are several pages of images depicting the relationship of the Parkway and the Knowles site. Exhibit 'A' depicts the difference of elevation between the Parkway surface and the passerby's eye level from within a vehicle in relation to the ground level of the Knowles site. Exhibit 'B' provides a better cross section indication of the elevation challenge, and also shows the how the existing trees provide screening upon the approach to the site. Additionally, Exhibit 'B' graphically depicts the difference of screening effectiveness between summer and winter months due to foliage on the trees. Exhibit 'C' shows the minimal effectiveness of a six foot or an eight foot fence for screening purposes even when the fence is set back 25' within the Knowles property as shown.

The alternative idea of creating a tall wall of over 8' height has received negative reaction from neighbors, Planning Staff, and the applicant out of concerns for creating an unpleasant corridor affect that is found in some large metropolis areas. The most supported form of screening has been the use of landscape, specifically trees. With that said, the existing 23 deciduous trees adjacent to the Parkway are not providing the level of screening desired. This is particularly evident during the fall and winter months when the foliage has dropped. To address this issue the applicant is proposing an additional 17 evergreen trees that will provide additional screening year round as part of this CUP application. The Development Code typically requires 15 trees along the street frontage (1 tree per 40'), but the total trees being proposed along the frontage and including the first 50' of side yard landscaping on either side of the property is 52 trees.

In addition to the 52 trees (23 existing deciduous adjacent to the parkway, 12 existing evergreen at the corners of the site, and 17 proposed evergreens adjacent to the parkway), the applicant is proposing to move the storage of vehicle inventory of Western's operations away from the Parkway to provide an additional buffer of distance of over 220' as shown on the proposed CUP Site Plan. In addition to the distance, the proposed relocation of the vehicle inventory will take advantage of the screening properties of an existing building on the site to reduce visibility from the Parkway.

The cooperative effort of the applicant and the City of Grand Junction Planning Staff, as well as input from neighborhood meetings has determined the proposed landscape screening and relocation of the Western's vehicle inventory on site is the most appropriate solution.

EXHIBIT 'A'



Overlooking Vehicle Storage to Elevated Parkway

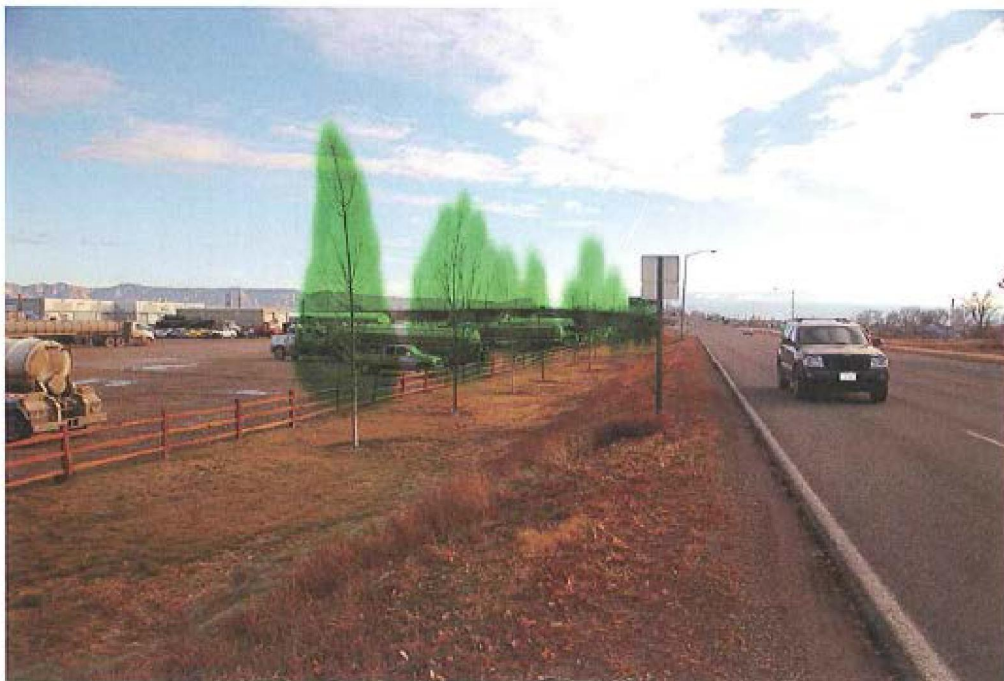


From Site Looking at Elevated Parkway

EXHIBIT 'B'

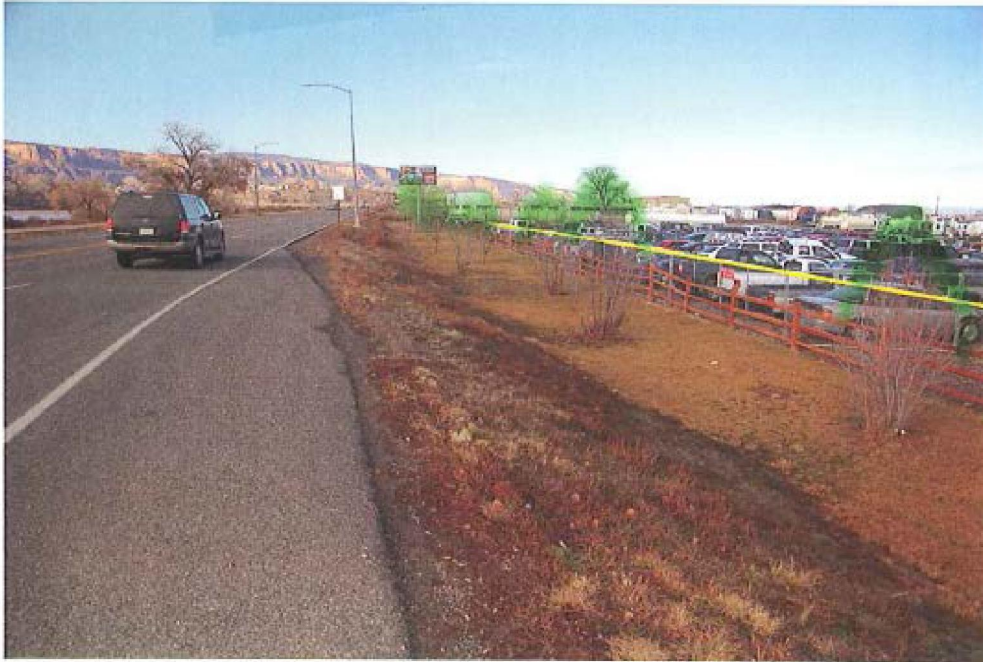


Eastbound: Tree Screening upon Approach



Eastbound: : Tree Screening upon Approach w/ Foliage

EXHIBIT 'C'



Westbound: Yellow Line is 6' Fence



Westbound: Orange Line would be 8' Fence

Requirements: Please provide a detailed narrative of the impound operation, from how the vehicle is processed at the wreck site, where it goes from there and what happens at this intermediary site, how the vehicle is processed at your site, to the pick-up of the vehicle at the lot. This will help in educating the Planning Commission on the operation.

Applicant's Response: Western's process of operations is as follows: The way Western operates this particular part of its business is: When an accident occurs, the vehicle is towed by some other towing company to its yard, and the involved insurance company is contacted. Western has contracts in place with various insurance companies. If the insurance company's adjuster determines that the vehicle is a total loss, payment is made to the driver/owner and title to the vehicle transfers to the insurance company, usually within a few days to a few weeks. Pursuant to the contract with Western, once title has transferred to the insurance company, Western arranges to have the vehicle delivered (normally using its tow trucks) to the Knowles site.

When the vehicle arrives on the Knowles site, it is taken directly and only inside the Western building where it is inspected, cleaned up (vacuumed, etc.) and photographed. There is no salvaging done, and no repair work. Once photographed and inventoried, the vehicle is added to the Copart online auction site for sale to the retail public, and this personal property is placed in the storage area on the site. Mr. Grinolds says that the longest a vehicle has been on the site, pending a retail sale, is 60 or so days. Once the vehicle is sold by Copart, Western is notified, and arranges for delivery to the Copart buyer, and the vehicle leaves the Knowles site.

Note that Western's operation and protocols reduces to zero, or near zero, any chance of any fluids from the vehicle being introduced onto the Knowles property because any fluids that would be released are either spilled at the accident scene, or dealt with at the towing yard. As we have mentioned, when Western picks up its 'goods,' as it were, and brings them to the Knowles property, the very first step is to inventory and inspect the vehicle on the concrete pad within Western's building on site. In the unlikely event that some fluids are still able to drip off the vehicle several days after the accident, Western's protocols deal with them on the concrete pad, inside it's building. Thus, the risk of hazardous wastes/fluids involvement as a result of Western's short-term storage is simply not an issue as a practical and legal matter.



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~ CUP Overview ~
REVISED 1-27-11
Knowles Enterprises, LLC
2381 ½ River Road

The proposed CUP Application is intended to replace the existing CUP on the industrially zoned site to accommodate the same uses as the previously approved CUP as well as additional uses. The proposed uses on the site, including the previously approved uses are as follows:

1. Large Truck Repair operations – Knowles Enterprises (requires CUP)
2. Indoor Operations and Outdoor Storage including Heavy Vehicles – Knowles Enterprises (Allowed use)
3. Use by a construction company for their main office and equipment storage (Allowed use)
4. Use by Western Towing and Recovery for their main office operations (note: no vehicles are towed to this site as part of Western's towing and recovery operation), and Western's ancillary use which is defined by the City of Grand Junction Development code as Warehouse and Freight Movement, Wholesale Sales, and Impound Lot. The Warehouse and Wholesale uses are an allowed use within the I-1 Zone, but the determination by City Staff that the designation of Impound Lot also applies requires this application to be reviewed as a CUP per the Zoning Code.

Cooperation with the Planning Department on the matter has indicated 2 aspects of the project that require focused consideration due to the proximity of the Redlands Parkway:

- a. Screening.
- b. Location of the inventory(vehicles) to help mitigate the challenge of screening.

The proposed CUP addresses both aspects.

Screening of the site proved to be challenging due to the elevated location of the Redlands Parkway which allows passersby to look down upon the site. Assessment of the site has shown that a 6' fence would provide little to no screening, except for the items within about 10 feet of the fence. Increasing the fence to 8' also yielded minimal results. A fence of excessive height would create a corridor effect similar to what is found in large metropolis areas and was therefore not a desirable solution according to City Staff as well as some of the neighbors attending the neighborhood meeting. The alternative of landscape screening with trees was deemed to be the best solution. The same determination was made by Planning Commission when Knowles Enterprises applied for the original CUP for his 'Large Truck' operation. However, the present quantity or seasonal nature of the exiting tree screening has room for improvement so this application proposes adding an additional 17 trees along the frontage which will all be evergreen trees. The proposal brings the total trees being planted along the frontage to 52 trees. Code typically requires 15 trees (1 tree per 40' feet of frontage).

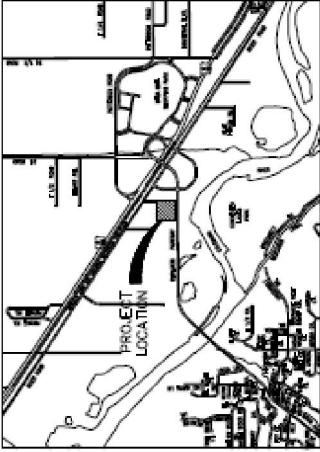
In addition to adding screening material this application proposes to reduce the visual impact of Western's proposed use of storing vehicular inventory by moving the location of the vehicular inventory away from the property line adjacent to the Parkway. The layout and current use of the site can be rearranged to accommodate moving the inventory away from the Redlands Parkway as shown on the proposed plan without impeding the business operations. The fenced area designated for the vehicle inventory storage will be dressed with slats in the chain link, a mesh screening material, or equivalent screening material.

The proposed addition of 17 evergreen trees and the relocation of the inventory is a cooperative solution to address concerns expressed about the view from the elevated Redlands Parkway onto an industrial site, yet still allow the property to be used to employ local residents and meet the needs of commerce and industry in our region in accordance with I-1 Zoning and the recently adopted Comprehensive Plan.

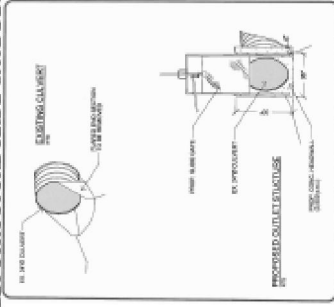
Thank you.

Keith Ehlers
Clavonne, Roberts, & Assoc.

KNOWLES PROPERTY GRAND JUNCTION, COLORADO



OUTLET STRUCTURE SLIDE GATE DETAIL



DRAWN BY	...
CHECKED BY	...
DATE	...
REVISIONS	...
DRAWN IN:	...

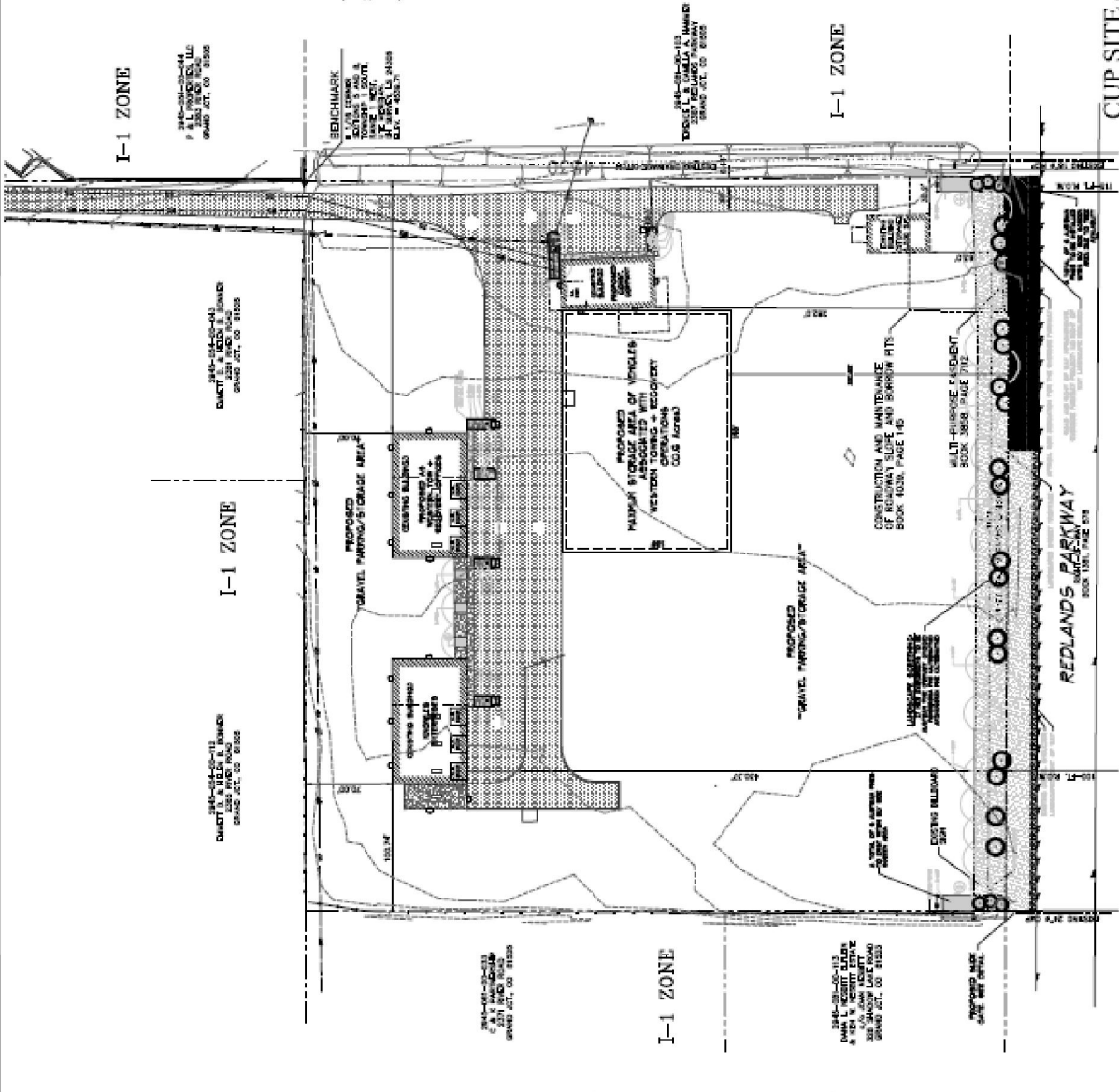
SHEET NO.	...
SITE PLAN	...

APPROVED FOR CONSTRUCTION:
 CHAYONNE ROBERTS & ASSOC., INC.
 LICENSED PROFESSIONAL ENGINEER
 NO. 100010000
 GRAND JUNCTION, COLORADO
 DATE: _____

AREA BREAKDOWN	
PAVING	14.8
GRAVEL	188.8
LANDSCAPING	10.8
GRASS	10.8
TOTAL	225.2

UTILITY VENDORS	
SEWER	City of Grand Junction
WATER	City of Grand Junction
ELECTRIC	Grand Junction Electric Utility
TELEPHONE	City of Grand Junction
TELEVISION	City of Grand Junction
CABLE TV	City of Grand Junction

APPROVED FOR CONSTRUCTION:	Date: _____
City of Grand Junction:	Date: _____
ACCEPTED AS CONSTRUCTOR:	Date: _____
City of Grand Junction:	Date: _____



CUP SITE & LANDSCAPE PLAN



January 10, 2011 - email

Hello, City Planning and Grand Junction Daily Sentinel,
Every day the Western Towing Junkyard grows with more and more old junkers being dumped there. Every day, more Redlands folks drive by that area on their way to our brand new City Market. Every day, many of them ask me when I see them, when is the City Planning meeting on the future of this wasteland.

Initially, Western Towing indicated junked cars would not be there more than three days or so. Yet not only have none of the original junkers disappeared, the whole mess has grown exponentially. Originally there were no rows of junked cars to the left of the enclosure. Now there are FIVE rows of wrecked cars and trucks with a new area behind them that is growing daily.

Is this junkyard a given? Many want to know if we can do anything about it at the yet to be determined City Planning meeting. Do you have a date set? Is there any transparency on this issue?

Thank you

--

Carolyn Emanuel
Colorado Mountain Club
Trips & Safety
Programs
texie08@gmail.com
210-241-7331
livingdesert.com

>>>"Cart, Rebecca" <Rebecca.Cart@rmhp.org> 1/5/2011 3:40 PM >>>

We spent millions to buy out Van Gundy junk yard and now there is one being built on the beautiful Redlands Parkway. HELP PLEASE

Confidentiality Notice: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential, proprietary, and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

>>>Carolyn Emanuel <texie08@gmail.com> 11/2/2010 8:55 AM >>>

Tim, As concerned citizens, cyclists, hikers who use the Colorado Riverfront trail at least three times per week, we would like our names to be added to your neighborhood meeting list in order to register our protests against Western Towing's eyesore junkyard.

Why spend the money that the Colorado Lottery spent to construct a very expensive Corn Lake cycling and hiking extension to the Colorado Riverfront Trail only to have another Van Gundy junkyard be granted permission to operate on the other end of the trail.

What does it take for City Planners to understand the appeal of a beautiful Colorado Riverfront Trail to attract tourists, visitors, cyclists, who in turn become a revenue stream for the City. Take a day to drive to the Roaring Fork Valley to see the Rio Grande Trail or Salida to see their trail along the Arkansas. There are no junkyards along their rivers. Both cities draw revenue from tourists using their trails.

As a final point, Grand Junction City Planners might consider that the junkyard obstructs the view of the Colorado National Monument as a person drives west along Redlands Parkway. Since there is a strong movement to establish the monument as a National Park--thus bringing in more revenue to Grand Junction, why continue to take the shortsighted view that a junkyard is worth more in short term revenues. How much does the City of Grand Junction take in annually from a Western Towing junkyard as compared to the amount dropped by tourists in our city?

--

Carolyn Emanuel
Writer/Producer
Location Scout Colorado Mountain Club
Trips & Safety Programs
texie08@gmail.com
210-241-7331
livingdesert.com

From: "Michele Murphy" Monday - November 1, 2010 9:10 AM
<t7bar@bresnan.net>
To: Senta Costello
Subject: Car Lot on Redlands Parkway
Attachments: Mime.822 (1839 bytes) [\[Retrieve\]](#)

Dear Ms Costello,

Thank you for your efforts to investigate and clean up the "car lot" on Redlands Parkway across from the River Front Trails. We appreciate your efforts to bring this growing eyesore under control.

Michele and Tom Murphy
Grand Junction, Colorado

From: Jim & Sue Sidwell Friday - October 29, 2010 7:42 AM
<jsidwell@earthlink.net>
To: Senta Costello
Subject: Redlands Parkway Junk Yard
Attachments: Mime.822 (2897 bytes) [\[Retrieve\]](#)

OCTOBER 29, 2010

GRAND JUNCTION PLANNING COMMISSION

The junk car yard on Redlands Parkway is an eyesore. Please do not allow it. The site is in non-compliance for a city conditional use permit. The business owners have done nothing to meet the requirements and have misled the city on the intended purpose of the site. It is definitely not compatible with the surrounding area.

One of the Valley's major assets is its scenic beauty. Both the Chamber of Commerce and the Grand Junction Economic Development focus on that as a business and people incentive. Redlands Parkway is a highly used roadway with great visibility of the Colorado National Monument. The River Front Trail system is directly across from the junkyard. State, county and city groups have spent considerable money and time developing an attractive and useful outdoor space. My concern is the north side of the Parkway is becoming an eyesore (junkyard, metal buildings, large truck storage, billboards).

I hope that the Planning Commission will show some civic foresight and pride and not allow this junk yard to continue.

Sue Sidwell
2194 Canyon View Drive
Grand Junction, CO 81507

From: Beverly Kingsley Wednesday - October 27, 2010 8:18 PM
<bevkingsley@gmail.com>
To: Senta Costello
Subject: Redlands parkway car lot, the lot across from the river front trail is a mess and an eye sore. Is that a legal lot I hope not
bevkingsley@gmail.com
Attachments: TEXT.htm (202 bytes) [\[Retrieve\]](#)
Mime.822 (2568 bytes) [\[Retrieve\]](#)

the ever enlarging car lot on Redlands Parkway is a vry messy sight across from the river front trail. It should be cleaned up
bevkingsley@gmail.com

Dusty Boyd (241-7487) would like to have it known that he is against the "growing junkyard" located at 2381 1/2 River Road. I told him it was already a code enforcement issue and they have applied for a CUP to address the site.