To Access the Agenda and Backup Materials electronically, go to www.gjcity.org

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

TUESDAY, January 12, 2016 @ 6:00 PM

Call to Order – 6:00 P.M.

*****CONSENT CALENDAR*****

1. **Minutes of Previous Meetings** Attach 1

   Action: Approve the minutes from the October 13, 2015 Planning Commission Meeting.

2. **Grand Junction Skilled Nursing Facility – CUP** Attach 2 [File # CUP – 2015-477]

   Approval of a Conditional Use Permit for a Physical Rehabilitation – Residential Facility.

   Action: Recommendation to City Council

   Applicant: West of the Rockies, LLC
   Jay Moss, Owner
   Location: 606 E. Foresight Circle
   Staff presentation: Senta Costello, Senior Planner

3. **Amendment to 21.02.110 and 21.06.070 of the Zoning and Development Code** Attach 3 [File # ZCA-2015-421]

   Request to amend the Grand Junction Municipal Code, Section 21.02.110 Conditional Use Permit (CUP) and Section 21.06.070(g)(5) Planning Developments and Conditional Uses.

   Action: Recommendation to City Council

   Applicant: City of Grand Junction
   Location: Citywide
   Staff presentation: Lori Bowers, Senior Planner

*****INDIVIDUAL CONSIDERATION*****

Attach 4

4. **Fox Meadows Zone of Annexation, Located at 3175 D ½ Road** [File ANX-2015-455]

   Request to zone 8.309 acres from County RSF-R (Residential Single-Family Rural) to a City R-5 (Residential 5 du/ac) zone district.

   Action: Recommendation to City Council

   Applicant: Grand Junction Real Estate Investments, LLC
   Staff Presentation: Brian Rusche, Senior Planner

Attach 5

5. **Fox Meadows Access Plan Amendment, Located at 3175 D ½ Road** [File #CPA-2015-456]

   Request a Comprehensive Plan Amendment to amend the Pear Park Neighborhood Plan, an element of the Comprehensive Plan, to revise the access point to D ½ Road from property known as Fox Meadows, consisting of 8.309 acres, in a County RSF-R (Residential Single-Family Rural) zone district.

   Action: Recommendation to City Council

   Applicant: Grand Junction Real Estate Investments LLC
   Staff Presentation: Brian Rusche, Senior Planner

Attach 6

6. **Christian Living Service, Outline Development Plan, Located at 628 26 ½ Road** [File # PLD-2015-464]

   Request to rezone from R-O (Residential Office) to PD (Planned Development) and of an Outline Development Plan to develop a 58,000 square foot Assisted Living Facility on 2.37 acres in a PD (Planned Development) zone district.

   Action: Recommendation to City Council

   Applicant: Confluent Development – H McNeish
   Staff Presentation: Brian Rusche, Senior Planner

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

8. **Other Business**

9. **Adjournment**

Attach 1

GRAND JUNCTION PLANNING COMMISSION
October 13, 2015 MINUTES
6:00 p.m. to 6:07 p.m.

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

In attendance representing the City Planning Commission were Jon Buschhorn, Ebi Eslami, George Gatseos, Steve Tolle and Bill Wade.

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

Also present were Jamie Beard (Assistant City Attorney).

Lydia Reynolds was present to record the minutes.

There were 7 citizens in attendance during the hearing.

Announcements, Presentations And/or Visitors

There were no announcements, presentations and/or visitors.

Consent Agenda

10. Minutes of Previous Meetings

Action: Approve the minutes from the September 22, 2015 Planning Commission Meeting.

11. LOJO Partnership LLP Alley Rights-of-Way Vacation [File # VAC-2015-289]

Request to vacate public alley rights-of-way located between S. 7th Street and S. 8th Street on the south side of South Avenue which are no longer needed.

Action: Recommendation to City Council

Applicant: LOJO Partnership LLP
Doug and Jamee Simons, Owner
Location: (Adjacent to) 630 S. 7th Street, 735, 737, 741 & 749 South Ave.
Staff presentation: Scott Peterson, Senior Planner

12. LOJO Partnership LLP Rezone [File # RZN-2015-410]

Request approval to change the zoning designation from I-1 (Light Industrial) to C-2 (General Commercial) on 0.26 +/- acres.

Action: Recommendation to City Council

Applicant: LOJO Partnership LLP
Doug and Jamee Simons, Owner
Location: 821 1st Avenue
Staff presentation: Scott Peterson, Senior Planner

Chairman Reece briefly explained the Consent Agenda and invited the public, Planning Commissioners and staff to speak if they wanted an item pulled for a full hearing. Chairman Reece made clear that if anyone would like to speak about one of the Consent Agenda projects, they would need to pull the item off the Consent Agenda for a full hearing.

Commissioner Wade requested that in light of the visitors present, he would like items two and three be pulled for a full hearing.

MOTION:(Commissioner Wade) "Madam Chairman, I move that items two and three be pulled for a full hearing."

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

With no further amendments to the Consent Agenda, Chairman Reece called for a motion to approve the amended Consent Agenda.

MOTION: (Commissioner Wade) ""Madam Chairman I move that we approve Consent Agenda with the approval of the minutes from the previous meeting."

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

*****INDIVIDUAL CONSIDERATION*****

LOJO Partnership LLP Alley Rights-of-Way Vacation [File # VAC-2015-289]

Staff Presentation

Scott Peterson (Senior Planner) stated that the applicant requests to vacate public rights-of-way located between S. 7th Street and S. 8th Street on the south side of South Avenue.

Mr. Peterson stated that the applicant held a Neighborhood Meeting on June 16, 2015 with two (2) citizens along with the applicant and City Project Manager in attendance. No objections to the alley right-of-way vacation nor proposed development were received.

Mr. Peterson displayed the site location map and explain that LOJO Partnership LLP, requests approval from the City of Grand Junction to vacate north/south and east/west alley rights-of-way (approximately 6,786 sq. ft. – 0.156 acres – see attached vacation exhibit) located between S. 7th Street and S. 8th Street on the south side of South Avenue. These alley rights-of-way have never been improved with either asphalt paving or concrete, but rather serve more as a utility easement for an existing sanitary sewer main and Xcel Energy electric and gas line. The applicant is requesting to vacate these existing alley rights-of-way in order to consolidate all seven (7) properties that the applicant owns into one (1), 5.26 acre lot. The requested vacation is in anticipation of marketing or development of the property. A proposed Simple Subdivision application for the consolidation of the seven properties is currently under review administratively by City Staff.

Mr. Peterson stated that the surrounding land use is zoned C-2 (General Commercial) and the future land use in the Comprehensive Plan is Commercial.

Mr. Peterson displayed an exhibit of the proposed right-of-way vacation and noted that the proposed alley vacation will not impede traffic, pedestrian movement or access since the applicant owns all the adjacent properties within this block. Mr. Peterson explained that as a condition of approval, the City would retain a Utility Easement for the existing Xcel Energy electric and gas line and the City's sewer line.

Findings of Fact/Conclusions

Mr. Peterson stated that after reviewing this request following findings of fact, conclusions and conditions have been determined:

1. The requested vacation is consistent with the goals and policies of the Comprehensive Plan, specifically, Goals 1, 4 and 12.

2. The review criteria in Section 21.02.100 (c) of the Grand Junction Zoning and Development Code have all been met or addressed.

3. City will retain Utility Easement along with finalization, recording and approval associated with an accompanying subdivision plat to consolidate properties.

Questions for Staff

Mr. Peterson noted that the applicant had a previous commitment for this evening and was not able to attend. Mr. Peterson offered to answer any questions regarding the request.

Commission Wade asked Mr. Peterson to explain how the request meets Goals 1,4 and 12 of the Comprehensive Plan.

Mr. Peterson stated that Goal number 1 is to implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

Mr. Peterson explained that Policy C states that "The City and Mesa County will make land use and infrastructure decisions consistent with the goals of supporting and encouraging the development of centers" and this project is in the downtown area.

Mr. Peterson stated that **Goal number 4 is to "**Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions, " and **Goal number 12 is "**Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy."

Mr. Peterson reiterated that the purpose of the right-of-way vacation is to consolidate the properties that the applicant owns into one large piece to either develop or to sell to someone to develop which meets the City's goals of economic development and future development of the property.

Questions/Comments from Public

Chairman Reece asked if there were any questions or comments from the Public regarding this request. Hearing none, Chairman Reece asked for a motion.

MOTION:(Commissioner Wade) "Madam Chairman, I recommend, that regarding the request (VAC-2015-289) the Planning Commission forward a recommendation of approval to the City Council.

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

LOJO Partnership LLP Rezone [File # RZN-2015-410]

Staff Presentation

Scott Peterson (Senior Planner) stated that the applicant requests to vacate public rights-of-way located between S. 7th Street and S. 8th Street on the south side of South Avenue.

Mr. Peterson stated that the applicant held a Neighborhood Meeting on June 16, 2015 with two (2) citizens along with the applicant and City Project Manager in attendance. No objections to the alley right-of-way vacation nor proposed development were received.

Mr. Peterson displayed the site location map and explain that LOJO Partnership LLP, requests approval from the City of Grand Junction to vacate north/south and east/west alley rights-of-way (approximately 6,786 sq. ft. – 0.156 acres – see attached vacation exhibit) located between S. 7th Street and S. 8th Street on the south side of South Avenue. These alley rights-of-way have never been improved with either asphalt paving or concrete, but rather serve more as a utility easement for an existing sanitary sewer main and Xcel Energy electric and gas line. The applicant is requesting to vacate these existing alley rights-of-way in order to consolidate all seven (7) properties that the applicant owns into one (1), 5.26 acre lot. The requested vacation is in anticipation of marketing or development of the property. A

proposed Simple Subdivision application for the consolidation of the seven properties is currently under review administratively by City Staff.

Mr. Peterson stated that the surrounding land use is zoned C-2 (General Commercial) and the future land use in the Comprehensive Plan is Commercial.

Mr. Peterson displayed an exhibit of the proposed right-of-way vacation and noted that the proposed alley vacation will not impede traffic, pedestrian movement or access since the applicant owns all the adjacent properties within this block. Mr. Peterson explained that as a condition of approval, the City would retain a Utility Easement for the existing Xcel Energy electric and gas line and the City's sewer line.

Findings of Fact/Conclusions

Mr. Peterson stated that after reviewing this request following findings of fact, conclusions and conditions have been determined:

1. The requested vacation is consistent with the goals and policies of the Comprehensive Plan, specifically, Goals 1, 4 and 12.

2. The review criteria in Section 21.02.100 (c) of the Grand Junction Zoning and Development Code have all been met or addressed.

3. City will retain Utility Easement along with finalization, recording and approval associated with an accompanying subdivision plat to consolidate properties.

Questions for Staff

Mr. Peterson noted that the applicant had a previous commitment for this evening and was not able to attend. Mr. Peterson offered to answer any questions regarding the request.

Commission Wade asked Mr. Peterson to explain how the request meets Goals 1,4 and 12 of the Comprehensive Plan.

Mr. Peterson stated that Goal number 1 is to implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

Mr. Peterson explained that Policy C states that "The City and Mesa County will make land use and infrastructure decisions consistent with the goals of supporting and encouraging the development of centers" and this project is in the downtown area.

Mr. Peterson stated that **Goal number 4 is to "**Support the continued development of the downtown area of the City Center into a vibrant and growing area with jobs, housing and tourist attractions, " and **Goal number 12 is "**Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy."

Mr. Peterson reiterated that the purpose of the right-of-way vacation is to consolidate the properties that the applicant owns into one large piece to either develop or to sell to

someone to develop which meets the City's goals of economic development and future development of the property.

Questions/Comments from Public

Chairman Reece asked if there were any questions or comments from the Public regarding this request. Hearing none, Chairman Reece asked for a motion.

MOTION:(Commissioner Wade) "Madam Chairman, I recommend, that regarding the request (VAC-2015-289) the Planning Commission forward a recommendation of approval to the City Council.

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

Date: December 11, 2015
Author: Senta Costello
Title/ Phone Ext: Senior Planner / x1442
Proposed Schedule: Planning Commission January 12, 2016
File # (if applicable): CUP-2015-477

Attach 2

PLANNING COMMISSION AGENDA ITEM

Subject: Grand Junction Skilled Nursing Facility – Conditional Use Permit
Action Requested/Recommendation: Approval of a Conditional Use Permit for a Physical Rehabilitation – Residential Facility.
Presenter(s) Name & Title: Senta Costello, Senior Planner

Executive Summary:

The applicant is requesting approval of a Conditional Use Permit to construct a new 52,760 square foot skilled nursing facility, classified as a Physical Rehabilitation Facility – Residential in the Zoning and Development Code, on 3.951 acres in an I-O (Industrial Office) zone district.

Background, Analysis and Options:

The property is part of the Bobland Subdivision, platted in 2001; a replat of the Foresight Park for Industry Filing One Replat, 1973. Filing One plat was originally recorded in 1972. The property was annexed in 1979 as part of the Foresight Park Annexation.

The property had a building used for manufacture on it until late 2012 when the building was demolished. The property is currently vacant.

A neighborhood meeting was held July 16, 2015. Five neighbors attended and had questions regarding access, facility type and operations and parking/traffic levels. No objections to the proposed use were raised during the meeting.

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

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County and other service providers.

Policy A: City and County land use decisions will be consistent with the Comprehensive Plan Future Land Use Map.

The current zone district on the property is I-O which is consistent with the Future Land Use designation of Commercial / Industrial. The proposed use is classified as Physical

Rehabilitation – Residential facility in the Zoning and Development Code which is an allowed use in the I-O zone district with approval of a Conditional Use Permit.

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

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

The request is for a Conditional Use Permit to allow construction of a Physical Rehabilitation – Residential facility. The property is zoned I-O and the proposed use is consistent with Future Land Use designation. The proposed use is an allowed use within the I-O zone district; with approval of a CUP.

How this item relates to the Economic Development Plan:

The purpose of the adopted Economic Development Plan by City Council is to present a clear plan of action for improving business conditions and attracting and retaining employees. The proposed Conditional Use Permit meets with the goal and intent of the Economic Development Plan by providing opportunities for a new business to expand their business to Grand Junction.

Board or Committee Recommendation:

There is no committee or board recommendation.

Financial Impact/Budget:

There will not be a financial impact.

Other issues:

No other issues have been identified.

Previously presented or discussed:

Request has not previously been presented or discussed.

Attachments:

Site Location Map / Aerial Photo Map
Future Land Use Map / Zoning Map
Site Plan

BACKGROUND INFORMATION					
Location:		606 E Foresight Circle			
Applicants:		Owner – West of the Rockies LLC – Jay Moss Applicant – Grand Junction SNF LLC – Drew Shearer Representative – Boulder Associates Inc – Jeff Beardsley			
Existing Land Use:		Vacant			
Proposed Land Use:		Physical Rehabilitation - Residential			
Surrounding Land Use:	North	Auto Repair/Office			
	South	Retail			
	East	Oil/Gas Support			
	West	Day Spa/Office			
Existing Zoning:		I-O (Industrial-Office)			
Proposed Zoning:		No change proposed			
Surrounding Zoning:	North	I-O (Industrial-Office)			
	South	C-1 (Light Commercial)			
	East	I-O (Industrial-Office)			
	West	I-O (Industrial-Office)			
Future Land Use Designation:		Commercial / Industrial			
Zoning within density range?		X	Yes		No

ANALYSIS:

Section 21.02.110 of the Grand Junction Municipal Code

To obtain a Conditional Use Permit, the Applicant must demonstrate compliance with the following criteria:

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

The site has been reviewed and determined to meet all required standards of the Grand Junction Municipal Code, SSID, TEDS and SWMM manuals.

This criterion has been met.

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

The proposal has been reviewed and determined that the standards for the I-O zone district have been met.

This criterion has been met.

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

There are no use-specific standards for the proposed use of the property.

This criterion has been met.

(4) Availability of Complementary Uses. Other uses complementary to, and supportive of, the proposed project shall be available including, but not limited to: schools, parks, hospitals, business and commercial facilities, and transportation facilities.

This property is located in an area that consists of industrial and commercial uses and vacant developable property. The site is near Mesa Mall, Highway 6 & 50, I-70 and St. Mary's Hospital giving the proposed use direct and easy access to complementary and supportive uses.

This criterion has been met.

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

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

This property is located in an area that consists of industrial and commercial uses and developable property, the only residential uses adjacent to or otherwise near the site is Paradise Valley Mobile Home Park to the southeast across Patterson Road. The proposed rehabilitation facility will be surrounded by perimeter landscaping which has been designed to protect and enhance this site and the adjoining properties.

This criterion has been met.

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

This property is located in an area that consists of industrial and commercial uses and developable property. The landscaping, building façade, parking and equipment screening has been designed to have minimal negative impact on the use and enjoyment of future uses of adjoining properties.

This criterion has been met.

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

This property is located in an area that consists of industrial and commercial uses and developable property. The landscaping, building façade, parking and equipment screening has been designed so that no 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.

This criterion has been met.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the Grand Junction Skilled Nursing Facility application, CUP-2015-477 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 Section 21.02.110 of the Grand Junction Municipal have all been met.

3. The applicant is not requesting any special sign considerations or allowances and has stated that all signage will be in conformance with Zoning and Development Code Standards. The attached Site Plan shows the proposed locations for the signs.

STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the requested Conditional Use Permit, CUP-2015-477 with the findings, conclusions and of approval listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on the request for a Conditional Use Permit for Grand Junction Skilled Nursing Facility application, number CUP-2015-477 to be located at 606 E Foresight Circle, I move that the Planning Commission approve the Conditional Use Permit with the facts, conclusions and listed in the staff report.

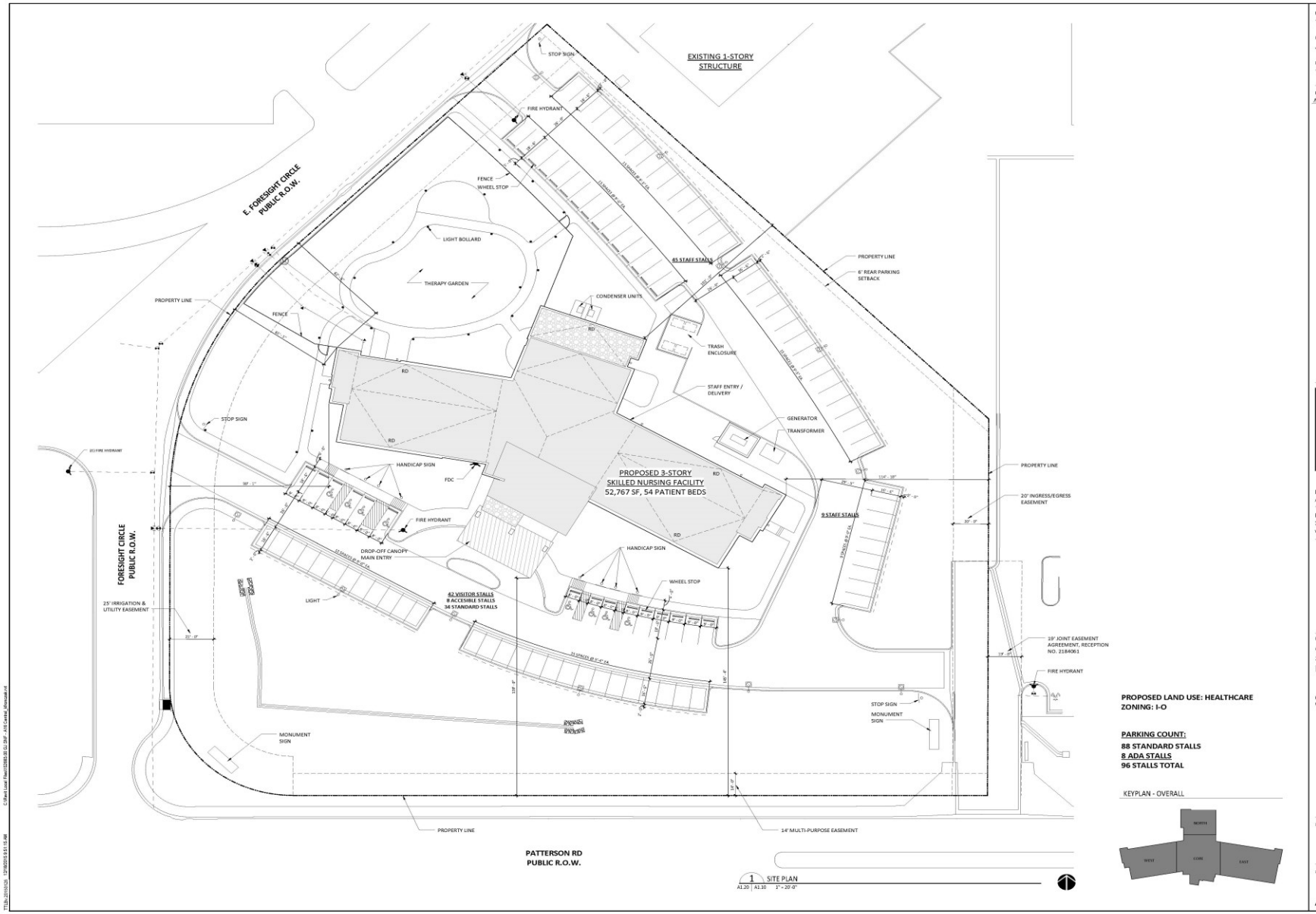
Site Location Map

Aerial Photo Map

Future Land Use Map

Zoning Map

To Access the Agenda and Backup Materials electronically, go to www.gjcity.org



1 SITE PLAN
A1.20 | A1.10 1" = 20'-0"

PROPOSED LAND USE: HEALTHCARE
ZONING: I-O

PARKING COUNT:
88 STANDARD STALLS
8 ADA STALLS
96 STALLS TOTAL

KEYPLAN - OVERALL

PROJECT NUMBER
152683.00

DRAWN BY
J. Beardsley

DATE
12/18/15

REVISIONS

#	DESCRIPTION	DATE

BOULDER ASSOCIATES
ARCHITECTS

Boulder Associates, Inc.
Architecture + Interior Design
1426 Pearl Street, Suite 300
Boulder, Colorado 80302
303.499.7795 F 303.499.7767
www.boulderassociates.com

PROJECT
GRAND JUNCTION SKILLED NURSING FACILITY

606 EAST FORESIGHT CIR.
GRAND JUNCTION, CO 81505

CUP SUBMITTAL

SHEET TITLE
SITE PLAN

SHEET NUMBER
A1.10

To Access the Agenda and Backup Materials electronically, go to www.gjcity.org

CITY OF Grand Junction COLORADO

Date: December 15, 2015
Author: Lori V. Bowers
Title/ Phone Ext: Sr. Planner /X 4033
Proposed Schedule: PC – Jan 12, 2016 / CC – Feb. 3, 2016
2nd Reading: Feb. 17, 2016
File #: ZCA-2015-421

Agenda 3

PLANNING COMMISSION AGENDA ITEM

Subject: Amending Sections of the Zoning and Development Code to Allow the Planning Commission to Approve a Conditional Use Permit (CUP) Prior to Site Plan Review.
Action Requested/Recommendation: Forward a recommendation to City Council to amend the Grand Junction Municipal Code, Section 21.02.110 Conditional Use Permit (CUP) and Section 21.06.070(g)(5) Planned Developments and Conditional Uses.
Presenter(s) Name & Title: Lori V. Bowers, Senior Planner

Executive Summary:

The proposed ordinance amends the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code (GJMC) by allowing the Planning Commission to approve the conditional use of a property, prior to site plan approval. Through the use of a site sketch the Planning Commission may make findings to determine that necessary site design features or mitigation measures will be taken to enhance or deter certain impacts to the neighborhood.

Background, Analysis and Options:

Currently the Conditional Use Process requires a full site plan review along with complete construction drawings that are in conformance with the submittal standards of SSIDs, TEDS and SWMM as part of the application. This can be costly and time consuming to the applicant prior to knowing if the CUP will be approved or not. It is proposed that a site sketch showing sufficient detail to enable the Planning Commission to make a determination of the use in the subject location and zone district, be all that is required for approval of the subject use. The Planning Commission can request additional information from the applicant if it deems the site sketch is insufficient to enable it to make a determination on the criteria found in Section 21.02.110. In any subsequent site plan review, the Director shall ensure and determine that all mitigating / enhancing site features approved or made conditions of approval by the Planning Commission are depicted on the approved site plan.

The proposed Ordinance further provides if the applicant changes or expands a structure or other feature of a site that is subject to a Conditional Use Permit, the Director shall determine whether the expansion/change is "major" or "minor." A major expansion/change shall be reviewed by the Planning Commission in accordance with the criteria for a Conditional Use Permit. A minor expansion/change shall be reviewed administratively in accordance with the applicable site plan review criteria and conditions of the Conditional Use Permit.

Section 21.06.070(g)(5) Planned Developments and Conditional Uses. This section of the Code requires that any signs for a conditional use site be made part of the development plan. There are sufficient Code requirements within the sign Code to address signs for a property that has received a Conditional Use Permit. The reference to Conditional Uses in this section is redundant and is suggested that it be removed.

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

Goal 1: To implement the Comprehensive Plan in a consistent manner between the City, Mesa County, and other service providers.

By allowing an applicant to submit a site sketch for a use that is not considered a use by right, and may have limitations and requirements placed on it if it is determined, the applicant may be saved considerable time and money with this type of use review rather than a full site plan review prior to approval of the use.

How this item relates to the Economic Development Plan:

These amendments to the Conditional Use Permit process will provide assurance to an applicant that the proposed use will be permitted prior to spending time and money on a completely designed set of drawings. This supports the City's 2014 Economic Development Plan, specifically Section 1.5 Supporting Existing Business: Streamline processes…while working within the protections that have been put in place through the Comprehensive Plan. Action Step: Be proactive and business friendly and review development standards and policies to ensure that they are complimentary and support the common mission.

Board or Committee Recommendation:

The Planning Commission will make recommendation to the City Council on February 3, 2016.

Financial Impact/Budget:

No financial impacts have been identified.

Legal issues:

The City Attorney has reviewed and approved the form of the ordinance.

Other issues:

No other issues have been identified.

Previously presented or discussed:

The Planning Commission discussed this at their workshop on November 19, 2015.

Attachments:

Proposed Ordinance

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING SECTIONS 21.02.110 Conditional Use Permit (CUP) and Section 21.06.070(g)(5) Planned Developments and Conditional Uses.

Recitals:

This ordinance amends the Zoning and Development Code, Title 21, of the Grand Junction Municipal Code (GJMC) by allowing a site sketch to determine a conditional use of a property, prior to site plan approval. Through the use of a site sketch the Planning Commission may make findings to determine that necessary site design features or mitigation measures will be taken to enhance or deter certain impacts to the neighborhood.

The proposed Ordinance further provides if the applicant changes or expands a structure or other feature of a site that is subject to a Conditional Use Permit, the Director shall determine whether the expansion/change is "major" or "minor." A major expansion/change shall be reviewed by the Planning Commission in accordance with the criteria for a Conditional Use Permit. A minor expansion/change shall be reviewed administratively in accordance with the applicable site plan review criteria and conditions of the Conditional Use Permit.

Section 21.06.070(g)(5) Planned Developments and Conditional Uses. This section of the Code requires that any signs for a conditional use site be made part of the development plan. There are sufficient Code requirements within the sign Code to address signs for a property that has received a Conditional Use Permit. The reference to Conditional Uses in this section is redundant and be removed.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of amending Section 21.02.110 Conditional Use Permit (CUP) and Section 21.06.070(g)(5) Planned Developments and Conditional Uses.

The Planning Commission and City Council find that the amendment 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:

21.02.110 Conditional use permit (CUP).

(a) **Purpose.** 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.

(b) **Applicability.** A conditional use permit shall be required prior to the establishment of any conditional use identified in Chapter 21.04 GJMC or elsewhere in this code.

(c) **Approval Criteria.** The application shall demonstrate that the proposed development will comply with 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, Transportation Engineering Design Standards (GJMC Title 29), and Stormwater Management Manual (GJMC Title 28) manuals;~~

~~(2)~~ (1) 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);

~~(3)~~ (2) Specific Standards. The use-specific standards established in Chapter 21.04 GJMC;

~~(4)~~ (3) 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;

~~(5)~~ (4) Compatibility with Adjoining Properties. Compatibility with and protection of neighboring properties through measures such as:

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

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

(iii) Compatible Design and Integration. All elements of a plan shall coexist in a harmonious manner with nearby existing and anticipated development. Elements to consider include: buildings, outdoor storage areas and equipment, utility structures, building and paving coverage,

landscaping, lighting, glare, dust, signage, views, noise, and odors. The plan must ensure that noxious emissions and conditions not typical of land uses in the same zoning district will be effectively confined so as not to be injurious or detrimental to nearby properties.

~~(d) **Signage.** No sign shall be allowed on properties on a conditional use site unless the sign has been approved as part of the site development plan. Variance of the maximum total surface area of signs shall not be permitted, but the maximum sign allowance for the entire development or use may be aggregated and the total allowance redistributed. See GJMC 21.06.070 for sign regulations.~~

~~(e)~~ (d) **Decision-Maker.**

(1) The Director shall make recommendations to the Planning Commission.

(2) The Planning Commission shall approve, conditionally approve or deny all applications for a conditional use permit.

~~(f)~~ (e) **Application and Review Procedures.** Application requirements and processing procedures are described in GJMC 21.02.080. Site plan review and approval (pursuant to Section 21.02.070(f) or (g)) can occur either before or after the approval of a Conditional Use Permit by the Planning Commission. In either case, the applicant shall submit a site sketch showing sufficient detail to enable the Planning Commission to make findings on the Conditional Use Permit criteria (21.02.110(c)) and showing all site design features which are proposed or necessary to mitigate neighborhood impacts and/or enhance neighborhood compatibility. The Planning Commission can request additional information from the applicant if it deems the site sketch is insufficient to enable it to make a determination on the criteria. In any subsequent site plan review, the Director shall ensure and determine that all mitigating / enhancing site features approved or made conditions of approval by the Planning Commission are depicted on the approved site plan.

(f) **Site expansion or changes**. If the applicant changes or expands a structure or other feature of a site that is subject to a Conditional Use Permit, the Director shall determine whether the expansion/change is “major” or “minor.” A major expansion/change shall be reviewed by the Planning Commission in accordance with the criteria for a Conditional Use Permit. A minor expansion/change shall be reviewed administratively in accordance with the applicable site plan review criteria and conditions of the Conditional Use Permit. A major expansion or change is one which:

(1) affects, changes, removes or eliminates a site feature or condition which was approved or imposed for the purpose of mitigating neighborhood impacts or enhancing neighborhood compatibility as described in Section 21.02.110(c)(4);

(2) increases the intensity of the use, the off-site impacts such as noise, light or odor, or the hours of operation;

(3) results in a substantial change to the features shown on the site sketch which formed the basis of the Planning Commission's approval of the Conditional Use Permit;

All other expansion/changes shall be considered minor.

(g) **Validity.** A conditional use permit approval shall run with the land and remain valid until the property changes use or the use is abandoned and nonoperational for a period of 12 consecutive months.

(h) **Amendment or Revocation of Conditional Use Permit.**

(1) Interested Party. Any interested party may apply to the City for the amendment or revocation of a conditional use permit. For purposes of this section, "interested party" shall include the following:

(i) The original applicant or successor in interest, or the current owner or lessee of the property for which the conditional use was granted (may also be referred to as the permit holder);

(ii) The City;

(iii) Any owner or lessee of property that lies within five hundred (500) feet of the property for which the conditional use permit was granted.

(2) Fee. Any person or entity, other than the City, seeking to amend or revoke a conditional use permit shall pay a fee in the amount established for an application for a conditional use permit.

(3) Preliminary Criteria. An applicant for amendment or revocation of a conditional use permit must establish the following to the satisfaction of the decision-maker before the requested change(s) can be considered by the decision-maker:

(i) Grounds for Amendment – Permit Holder. A conditional use permit may be amended at the request of the holder of the permit (the holder of the permit being the original applicant or successor in interest or the current owner or lessee of the land subject to the conditional use permit) upon a showing that a substantial change in circumstance has occurred since the approval of the permit which would justify a change in the permit.

(ii) Grounds for Revocation or Termination – Permit Holder. A conditional use permit may be revoked or terminated at the request of the holder of the permit upon a showing that, under this title, the use is an allowed use in the zone in which it is now established.

(iii) Grounds for Amendment or Revocation – Other Interested Party. A conditional use permit may be amended or revoked at the request of any other interested party if one or more of the following is established:

(A) The conditional use permit was obtained by misrepresentation or fraud;

(B) The use, or, if more than one, all the uses, for which the permit was granted has ceased or has been suspended for six months;

(C) The holder or user of the conditional use permit has failed to comply with any one or more of the conditions placed on the issuance of the permit;

(D) The holder or user of the conditional use permit has failed to comply with any City regulation governing the conduct of that use;

(E) The holder or user of the conditional use permit has failed to construct or maintain the approved site as shown on the approved site plan;

(F) The operation of the use or the character of the site has been found to be a nuisance or a public nuisance by a court of competent jurisdiction in any civil or criminal proceeding.

(iv) Due Process. No conditional use permit shall be amended or revoked against the wishes of the holder of the permit without first giving the holder an opportunity to appear before the Planning Commission and show cause as to why the permit should not be amended or revoked. Amendment or revocation of the permit shall not limit the City's ability to initiate or complete other legal proceedings against the holder or user of the permit.

(4) Decision-Maker. All applications for amendment of a conditional use permit shall be processed in the same manner as a new request for a conditional use permit, as set forth in subsection (e) of this section.

(5) Approval Criteria. An application for amendment or revocation of a conditional use permit shall demonstrate that the development or project will comply with all of the criteria set forth in subsection (c) of this section.

AND

Section 21.06.070(g)
(5) Planned Developments. ~~and Conditional Uses~~. No sign shall be allowed on properties in a planned development zone ~~or on a conditional use site~~ unless the sign has been approved as part of the development plan. Variance of the maximum total surface area of signs shall not be permitted, but the maximum sign allowance for the entire development or use may be aggregated and the total allowance redistributed.

All other parts of Section 21.02.110 and Section 21.06.070(g)(5) shall remain in full force and effect.

Introduced on first reading this day of , 2016 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2016.

ATTEST:

_____ _____
City Clerk Mayor

Date: December 30, 2015
Author: Brian Rusche
Title/Phone Ext:
Senior Planner/4058
Proposed Schedule:
January 12, 2016
File #: ANX-2015-455

Attach 4

PLANNING COMMISSION AGENDA ITEM

Subject: Fox Meadows Zone of Annexation, Located at 3175 D ½ Road
Action Requested/Recommendation: Forward a recommendation to City Council to zone 8.309 acres from County RSF-R (Residential Single-Family Rural) to a City R-5 (Residential 5 du/ac) zone district.
Presenters Name & Title: Brian Rusche, Senior Planner

Executive Summary:

A request to zone 8.309 acres from County RSF-R (Residential Single-Family Rural) to a City R-5 (Residential 5 du/ac) zone district.

Background, Analysis and Options:

The property owner has requested annexation into the City and a zoning of R-5 (Residential 5 du/ac) to facilitate the development of a residential subdivision. Under the 1998 Persigo Agreement with Mesa County, residential annexable development within the Persigo Wastewater Treatment Facility boundary (201 service area) triggers land use review and annexation by the City.

Neighborhood Meeting:

A Neighborhood Meeting was held on October 5, 2015. A summary of the meeting is attached.

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

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

Annexation of the property will create an opportunity to develop the subject property in a manner consistent with adjacent residential development.

Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages.

Annexation of the property will create an opportunity for additional housing units to be brought to market.

How this item relates to the Economic Development Plan:

Goal: Be proactive and business friendly. Streamline processes and reduce time and costs to the business community while respecting and working within the protections that have been put into place through the Comprehensive Plan.

Annexation of the property provides the developer with consistent development standards as other residential subdivisions under development in the City and is consistent with the Future Land Use Designation of Residential Medium identified in the Comprehensive Plan.

Board or Committee Recommendation:

There is no other committee or board recommendation.

Financial Impact/Budget:

The provision of municipal services will be consistent with properties already in the City. Property tax levies and municipal sales/use tax will be collected, as applicable, upon annexation.

Other issues:

An amendment to the Pear Park Plan related to access from this property onto D ½ Road is being considered under File # CPA-2015-456.

Previously presented or discussed:

This has not been previously discussed by the Planning Commission.

Attachments:

1. Background information
2. Staff report
3. Annexation Map
4. Aerial Photo
5. Comprehensive Plan Future Land Use Map
6. Existing Zoning Map
7. Neighborhood Meeting Summary
8. Citizen Comments
9. Ordinance

BACKGROUND INFORMATION					
Location:		3175 D ½ Road			
Applicant:		Grand Junction Real Estate Investments LLC			
Existing Land Use:		Agricultural			
Proposed Land Use:		Residential			
Surrounding Land Use:	**North**	Single-Family Residential			
	South	Residential			
	East	Residential			
	West	Single-Family Residential			
Existing Zoning:		County RSF-R (Residential Single-Family Rural)			
Proposed Zoning:		R-5 (Residential 5 du/ac)			
Surrounding Zoning:	**North**	County RMF-5 (Residential Multi-Family District)			
	South	County PUD (Planned Unit Development)			
	East	County RMF-8 (Residential Multi-Family District) County PUD (Planned Unit Development)			
	West	County RSF-R (Residential Single-Family Rural) County RMF-5 (Residential Multi-Family District)			
Future Land Use Designation:		Residential Medium			
Zoning within density/intensity range?		X	**Yes**		**No**

Sections 21.02.140 - Grand Junction Zoning and Development Code:

Section 21.02.160 of the Grand Junction Municipal Code (GJMC) states that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. The Comprehensive Plan Future Land Use Map designates the property as Residential Medium (4-8 du/ac). The request for an R-5 (Residential 5 du/ac) zone district is consistent with this designation.

In addition to a finding of compatibility with the Comprehensive Plan, one or more of the following criteria set forth in Section 21.02.140 (a) of the Code must be met in order for the zoning to occur:

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

The requested annexation and zoning is being triggered by the Persigo Agreement (1998) between Mesa County and the City of Grand Junction in anticipation of development. The Persigo Agreement defines Residential Annexable Development to include any proposed development that requires approval of a subdivision plat resulting in the creation of more than one additional lot or parcel (GJMC Section 45.02.020.e.1.xi). The property owner wishes to develop the property in the near future for a residential subdivision of single-family detached dwelling units. Because of the requirement for annexation found within the Persigo

agreement, the property cannot be developed as a subdivision creating additional lots in unincorporated Mesa County.

The Comprehensive Plan Future Land Use Map, adopted in 2010, has designated the property as Residential Medium (4-8 du/ac). The zoning in unincorporated Mesa County is RSF-R (Residential Single Family Rural), which is inconsistent with the Future Land Use Map designation. Therefore, the adoption of the Plan has invalidated the original premises of the rural zoning and the pending annexation will remedy this inconsistency.

This criterion has been met.

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

The existing residence was built in 1928. Based on aerial photographs, this part of the community has undergone a transition from farms situated along the main east/west roads, to the first subdivisions in the mid-1970s up through the mid-1980s, to incremental residential expansion from the mid-1990s through the mid-2000s.

The majority of the development described above has been within unincorporated Mesa County, including the adjacent Dove Creek Subdivision, which was platted in 2005 at a density of 4.7 du/ac. The Chatfield III Subdivision, on the north side of D ½ Road, is within the city limits and was platted in 2006 at a density of 4.2 du/ac. Other residential development east of the subject property, including the Midlands Village Manufactured Home Park, is within the Clifton Sanitation District and therefore is not subject to annexation by the City of Grand Junction under the Persigo Agreement.

Until residential development occurs, agricultural use of the property can continue as a legal nonconforming use, including the keeping of agricultural animals pursuant to Section 21.04.030(a) of the Grand Junction Municipal Code. There is sufficient evidence of existing agricultural use prior to annexation.

This criterion has been met.

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

There are public utilities available in D ½ Road, including potable water provided by the Clifton Water District, sanitary sewer service maintained by the City and/or the Clifton Sanitation District, and electricity from Xcel Energy (a franchise utility). Utility mains and/or individual service connections will be extended into the property as part of future development of the parcel(s).

The property is within the Chatfield Elementary school attendance boundary; the school itself is less than one-quarter (1/4) mile east on D ½ Road. Mesa County recently completed improvements to D ½ Road, including sidewalks and crosswalks to Chatfield.

The property will remain served by the Clifton Fire Protection District, under an agreement with the City of Grand Junction. The Clifton Fire Station is just over two (2) miles northeast on F Road.

Commercial uses, primarily convenience oriented, are located along 32 Road, with the nearest facility, a C & F Foods convenience store and gas station, about one-half (1/2) mile from the annexation area.

This criterion has been met.

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

The R-5 zone district is the predominant zoning designation on either side of D ½ Road between 30 and 32 Road.

Undeveloped property with R-5 zoning, approximately 35 acres, does exist between 31 and 32 Road south of D ½ Road and north of D Road. All of these properties were annexed in anticipation of subdivision(s) that have not yet been developed. These properties remain as agricultural or single-family residential uses.

Only three (3) vacant lots remain in the Chatfield III Subdivision.

Since there are currently other properties that are developable at a density of 5 dwelling units per acre (R-5), there is not an inadequate supply of suitably designated land available in this part of the community and therefore this criterion has not been met.

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

The proposed R-5 zone would implement Goals 3 and 5 of the Comprehensive Plan by creating an opportunity for future residential development which will bring additional housing units to the market in a manner consistent with adjacent residential development.

This criterion has been met.

Alternatives: The following zone districts would also be consistent with the Future Land Use designation of Residential Medium for the subject property:

a. R-4 (Residential 4 du/ac)
b. R-8 (Residential 8 du/ac)
c. R-12 (Residential 12 du/ac)

The purpose of the R-5 (Residential 5 du/ac) zone is to provide for medium density detached and attached dwellings and multifamily in areas where large-lot development is discouraged and adequate public facilities and services are available.

The R-5 zone district is virtually identical to the adjacent zoning of RMF-5 in unincorporated Mesa County for the Dove Creek Subdivision. A zoning of R-4 would allow larger lots, while a zoning of R-8 would allow smaller lots. While both of these zones are consistent with the overall vision for this section of Pear Park, the R-5 zone is most compatible with the immediately adjacent neighborhood. In contrast, the R-12 zone would not permit single-family detached residences, which is what the developer desires to build.

I recommend the R-5 (Residential 5 du/ac) zone district in order to prepare the property for future subdivision, consistent with City standards, and for implementing the goals and policies of the Comprehensive Plan and the Economic Development Plan.

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

FINDINGS OF FACT AND CONCLUSIONS

After reviewing the Fox Meadows Zone of Annexation, ANX-2015-455, a request to zone 8.309 acres from County RSF-R (Residential Single-Family Rural) to a City R-5 (Residential 5 du/ac) zone district, 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;

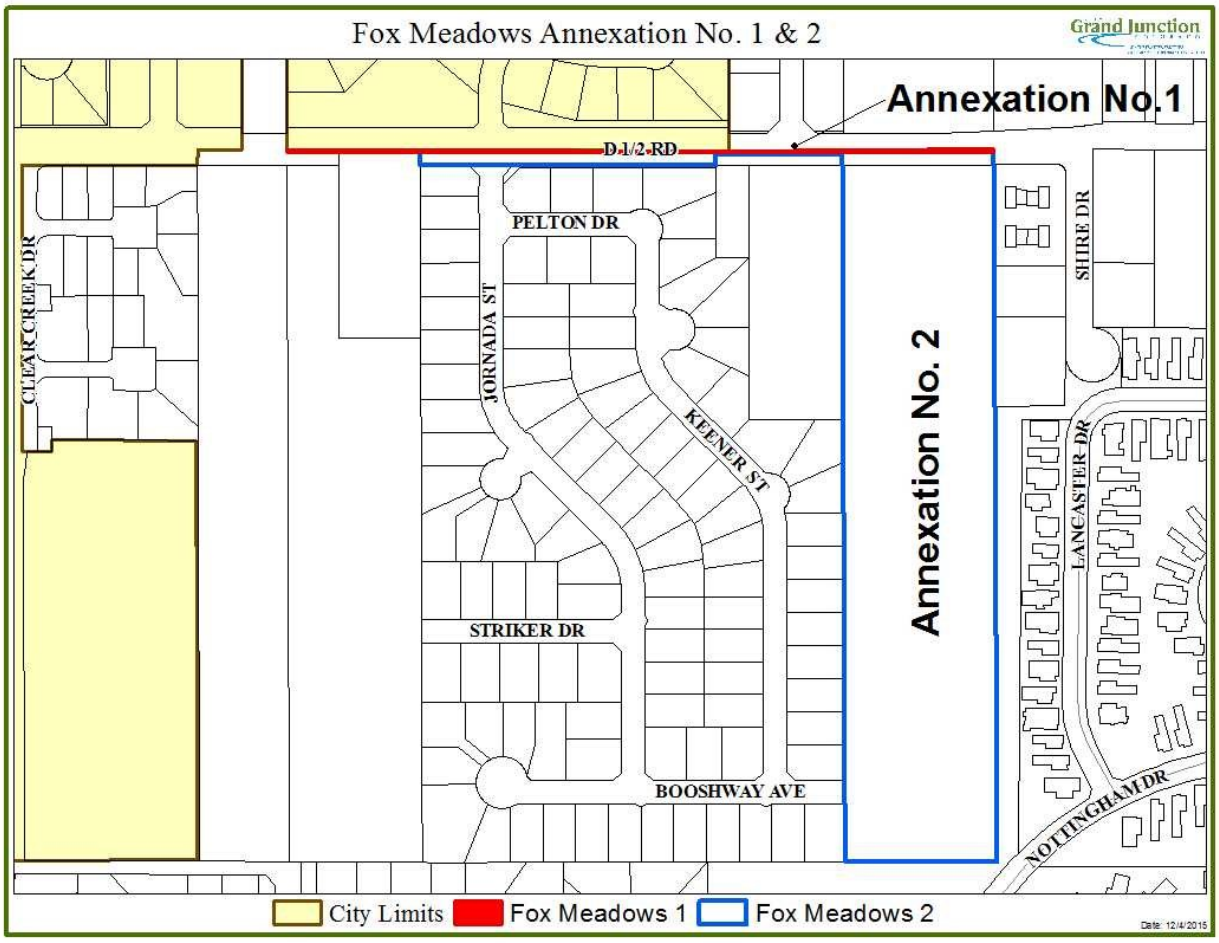
2. All review criteria Section 21.02.140 of the Grand Junction Municipal Code, except for criterion 4, have been met.

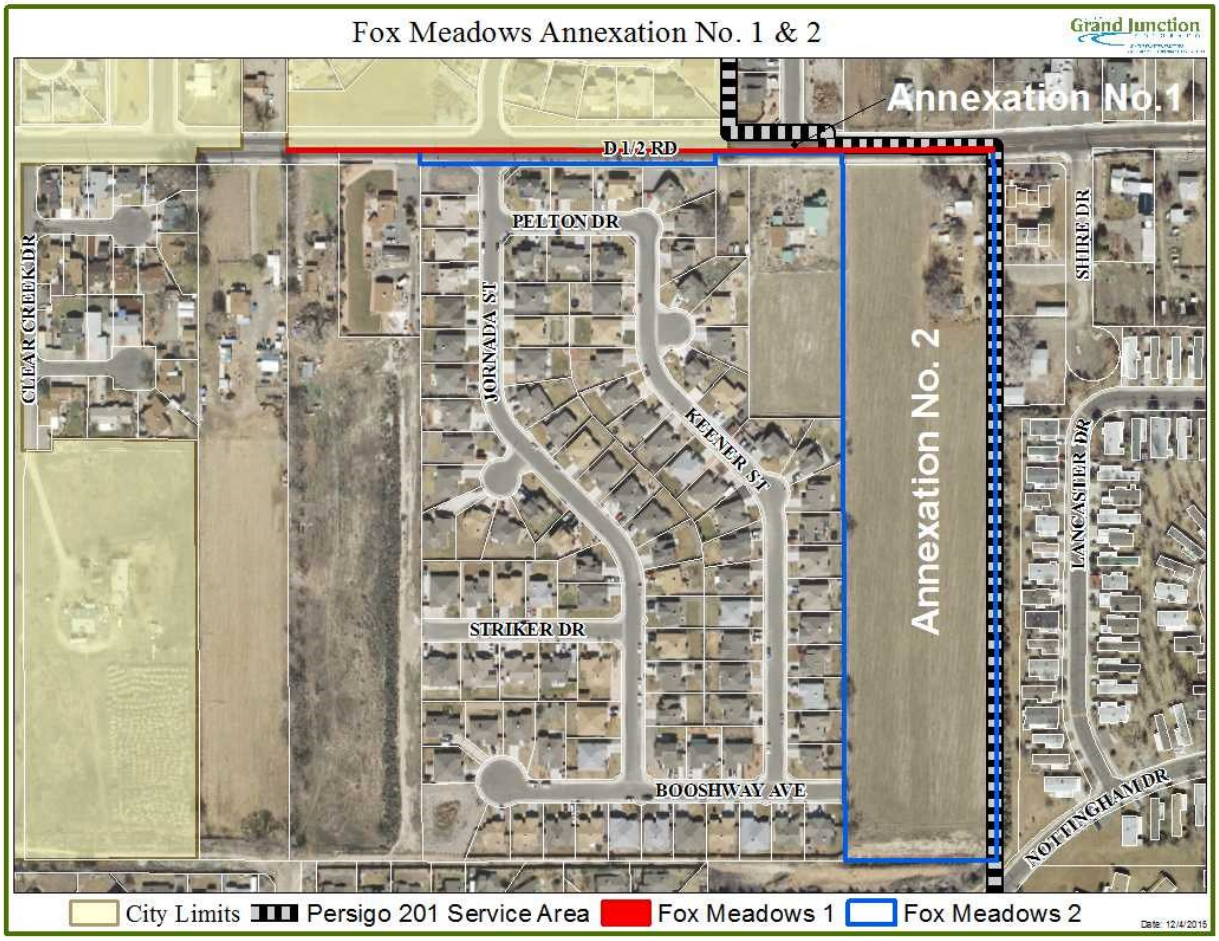
STAFF RECOMMENDATION:

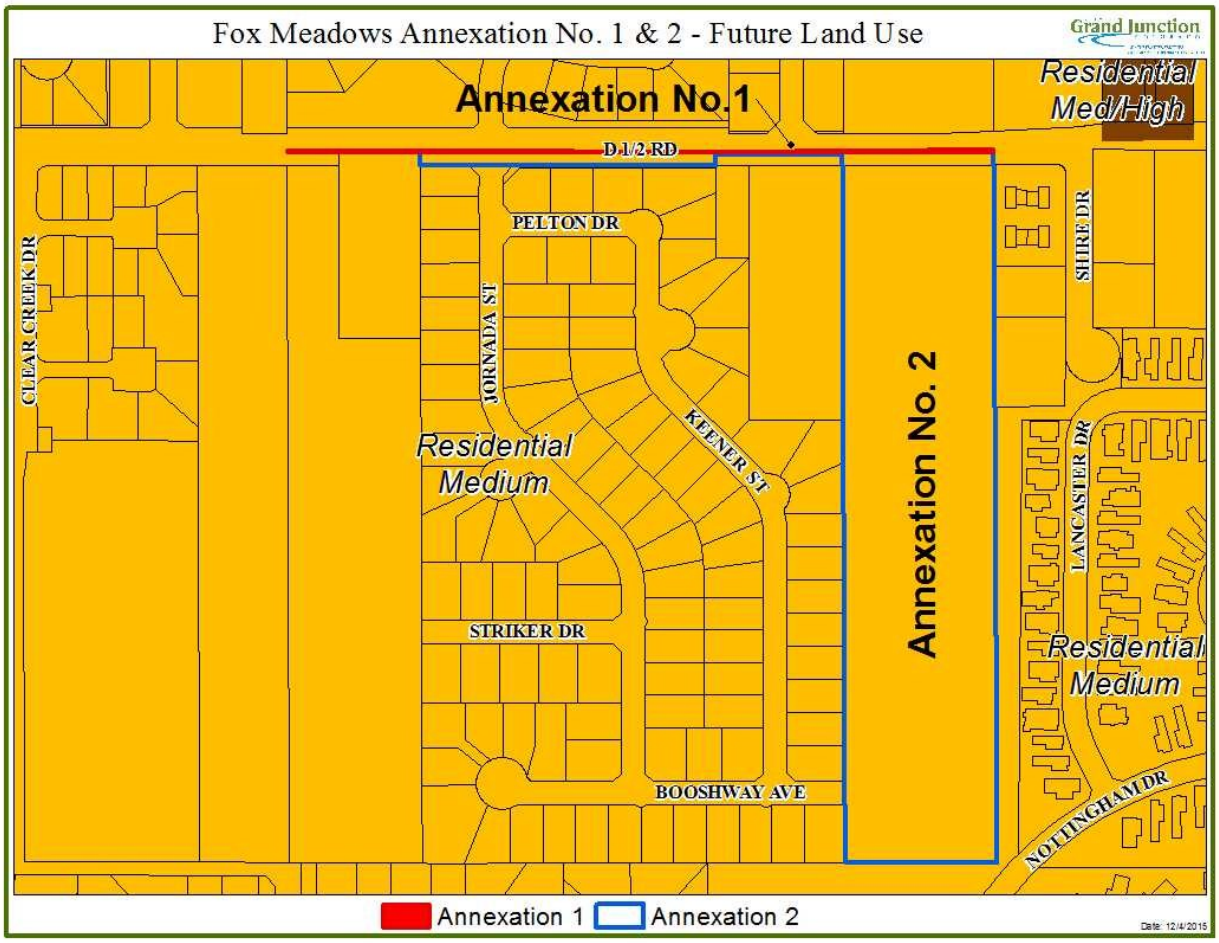
I recommend that the Planning Commission forward a recommendation to City Council of approval of the R-5 (Residential 5 du/ac) zone district for the Fox Meadows Zone of Annexation, ANX-2015-455 with the findings and conclusions listed above.

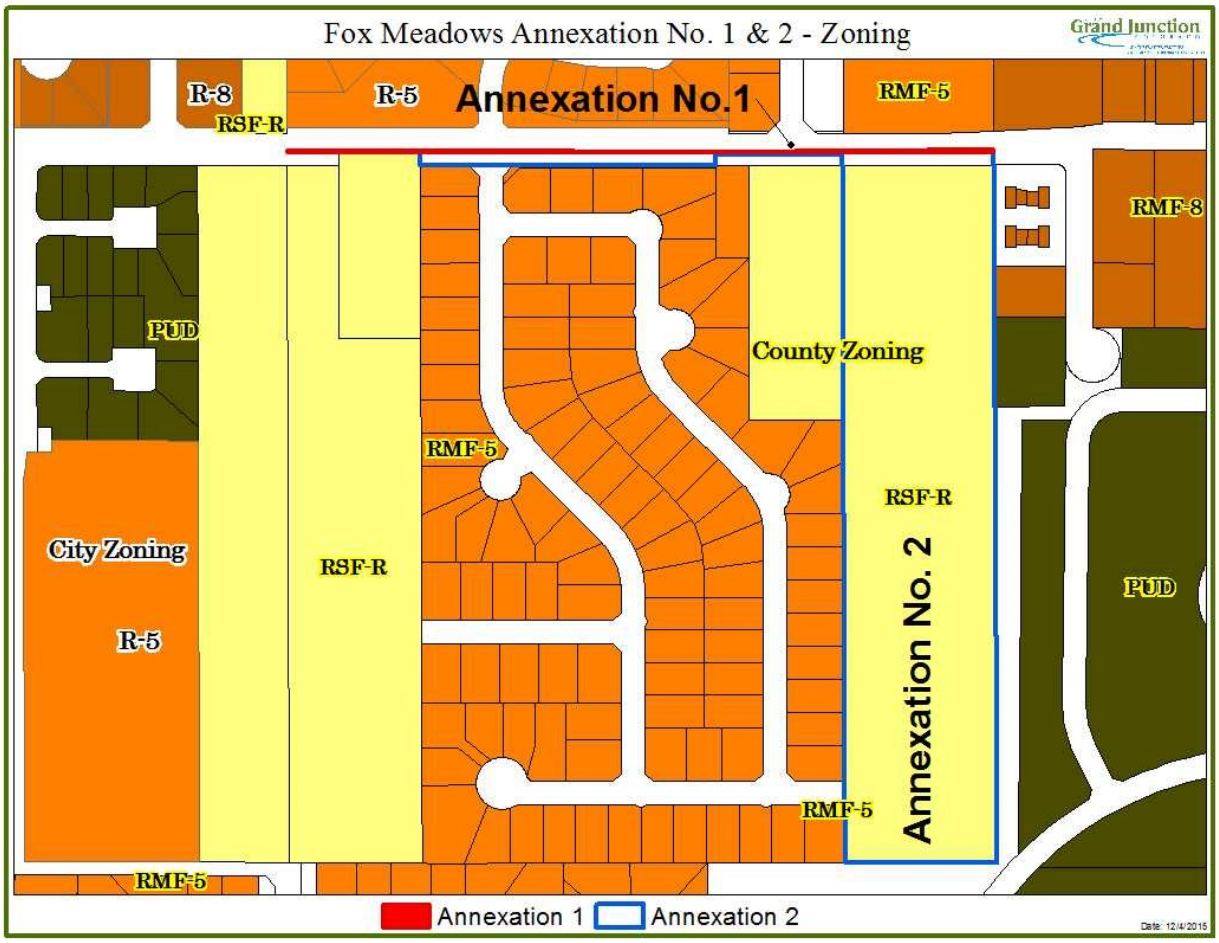
RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on the Fox Meadows Zone of Annexation, ANX-2015-455, I move that the Planning Commission forward to City Council a recommendation of approval of the R-5 (Residential 5 du/ac) zone district, with the findings of fact and conclusions listed in the staff report.


Fox Meadows Annexation No. 1 & 2
Grand Junction
Annexation No.1
D 1/2 RD
PELTON DR
JORNADA ST
KEENER ST
STRIKER DR
BOOSHWAY AVE
CLEARCREEK DR
SHIRE DR
LANCASTER DR
NOTTINGHAM DR
Annexation No. 2
City Limits
Fox Meadows 1
Fox Meadows 2
Date: 12/4/2015


Fox Meadows Annexation No. 1 & 2
Grand Junction
Annexation No.1
D 1/2 RD
PELTON DR
CLEAR CREEK DR
JORNADA ST
KEENER ST
SHIRE DR
Annexation No. 2
LANCASTER DR
STRIKER DR
BOOSHWAY AVE
NOTTINGHAM DR
City Limits
Persigo 201 Service Area
Fox Meadows 1
Fox Meadows 2
Date: 12/4/2015


Fox Meadows Annexation No. 1 & 2 - Future Land Use
Grand Junction
Annexation No.1
Residential Med/High
D 1/2 RD
PELTON DR
CLEAR CREEK DR
JORNADA ST
KEENER ST
SHIRE DR
Annexation No. 2
Residential Medium
LANCASTER DR
STRIKER DR
Residential Medium
BOOSHWAY AVE
NOTTINGHAM DR
Annexation 1
Annexation 2
Date: 12/4/2015


Fox Meadows Annexation No. 1 & 2 - Zoning
Grand Junction
R-8
RSF-R
R-5
Annexation No.1
RMF-5
RMF-8
PUD
County Zoning
RMF-5
RSF-R
City Zoning
R-5
RSF-R
Annexation No. 2
PUD
RMF-5
RMF-5
Annexation 1
Annexation 2

FOX MEADOWS SUBDIVISION
Annexation and Preliminary/Final Plan Applications
NEIGHBORHOOD MEETING
October 7, 2015

A neighborhood meeting to discuss the pending Annexation and Preliminary/Final Plan applications was held at 5:30 p.m. on October 5, 2015 at the Christian Church of God, 3198 E Road.

In addition to Brian Rusche, Community Development Department staff planner, the land owner and his representative, six neighbors out of the approximately 240 that were notified of the Neighborhood Meeting attended. An attendance roster is attached.

An overview of the proposed development and the City's approval process was presented by the owner's representative and the staff planner. The meeting lasted about 60 minutes. Topics specific to the annexation and development proposal discussed included:

Comment: *Size and type of construction for the dwellings.*
Applicants Response: The houses will have three bedrooms, two baths a two car garage and will be a minimum of 1,500 square feet. The exterior of the mainly one story dwellings will be stucco and stone accents. The estimated price point will be $180.000 to $220,000.

Comment: *The lack of Parks in this area of Pear Park.*
Applicants Response: The City Staff planner explained the position on the size and location of public park lands. Fox Meadow will pay a Park Impact Fee equal to ten percent of the properties raw land value. This money is used for acquiring future public park land.

Comment: *Traffic congestion at the Chatfield Elementary School drop-off and pick-up area along D ½ Road.*
Applicants Response: D ½ Road is fully improved with sidewalks along each side and a cross walk nearby. If it is the School District's desire, the City would be will to offer its resources to review the situation and offer recommendations.

Comment: *The owner of the property at 3169 D ½ Road stated that the irrigation return water discharges onto the Fox Meadows property and travels south in an earthen ditch to an existing drain ditch.*
Applicants Response: Colorado Law does not allow an adjacent property to impede historic drainage patterns. During the next phase of the development process, an appropriate sized pipeline will be designed and constructed.

Comment: *The plan stub street to the property at 3169 D ½ Road.*
Applicants Response: The City requires stub streets to adjoining parcels that have the potential for future subdivision. Two sketches showing that the planned stub street is in a

proper location for the future development were presented to the land owner in attendance.

Comment: *Will there be a HOA and Covenants for the subdivision?*
Applicants Response: A HOA will be form in accordance with Colorado Statutes for the ongoing maintenance of the Landscaped Buffers along D ½ Road and the Stormwater Management Facility. Covenants will be adopted to insure ongoing protection to the future residents of the development, and surrounding property owners.

Comment: *What will be the affect of the Fox Meadows property annexation to the Dove Creek Subdivision?*
Applicants Response: The City's Staff Planner explained that annexation of the Dove Creek Subdivision would require a request to the City by more than 50 percent of the land owners with the development and this current request would not trigger annexation at this time. The planner also explained some of the benefits that is provided by the City to their residents. Property taxes would not be affected. However, the City does have its own sales tax in addition the State and County.

Comment: *View preservation.*
Applicants Response: The City Development Code does not require any view preservation measures be under taken in the surrounding area. A majority of the planned dwellings will be one story in height and placed approximately 20 feet from the planned street right-of-way. Because of the depth of the planned lots, the rear of the house would be in the range of 50 feet east of the west subdivision boundary, thus reducing some of the visual impact.

Comment: *Construction schedule and phasing.*
Applicants Response: The project will be developed in a single phase. The entitlement process will occur this winter; site development will be completed before the end of the summer in 2016 with construction of the first dwelling at approximately the same time.

Respectfully submitted,

Steve Voytilla, Owner
Grand Junction Real Estate, LLC.

FOX MEADOWS SUBDIVISION

NEIGHBORHOOD MEETING

3198 E Road
5:30 pm, October 5, 2015

Print Name	Address	Email
Steve Voytilla	PO Box 3467 GJ, CO 81502	Steve5575@Aol.com
Tom Logue		talldc@msn.com
Rita Peiffer	439 Tornado St	mygama@live.com
Karl AnTunes	3169 D½ rd	
Cathy Drake	433½ Keener St	
Keith Williams	McClands Village 270	KMW435@Yahoo.Com
Les Wacton	440 Keener St	
Cathy Matthes	444 Keener St	

I Karl AnTunes Recieved This Rushed Mailing on Tues. Nov 10, 2015
Today is 11-13-15. It wasn't mailed until Monday November 9th 2015.

NOTICE OF APPLICATION

An application for the development proposal described below, located near property you own, has been received by the Grand Junction Community Development Division. The public can review proposed development plans prior to final decisions or public hearings. Copies of the application, plans, reports, staff comments, public correspondence and other supporting documentation may be requested during normal business hours (7:30 a.m. to 5:00 p.m. Monday through Friday) at City Hall, 250 North 5th Street; printing, copying and administrative fees may apply. City Planning staff is also available to answer questions and explain the development review process.

Comments should be received before: November 13, 2015

CPA-2015-456 – Fox Meadows Access Plan Amendment – 3175 D 1/2 ROAD

Forward a recommendation to City Council of a Comprehensive Plan Amendment to amend the Pear Park Neighborhood Plan, an element of the Comprehensive Plan, to revise the access point to D 1/2 Road from property known as Fox Meadows, consisting of 8.307 acres, in a County RSF-R (Residential Single-Family Rural) zone district. The property is being considered for annexation under File # ANX-2015-455.

Planner: Brian Rusche; Phone: 970-256-4058; Email: brianr@gjcity.org

I was away for Veterans Day Wed. Nov. 11 2015 Got This notice on Thursday Nov. 12, 2015. I request a Delay in This annexation until Proper Notification and enough Time is allowed To respond.

Dear City Council member,

My Name is Karl Antunes and my property is located at 3169 D½ rd 81504. The property that abutts mine To The East is The proposed Fox Meadow Annexation Anx-2015-455 (3175 D½ rd). I feel That me and The other 239 property Owners have not recieved enough Time To review all of The info on This Annexation propose / and I did not recieve a reasonable amount of Time To gather i.t. Brian Rusche, at planning, gave no credible way to voice my concerns and had told me There was know way to record my concerns for The council. He said That the deadline on the notice is not a final and He knows That The mailings were rushed. I came To The planning desk To get a statement in writing and signed by him at approximately 3:10pm on Nov. 13, 2015 as to his statement That This notice was not The real final date To complain and gather info but he had already left for The day I was Told. Please do not proceed with any Annexation plans until proper Time and a new notification is sent out.

I will be contacting each council person To Explain further.

Thank-you,

Karl Antunes

From: Alejandrina Romero <alejandrina.2009@yahoo.com>
To: "brianr@gjcity.org" <brianr@gjcity.org>
Date: 11/10/2015 6:33 PM
Subject: Re.: CPA-2015-456 FOX MEADOWS ACCESS PLAN AMENDMENT-3175 D 1/2 ROAD

In reference to above annexation and development is absolutely enfuriating...I purchased my new and forever home just one year ago, and now I receive the VERY UNWELCOME news that the City of Grand Junction is allowing the lot just behind my property to be developed, which means noise, MORE TRAFFIC and a lot of undesirable new neighbors....which I did not check, prior to owning this property
I planned and checked this new property to be my last home and honestly, the brains at city of grand junction will be making it very difficult to live with the new development going on.
Being an honest, hard working single person, that pays VERY high taxes to this town, find it very disheartening that you are just looking for another dollar to come for benefits that I have yet to ever see in the way of infrastructure, more safety and so forth....
I WHOLEHEARTELY OPPOSE THIS PROJECT and hope someone has the guts to tell you, alive, that this is an idiotic plan....
ALEJANDRINA ROMERO425 1/2 keener StGrand Junction, CO 81504

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE ZONING THE FOX MEADOWS ANNEXATION NO. 2 TO R-5 (RESIDENTIAL 5 DU/AC)

LOCATED AT 3175 D ½ ROAD

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Fox Meadows Annexation No. 2 to the R-5 (Residential 5 du/ac) zone district, finding that it conforms with the designation of Residential Medium as shown on the Future Land Use Map of the Comprehensive Plan and the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-5 (Residential 5 du/ac) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code.

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

The following property shall be zoned R-5 (Residential 5 du/ac):

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 15, Township 1 South, Range 1 East of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Northeast corner of the NW 1/4 SE 1/4 of said Section 15 and assuming the North line of the NW 1/4 SE 1/4 of said Section 15 bears S 89°54'16" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°07'43" E along the East line of the NW 1/4 SE 1/4 of said Section 15, a distance of 5.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°07'43" E along the East line of the NW 1/4 SE 1/4 of said Section 15, a distance of 1,315.21 feet, more or less, to a point being the Southeast corner of the NW 1/4 SE 1/4 of said Section 15; thence N 89°52'41" W, along the South line of the NW 1/4 SE 1/4 of said Section 15, a distance of 280.44 feet, more or less, to a point being the Southeast corner of Dove Creek Subdivision, as same is recorded in Book 3925, Pages 704 and 705, Public Records of Mesa County, Colorado; thence N 00°07'50" W, along the East line and the Northerly projection thereof, of the East line of said Dove Creek Subdivision, a distance of 1,310.08 feet; thence N 89°54'16" W, along a line 10.00 feet South of and parallel with, the North line of the NW 1/4 SE 1/4 of said Section 15, a distance of 234.24 feet; thence S 00°07'50" E along the Northerly projection of the East line of Lot 4, Block 1 of said Dove Creek Subdivision, a distance of 20.00 feet to a point being the Northeast corner of said Dove Creek Subdivision; thence N 89°54'16" W, along the North line of said Dove Creek

Subdivision, a distance of 547.96 feet, more or less, to a point being the Northwest corner of said Dove Creek Subdivision; thence N 00°04'29" E, along a line being the Northerly projection of the West line of said Dove Creek Subdivision, a distance of 25.00 feet; thence S 89°54'16" E, along a line 5.00 feet South of and parallel with, the North line of the NW 1/4 SE 1/4 of said Section 15, a distance of 1,062.62 feet, more or less, to the Point of Beginning. LESS HOWEVER, any portion of the Chatfield Subdivision, as same is recorded in Plat Book 12, page 75, Public Records of Mesa County, Colorado that may exist within the limits of the NW 1/4 SE 1/4 of said Section 15 due to a conflict with the Easterly boundary of said Chatfield Subdivision.

CONTAINING 383,707 Square Feet or 8.809 Acres, more or less, as described hereon.

LESS 0.50 Acres of D ½ Road Right-of-Way.

Introduced on first reading this _____day of _____, 2016 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2016 and ordered published in pamphlet form.

ATTEST:

_____ _____

City Clerk Mayor

Date: December 30, 2015
Author: Brian Rusche
Title/Phone Ext:
Senior Planner/4058
Proposed Schedule:
January 12, 2016
File #: CPA-2015-456

Attach 5

PLANNING COMMISSION AGENDA ITEM

Subject: Fox Meadows Access Plan Amendment, Located at 3175 D ½ Road
Action Requested/Recommendation: Forward a recommendation to City Council of a Comprehensive Plan Amendment to amend the Pear Park Neighborhood Plan, an element of the Comprehensive Plan, to revise the access point to D 1/2 Road from property known as Fox Meadows, consisting of 8.309 acres, in a County RSF-R (Residential Single-Family Rural) zone district.
Presenters Name & Title: Brian Rusche, Senior Planner

Executive Summary:

This is a request for an amendment to the 2004 Pear Park Transportation and Access Management Plan (TAMP) to revise the access point to D ½ Road from property known as Fox Meadows, located at 3175 D ½ Road.

Background, Analysis and Options:

This is a request for an amendment to the 2004 Pear Park Transportation and Access Management Plan (TAMP) to revise the access point to D ½ Road from property known as Fox Meadows, located at 3175 D ½ Road.

The Pear Park Plan was adopted in December of 2004 and contained a "Transportation and Access Management Plan" (TAMP) as Figure 5. The purpose of the TAMP was to identify intersections and access onto the major streets. The entire Pear Park area was analyzed and specific street connection points were shown on the map. Access spacing was more stringent than the Transportation Engineering Design Standards (TEDS), which is the normal guiding document. The goal was to maintain street capacity, by limiting access, so a three lane street section would handle traffic into the foreseeable future. The assumption was that, in some cases, several parcels might need to be assembled to provide the desired access. The TAMP became part of the Grand Valley Circulation Plan (GVCP) at adoption.

Along this particular segment of D ½ Road, several of the anticipated subdivisions shown on the TAMP have been completed, establishing the overall transportation network on either side of the corridor. The subject property is now being proposed for development, but the access plan would necessitate acquisition of the neighboring property in order to connect into D ½ Road. Upon further review of the proposed plan, the Development Engineer noted

"The current proposed access configuration in the TAMP will work (i.e. meets Minimum TEDS intersection spacing requirements) but creates potential overlapping left turn movements in the two way center left turn lane on D 1/2 Road. Moving the proposed access on the south side to approximately the center of the 3175 D 1/2 Road property ultimately creates a safer driving situation and allows development now without having to partner with the 3169 D 1/2 property."

Neighborhood Meeting:

A Neighborhood Meeting was held on October 5, 2015. A summary of the meeting is attached.

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

Goal 9: Develop a well-balanced transportation system that supports automobile, local transit, pedestrian, bicycles, air and freight movement while protecting air, water and natural resources.

Approval of this amendment will provide direct access into a future residential subdivision, while eliminating potential overlapping left turn movements on D ½ Road, ultimately creating a safer driving situation.

How this item relates to the Economic Development Plan:

Goal: Be proactive and business friendly. Streamline processes and reduce time and costs to the business community while respecting and working within the protections that have been put into place through the Comprehensive Plan.

The purpose of the TAMP was to identify intersections and access onto major streets within Pear Park, with the goal of maintaining street capacity, resulting in a more efficient use of infrastructure. The proposed amendment would provide an opportunity for additional residential development now that will ultimately create a safer driving situation in the future.

Board or Committee Recommendation:

There is no other committee or board recommendation.

Financial Impact/Budget:

All costs associated with constructing a new local street intersection with D ½ Road will be borne by the developer as part of the overall subdivision construction.

Other issues:

The property is being considered for annexation under File # ANX-2015-455.

Previously presented or discussed:

This has not been previously discussed by the Planning Commission.

Attachments:

1. Background information
2. Staff report
3. Fox Meadows Annexation Map
4. Fox Meadows - Aerial Photo
5. Fox Meadows Future Land Use Map
6. Fox Meadows Zoning Map
7. Pear Park Plan Transportation Access Management Plan
8. Proposed Amendment to the Transportation Access Management Plan
9. Neighborhood Meeting Summary
10. Ordinance

BACKGROUND INFORMATION					
Location:		3175 D ½ Road			
Applicant:		Grand Junction Real Estate Investments LLC			
Existing Land Use:		Agricultural			
Proposed Land Use:		Residential			
Surrounding Land Use:	**North**	Single-Family Residential			
	South	Residential			
	East	Residential			
	West	Single-Family Residential			
Existing Zoning:		County RSF-R (Residential Single-Family Rural)			
Proposed Zoning:		R-5 (Residential 5 du/ac)			
Surrounding Zoning:	**North**	County RMF-5 (Residential Multi-Family District)			
	South	County PUD (Planned Unit Development)			
	East	County RMF-8 (Residential Multi-Family District) County PUD (Planned Unit Development)			
	West	County RSF-R (Residential Single-Family Rural) County RMF-5 (Residential Multi-Family District)			
Future Land Use Designation:		Residential Medium			
Zoning within density/intensity range?		X	**Yes**		**No**

CITY JURISDICTION: The City's home rule powers and Section 212 of Article 23 of Title 31 of the Colorado Revised Statutes grants authority to the City to make and adopt a plan for the physical development of streets and roads located within the legal boundaries of the municipality and all lands lying within three (3) miles of the municipal boundary. The location of the proposed amendment is presently within unincorporated Mesa County but portions of the right-of-way (ROW) are including in the proposed annexation (File # ANX-2015-455.

STAFF ANALYSIS:The Pear Park Plan was adopted in December of 2004 and contained a "Transportation and Access Management Plan" (TAMP) as Figure 5. The purpose of the TAMP was to identify intersections and access onto the major streets. The entire Pear Park area was analyzed and specific street connection points were shown on the map. Access spacing was more stringent than the Transportation Engineering Design Standards (TEDS), which is the normal guiding document. The goal was to maintain street capacity, by limiting access, so a three lane street section would handle traffic into the foreseeable future. The assumption was that, in some cases, several parcels might need to be assembled to provide the desired access. The TAMP became part of the Grand Valley Circulation Plan (GVCP) at adoption.

Along this particular segment of D ½ Road, several of the anticipated subdivisions shown on the TAMP have been completed, establishing the overall transportation network on either side of the corridor. The subject property is now being proposed for development, but the

access plan would necessitate acquisition of the neighboring property in order to connect into D ½ Road. Upon further review of the proposed plan, the Development Engineer noted "The current proposed access configuration in the TAMP will work (i.e. meets Minimum TEDS intersection spacing requirements) but creates potential overlapping left turn movements in the two way center left turn lane on D 1/2 Road. Moving the proposed access on the south side to approximately the center of the 3175 D 1/2 Road property ultimately creates a safer driving situation and allows development now without having to partner with the 3169 D 1/2 property."

Sections 21.02.130 - Grand Junction Zoning and Development Code:

Since the Pear Park Transportation and Access Management Plan (TAMP) is considered a part of the Grand Valley Circulation Plan, an amendment to the TAMP must meet one or more of the following criteria set forth in Section 21.02.130 (c)(2) of the Code:

(i) There was an error such that then-existing facts, projects, or trends that were reasonably foreseeable were not accounted for; or

There was no error in the TAMP as there was no development proposed for either parcel at that time.

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

The request is being made in anticipation of development. The City has held meetings with the developer and reviewed the preliminary subdivision layout. As noted by the Development Engineer during the review:

"The current proposed access configuration in the TAMP will work (i.e. meets Minimum TEDS intersection spacing requirements) but creates potential overlapping left turn movements in the two way center left turn lane on D 1/2 Road. Moving the proposed access on the south side to approximately the center of the 3175 D 1/2 Road property ultimately creates a safer driving situation and allows development now without having to partner with the 3169 D 1/2 property."

This criterion has been met.

(iii) The character and/or condition of the area have changed enough that the amendment is acceptable;

The existing residence was built in 1928. Based on aerial photographs, this part of the community has undergone a transition from farms situated along the main east/west roads, to the first subdivisions in the mid-1970s up through the mid-1980s, to incremental residential expansion from the mid-1990s through the mid-2000s. These development patterns are the precursor to the TAMP, which was adopted in 2005.

The adjacent Dove Creek Subdivision was platted in 2005 and is consistent with layout shown on the TAMP. The Chatfield III Subdivision, on the north side of D ½

Road, was platted in 2006 and is also consistent with the access point shown on the TAMP.

The existing access point shown for the south side of D ½ Road stubs into the property at 3169 D ½ Road. The owner of this property has not expressed interest in development at this time. The preliminary subdivision layout for Fox Meadows includes a stub street to the west to allow for access from 3169 D ½ Road at such time as development is proposed. Until residential development occurs, the existing access to D ½ Road for 3169 D ½ Road can remain.

This criterion has been met.

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

The purpose of the TAMP was to identify intersections and access onto major streets within Pear Park, with the goal of maintaining street capacity, resulting in a more efficient use of infrastructure. The proposed amendment would provide an opportunity for additional residential development now that will ultimately create a safer driving situation in the future.

This criterion has been met.

(v) The change will facilitate safe and efficient access for all modes of transportation; and

Approval of this amendment will provide direct access into a future residential subdivision, while eliminating potential overlapping left turn movements on D ½ Road, ultimately creating a safer driving situation.

This criterion has been met.

(vi) The change furthers the goals for circulation and interconnectivity;

See responses to Criterion iii, iv, and v above.

This criterion has been met.

FINDINGS OF FACT AND CONCLUSIONS

After reviewing the Fox Meadows Access Plan Amendment, CPA-2015-456, a request to amend the Pear Park Neighborhood Plan, an element of the Comprehensive Plan, to revise the access point to D 1/2 Road from property known as Fox Meadows, consisting of 8.309 acres, in a County RSF-R (Residential Single-Family Rural) zone district, the following findings of fact and conclusions have been determined:

1. The requested amendment is consistent with the goals and policies of the Comprehensive Plan;

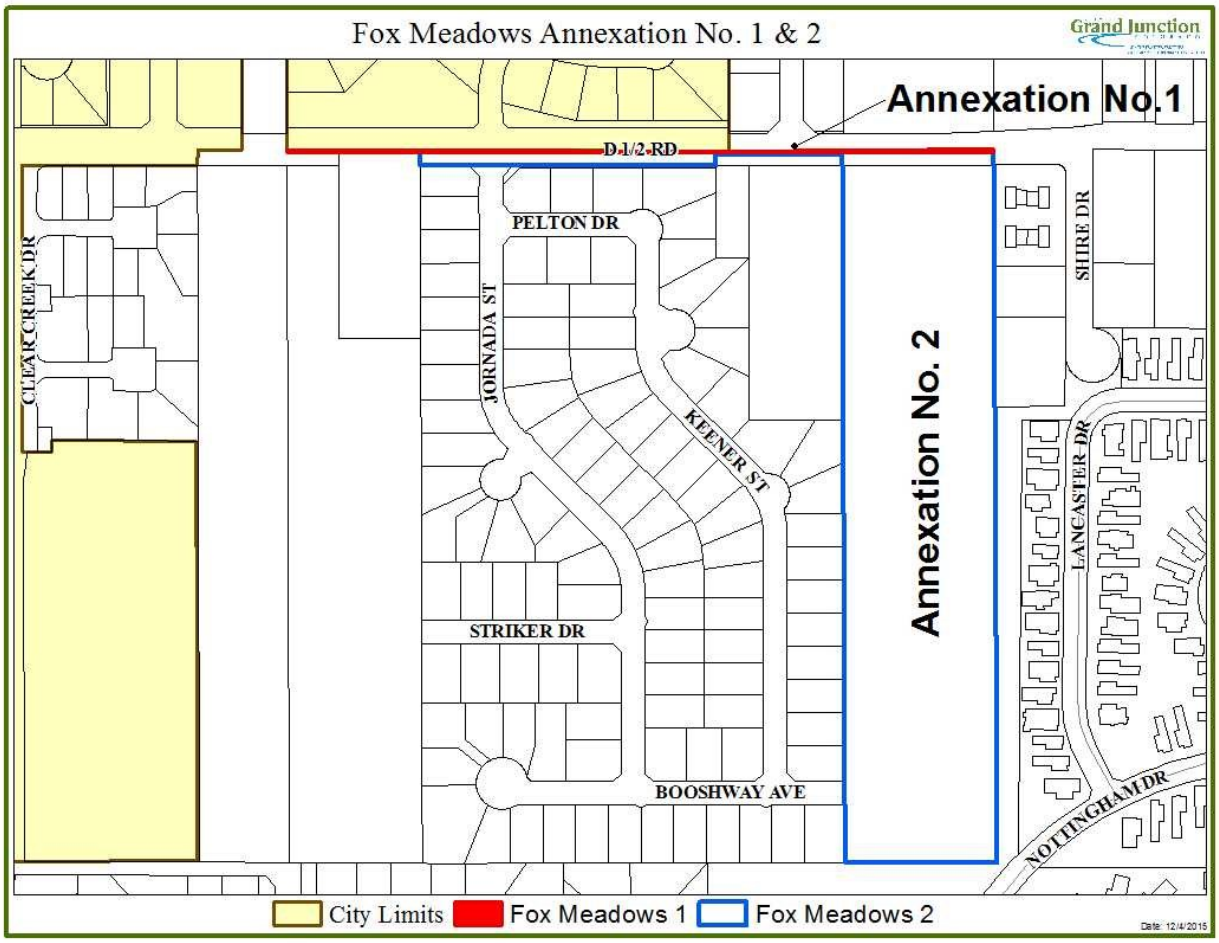
2. The review criteria (ii) through (vi) in Section 21.02.130(c)(2) of the Grand Junction Municipal Code have been met.

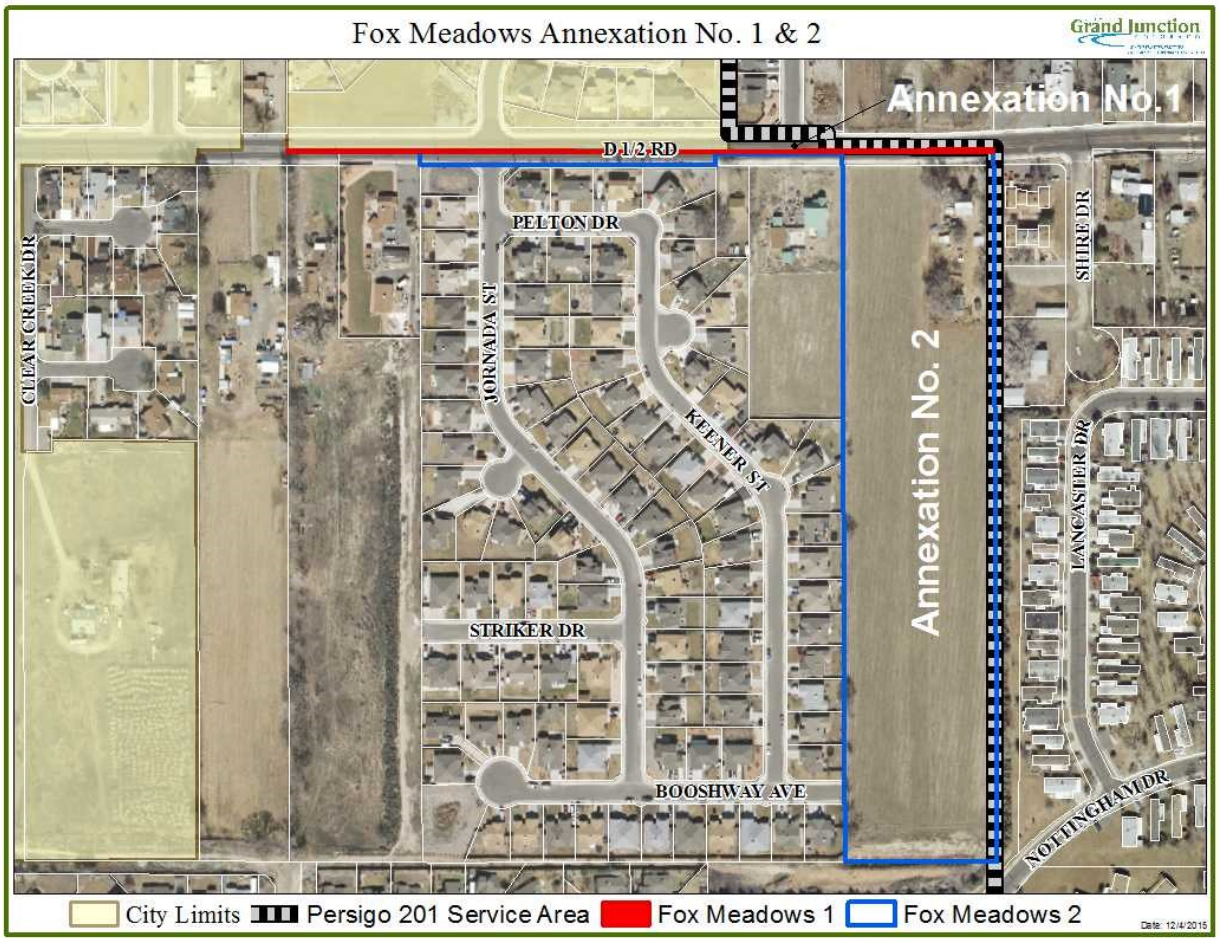
STAFF RECOMMENDATION:

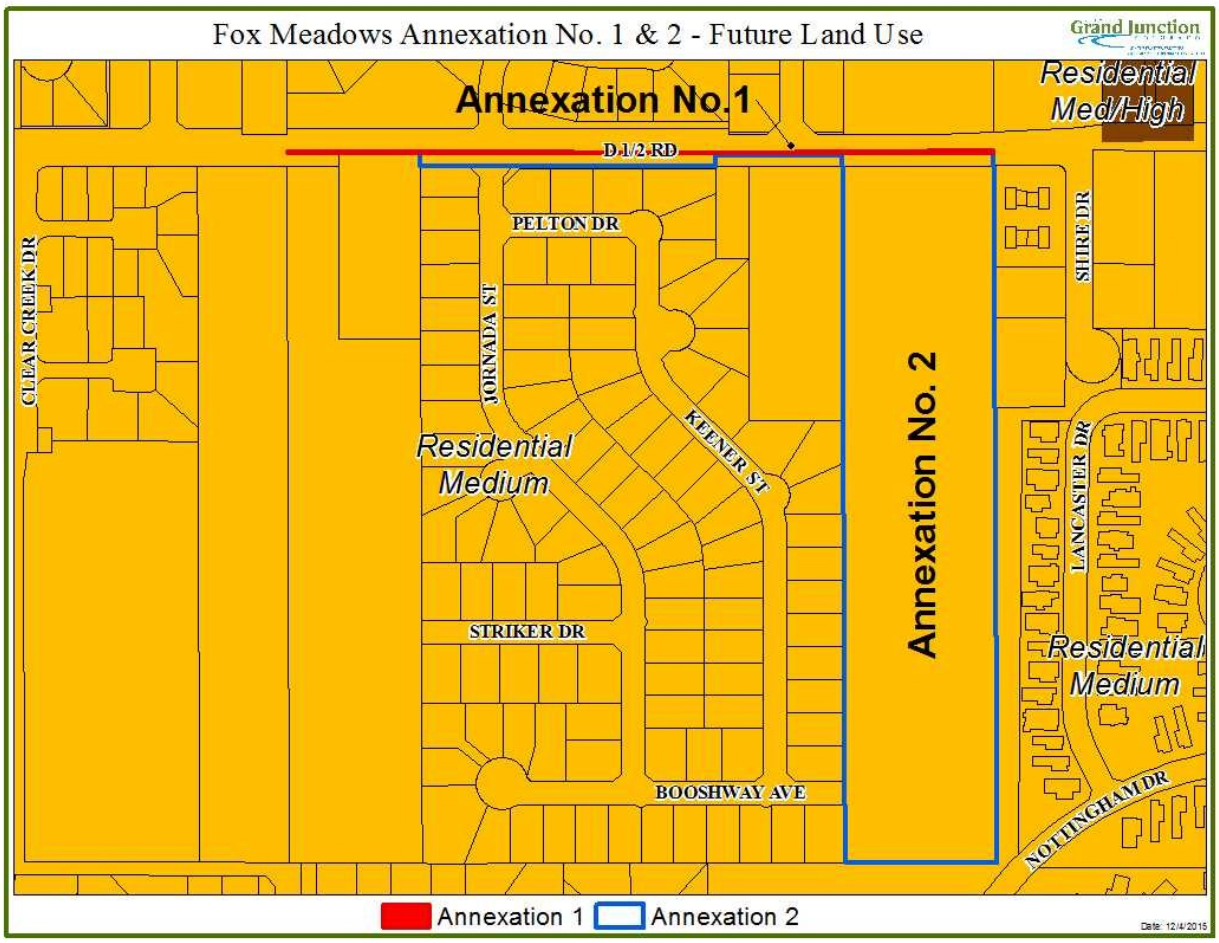
I recommend that the Planning Commission forward a recommendation to the City Council of a Comprehensive Plan Amendment, CPA-2015-456, to amend the Pear Park Neighborhood Plan, an element of the Comprehensive Plan, to revise the access point to D 1/2 Road from property known as Fox Meadows, with the findings and conclusions listed above.

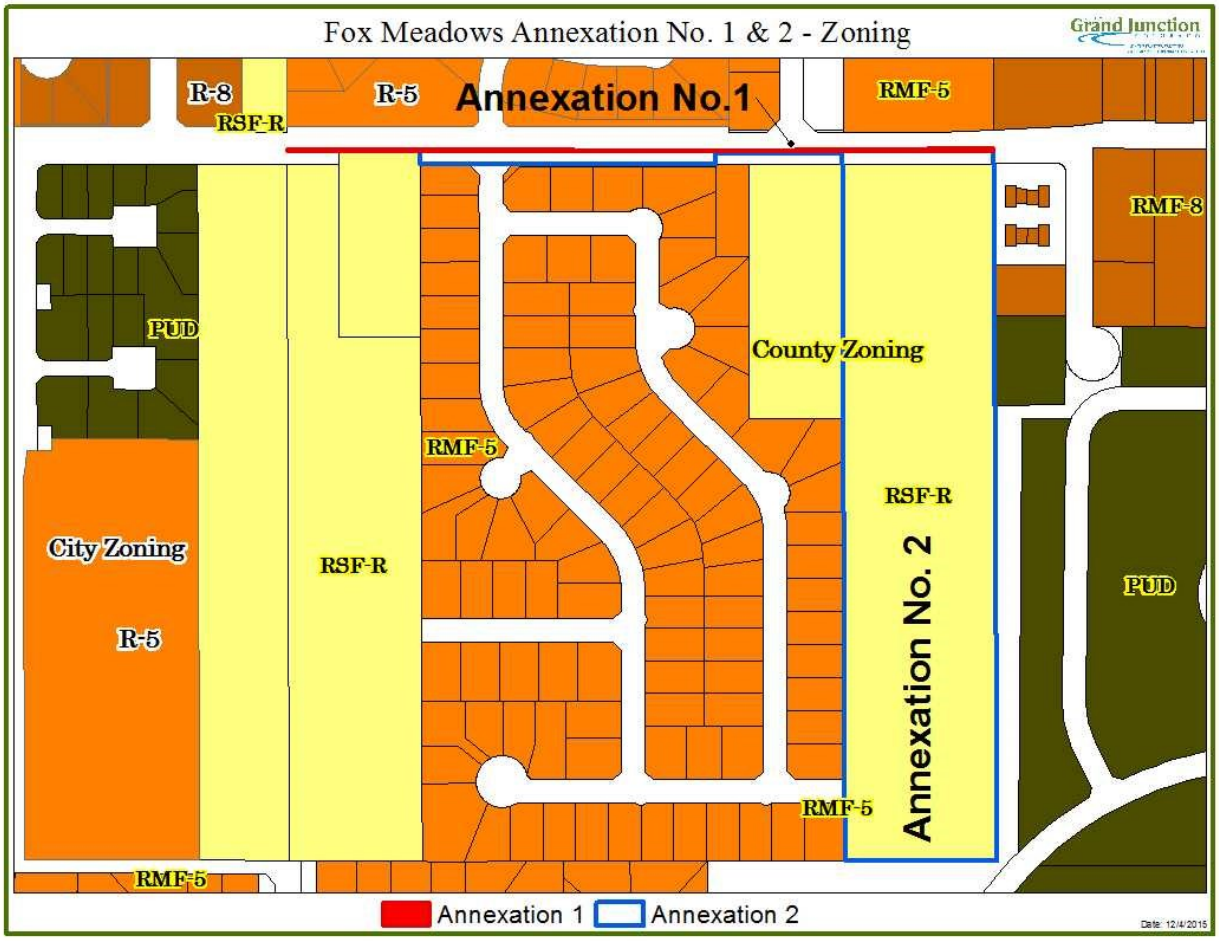
RECOMMENDED PLANNING COMMISSION MOTION:

Madam Chairman, on the Fox Meadows Access Plan Amendment, CPA-2015-456, I move that the Planning Commission forward to City Council a recommendation of approval to amend the Pear Park Neighborhood Plan, an element of the Comprehensive Plan, to revise the access point to D 1/2 Road from property known as Fox Meadows, with the findings and conclusions listed in the staff report.

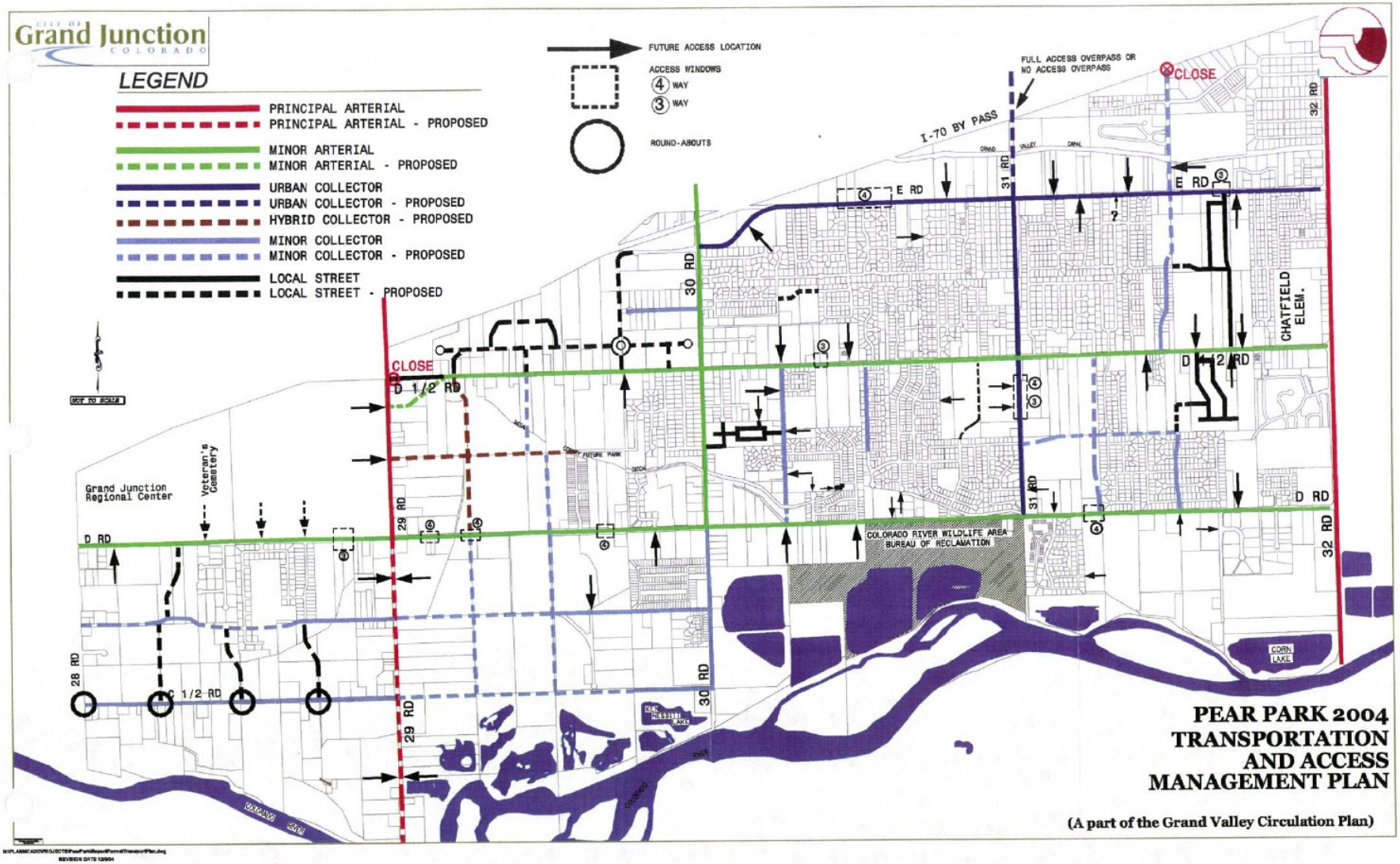

Fox Meadows Annexation No. 1 & 2
Grand Junction
Annexation No.1
D 1/2 RD
PELTON DR
JORNADA ST
KEENER ST
STRIKER DR
BOOSHWAY AVE
CLEARCREEK DR
SHIRE DR
LANCASTER DR
NOTTINGHAM DR
Annexation No. 2
City Limits
Fox Meadows 1
Fox Meadows 2
Date: 12/4/2015


Fox Meadows Annexation No. 1 & 2
Grand Junction
Annexation No.1
D 1/2 RD
PELTON DR
CLEAR CREEK DR
JORNADA ST
KLEENER ST
SHIRE DR
Annexation No. 2
LANCASTER DR
STRIKER DR
BOOSHWAY AVE
NOTTINGHAM DR
City Limits
Persigo 201 Service Area
Fox Meadows 1
Fox Meadows 2
Date: 12/4/2015

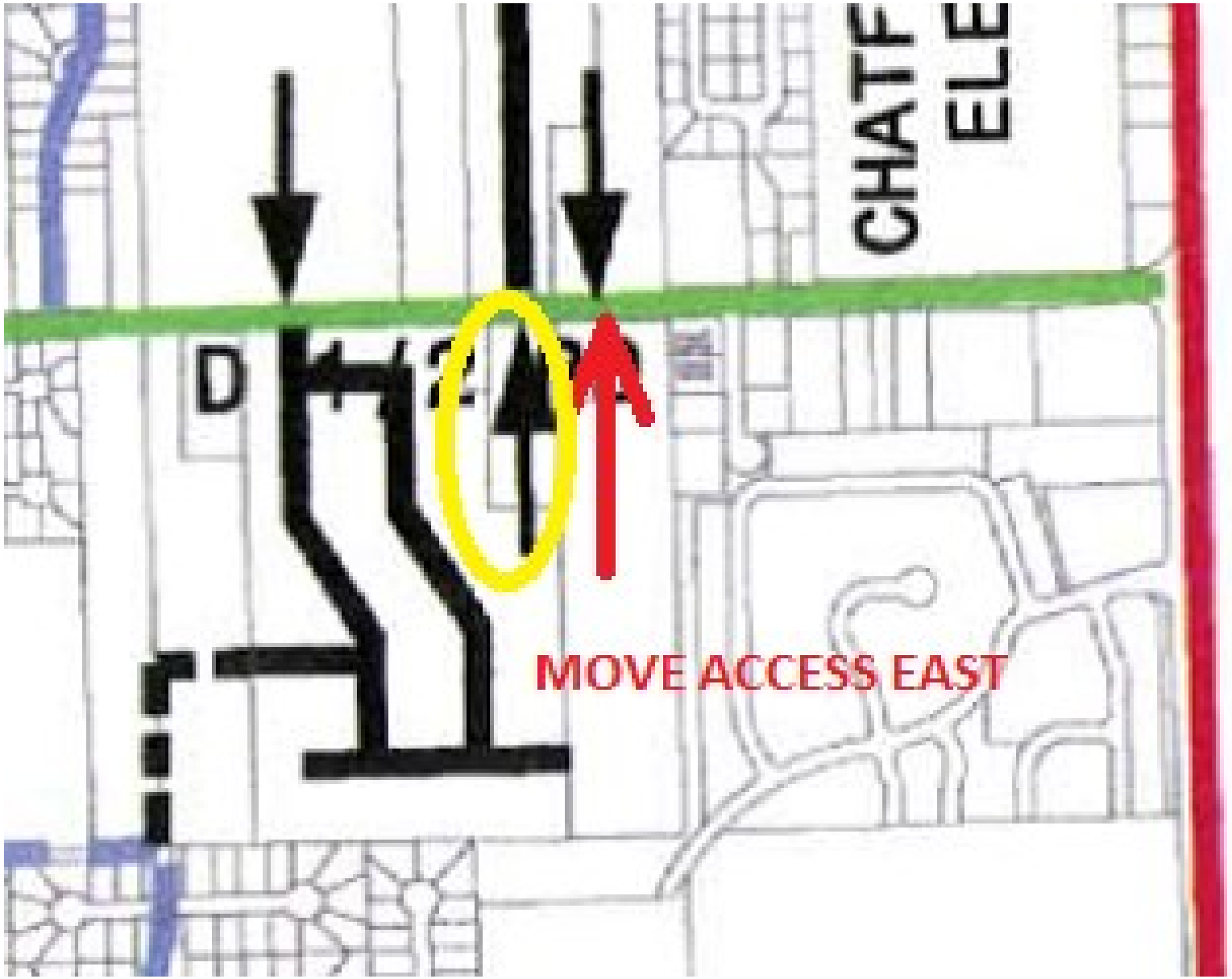

Fox Meadows Annexation No. 1 & 2 - Future Land Use
Grand Junction
Annexation No.1
Residential Med/High
D 1/2 RD
PELTON DR
CLEAR CREEK DR
JORNADA ST
SHIRE DR
KEENER ST
Residential Medium
Annexation No. 2
LANCASTER DR
STRIKER DR
Residential Medium
BOOSHWAY AVE
NOTTINGHAM DR
Annexation 1
Annexation 2
Date: 12/4/2015


Fox Meadows Annexation No. 1 & 2 - Zoning
Grand Junction
R-8
RSF-R
R-5
Annexation No.1
RMF-5
RMF-8
PUD
County Zoning
RMF-5
RSF-R
City Zoning
R-5
RSF-R
Annexation No. 2
PUD
RMF-5
RMF-5
Annexation 1
Annexation 2
Date: 12/4/2015

To Access the Agenda and Backup Materials electronically, go to www.gjcity.org



To Access the Agenda and Backup Materials electronically, go to www.gjcity.org



FOX MEADOWS SUBDIVISION
Annexation and Preliminary/Final Plan Applications
NEIGHBORHOOD MEETING
October 7, 2015

A neighborhood meeting to discuss the pending Annexation and Preliminary/Final Plan applications was held at 5:30 p.m. on October 5, 2015 at the Christian Church of God, 3198 E Road.

In addition to Brian Rusche, Community Development Department staff planner, the land owner and his representative, six neighbors out of the approximately 240 that were notified of the Neighborhood Meeting attended. An attendance roster is attached.

An overview of the proposed development and the City's approval process was presented by the owner's representative and the staff planner. The meeting lasted about 60 minutes. Topics specific to the annexation and development proposal discussed included:

Comment: *Size and type of construction for the dwellings.*
Applicants Response: The houses will have three bedrooms, two baths a two car garage and will be a minimum of 1,500 square feet. The exterior of the mainly one story dwellings will be stucco and stone accents. The estimated price point will be $180,000 to $220,000.

Comment: *The lack of Parks in this area of Pear Park.*
Applicants Response: The City Staff planner explained the position on the size and location of public park lands. Fox Meadow will pay a Park Impact Fee equal to ten percent of the properties raw land value. This money is used for acquiring future public park land.

Comment: *Traffic congestion at the Chatfield Elementary School drop-off and pick-up area along D ½ Road.*
Applicants Response: D ½ Road is fully improved with sidewalks along each side and a cross walk nearby. If it is the School District's desire, the City would be will to offer its resources to review the situation and offer recommendations.

Comment: *The owner of the property at 3169 D ½ Road stated that the irrigation return water discharges onto the Fox Meadows property and travels south in an earthen ditch to an existing drain ditch.*
Applicants Response: Colorado Law does not allow an adjacent property to impede historic drainage patterns. During the next phase of the development process, an appropriate sized pipeline will be designed and constructed.

Comment: *The plan stub street to the property at 3169 D ½ Road.*
Applicants Response: The City requires stub streets to adjoining parcels that have the potential for future subdivision. Two sketches showing that the planned stub street is in a

proper location for the future development were presented to the land owner in attendance.

Comment: *Will there be a HOA and Covenants for the subdivision?*
Applicants Response: A HOA will be form in accordance with Colorado Statutes for the ongoing maintenance of the Landscaped Buffers along D ½ Road and the Stormwater Management Facility. Covenants will be adopted to insure ongoing protection to the future residents of the development, and surrounding property owners.

Comment: *What will be the affect of the Fox Meadows property annexation to the Dove Creek Subdivision?*
Applicants Response: The City's Staff Planner explained that annexation of the Dove Creek Subdivision would require a request to the City by more than 50 percent of the land owners with the development and this current request would not trigger annexation at this time. The planner also explained some of the benefits that is provided by the City to their residents. Property taxes would not be affected. However, the City does have its own sales tax in addition the State and County.

Comment: *View preservation.*
Applicants Response: The City Development Code does not require any view preservation measures be under taken in the surrounding area. A majority of the planned dwellings will be one story in height and placed approximately 20 feet from the planned street right-of-way. Because of the depth of the planned lots, the rear of the house would be in the range of 50 feet east of the west subdivision boundary, thus reducing some of the visual impact.

Comment: *Construction schedule and phasing.*
Applicants Response: The project will be developed in a single phase. The entitlement process will occur this winter; site development will be completed before the end of the summer in 2016 with construction of the first dwelling at approximately the same time.

Respectfully submitted,

Steve Voytilla, Owner
Grand Junction Real Estate, LLC.

FOX MEADOWS SUBDIVISION

NEIGHBORHOOD MEETING

3198 E Road
5:30 pm, October 5, 2015

Print Name	Address	Email
Steve Voytilla	PO Box 3467 GJ, CO 81502	Steve5575@Aol.com
Tom Logue		talldc@msn.com
Rita Peiffer	439 Tornada St	mygama@live.com
Karl AnTunes	3169 D½ rd	
Cathy Drake	433½ Keener St	
Keith Williams	McCLANDS VILLAGE 270	KMW435@Yahoo.com
Les Worton	440 Keener ST	
Cathy Matthes	440 Keener St	

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN, SPECIFICALLY THE PEAR PARK NEIGHBORHOOD PLAN, MORE SPECIFICALLY THE TRANSPORATION ACCESS MANAGEMENT PLAN, A PART OF THE GRAND VALLEY CIRCULATION PLAN, TO REVISE THE ACCESS POINT ON D ½ ROAD TO ALLOW DIRECT ACCESS INTO PROPERTY KNOWN AS FOX MEADOWS

LOCATED AT 3175 D ½ ROAD

Recitals:

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of a request to amend the Pear Park Neighborhood Plan, an element of the Comprehensive Plan, to revise the access point to D 1/2 Road from property known as Fox Meadows, consisting of 8.309 acres, in a County RSF-R (Residential Single-Family Rural) zone district, finding that it conforms with the goals and policies of the Comprehensive Plan and that the review criteria (ii) through (vi) in Section 21.02.130(c)(2) of the Grand Junction Municipal Code have been met.

After public notice and public hearing, the Grand Junction City Council finds that the requested amendment conforms with the goals and policies of the Comprehensive Plan and that the review criteria (ii) through (vi) in Section 21.02.130(c)(2) of the Grand Junction Municipal Code have been met.

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

The 2004 Pear Park Transportation and Access Management Plan (TAMP) be revised move the access point onto D ½ Road from property at 3169 D ½ Road to property known as Fox Meadows, located at 3175 D ½ Road, as shown on the attached map.

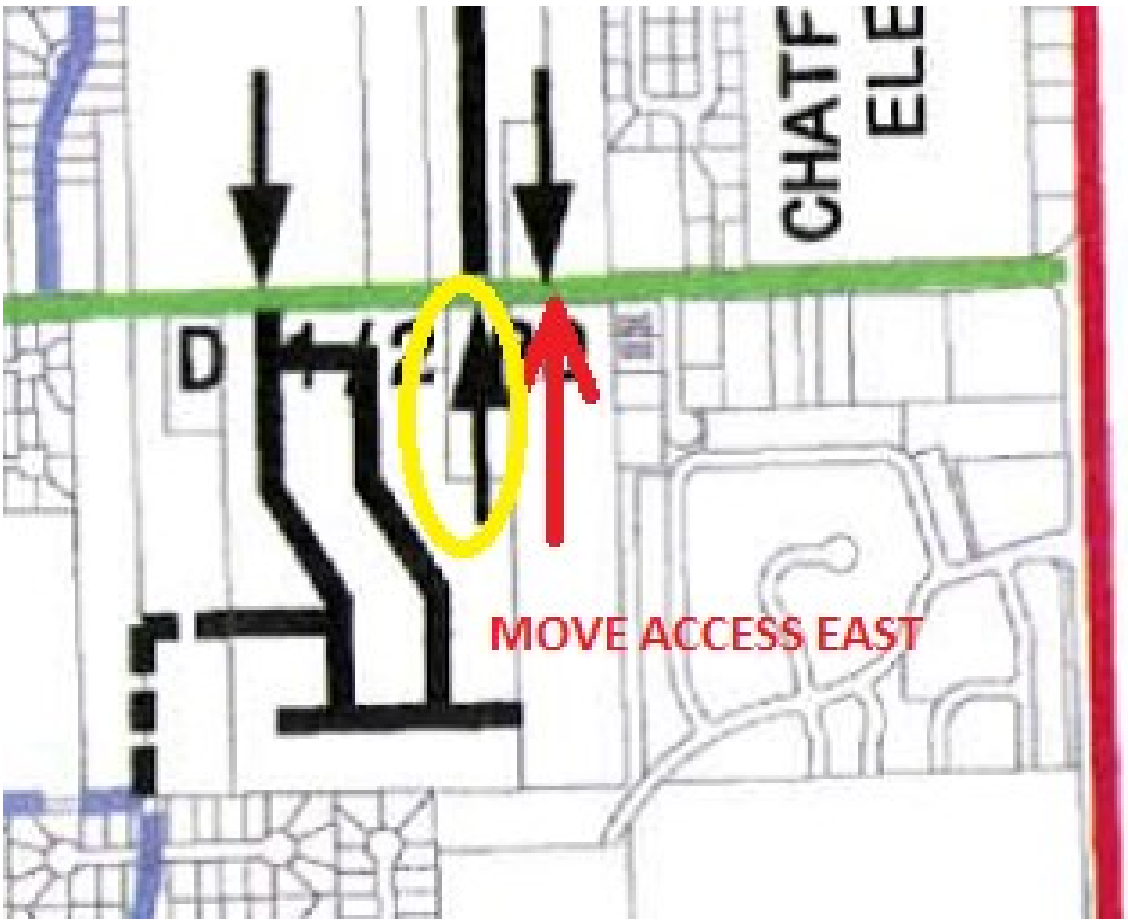
Introduced on first reading this _____day of _____, 2016 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2016 and ordered published in pamphlet form.

ATTEST:

_____ _____

City Clerk Mayor


CHATF
ELE
MOVE ACCESS EAST

Date: December 30, 2015
Author: Brian Rusche
Title/ Phone Ext: Senior Planner/4058
Proposed Schedule: January 12, 2016
File #: PLD-2015-464

Attach 6

PLANNING COMMISSION AGENDA ITEM

Subject: Christian Living Services, Outline Development Plan, Located at 628 26 ½ Road.
Action Requested/Recommendation: Forward a recommendation to City Council of a rezone from R-O (Residential Office) to PD (Planned Development) and of an Outline Development Plan to develop a 58,000 square foot Assisted Living Facility on 2.37 acres in a PD (Planned Development) zone district.
Presenters Name & Title: Brian Rusche, Senior Planner

Executive Summary:

The applicants request approval of an Outline Development Plan (ODP) to develop a 58,000 square foot Assisted Living Facility for Christian Living Services, under a Planned Development (PD) zone district with default zone of R-O (Residential Office), located at 628 26 ½ Road.

Background, Analysis and Options:

The 2.37 acre site is an unusually shaped triangular lot located at the northeast corner of 26 ½ Road and Horizon Drive. The present zoning of R-O has no maximum residential density and would permit an assisted living complex. However, the R-O zone also has a maximum building size of 10,000 square feet. The proposed project is one building, not to exceed 58,000 square feet and will provide both assisted living and memory support residential units.

A full analysis of the proposed ODP, including addressing applicable approval criteria, is included in the attached report.

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

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

The proposed facility will address a regional need for assisted living and memory care beds for an aging population, while adding jobs for the community and physical improvements to the property.

How this item relates to the Economic Development Plan:

The proposed rezone meets with the goals and intent of the Economic Development Plan by assisting a new business that offers its services to an aging population to establish a presence within the community.

Neighborhood Meeting:

A Neighborhood Meeting was held on September 1, 2015. A summary of the meeting is attached to this report.

Board or Committee Recommendation:

There is no other board or committee recommendation.

Financial Impact/Budget:

Development of the property could provide significant financial benefit to the City in the form of taxable property, but likewise could create significant impact to the City in the form of necessary emergency services for facility residents.

Previously presented or discussed:

This request has not been previously discussed.

Attachments:

1. Background Information
2. Staff Report
3. Location Map
4. Aerial Photo
5. Comprehensive Plan – Future Land Use Map
6. Comprehensive Plan – Blended Residential Category Map
7. Existing Zoning Map
8. General Project Report
9. Site Plan
10. Landscaping Plan
11. Neighborhood Meeting Summary
12. Ordinance

BACKGROUND INFORMATION					
Location:		628 26 ½ Road			
Applicant:		Jim West Builder, Inc. – Owner Confluent Development – Applicant Ciavonne, Roberts and Associates - Representative			
Existing Land Use:		Vacant land			
Proposed Land Use:		Assisted Living Facility			
Surrounding Land Use:	**North**	Church			
	South	Multi-Family Residential			
	East	Church			
	West	Single Family Residential			
Existing Zoning:		R-O (Residential Office)			
Proposed Zoning:		PD (Planned Development)			
Surrounding Zoning:	**North**	R-4 (Residential 4 du/ac)			
	South	PD (Planned Development)			
	East	R-4 (Residential 4 du/ac			
	West	R-2 (Residential 2 du/ac)			
Future Land Use Designation:		Residential Medium (4-8 du/ac)			
Blended Residential Category:		Residential Medium (4-16 du/ac)			
Zoning within density/intensity range?		X	**Yes**		**No**

Grand Junction Municipal Code (GJMC) Chapter 21.05 – Planned Development

Uses: The property will be developed into a singular use: an assisted living facility not to exceed 58,000 square feet. This use includes ancillary support services internal to the facility and does not include public commercial or retail space.

Performance Standards: An assisted living facility is classified as a Group Living Facility under the GJMC. Use-specific standards found in Section 21.04.030(p) will be addressed as part of the Final Development Plan, which is currently under review pending the outcome of the proposed ODP.

The R-O (Residential Office) zone includes Site Design and Architectural Considerations, per GJMC Section 21.03.070(a). The applicant proposes to address these requirements as part of the Final Development Plan, with the following deviations:

- As this PD is for an assisted living facility, hours of operation are not limited;
- Due to the existing property configuration, the proposed building cannot align with existing neighboring buildings;

- Due to existing site conditions along both street frontages, the main entrance cannot open onto a street.

Density: The density calculation for a group living facility equates four (4) beds to one (1) dwelling unit. The proposed facility will include 84 beds, for a density of 8.8 dwelling units per acre. The current R-O zone has a minimum density of 4 du/ac and no maximum density. The Blended Land Use Category of Residential Medium contemplates densities up to 16 du/ac. Two other Planned Developments (PD) south of the subject property have densities of 9.5 du/ac (The Glen Condominiums) and 12.4 du/ac (Westwood Estates Condominiums).

Access and Circulation: The property currently shares access off 26 ½ Road with the St. Paul Evangelical Lutheran Church next door to the north. The applicants have requested, and have been approved (TED-2015-471) for an access to Horizon Drive, in addition to access from 26 ½ Road.

Internal circulation, including continued shared access to the church, will be evaluated with the Final Development Plan and will conform to Transportation Engineering and Design Standards (TEDS).

Open Space: No open space is included in the proposed ODP. However, staff is working with the applicant as part of the Final Development Plan review to incorporate pedestrian connections to the public street(s) and to the neighboring churches.

Landscaping: Landscaping shall meet or exceed the requirements of GJMC Section 21.06.040, with the following exceptions requested:

- This project requests the elimination of buffering of adjacent properties due to: (1) the adjacent R-4 property have been developed as church properties, negating the purpose for buffering; (2) the need and desire to share parking with the Lutheran Church to the north, where buffering would conflict with future parking expansion for the church; and (3) an existing undevelopable strip of land between this property and the Four Square Church where a pedestrian path easement exists.

- This project request the elimination of the street tree requirement within the abutting public ROW. With approximately 2/3 of the Horizon Drive frontage and part of the 7th Street frontage encumbered with the GVIC facility, along with necessary grade differentials along 7th Street, the proposed landscaping plan provides the required on-site trees with very little real estate remaining to accept any more.

Signage: Signage within the development shall meet the standards for an R-O zone, per GJMC Section 21.06.070(g)(2)(ii), with the following exceptions requested:

Due to the irrigation facility (canal) constraints on this property impacting the south street frontage, grading constraints impacting the west street frontage, and the acute triangle configuration of the property and adjacent ROW forcing the corner signage to be +/- 250 feet from the center of the street intersection, the total sign area is increased from 25 square feet to 40 square feet per street frontage, and this area is transferable between the street frontages.

Minimum District Size. A minimum of five acres is recommended for a planned development unless the Planning Commission recommends and the City Council finds that a smaller site is appropriate for the development or redevelopment as a PD. In approving a planned development smaller than five acres, the Planning Commission and City Council shall find that the proposed development:

(1) Is adequately buffered from adjacent residential property;
(2) Mitigates adverse impacts on adjacent properties; and
(3) Is consistent with the goals and policies of the Comprehensive Plan.

The purpose of the planned development zone is to allow mixed use or unique single-use projects where design flexibility not available through application of the standards established in Chapter 21.03. Under the existing R-O zoning, the development would be required to build multiple structures rather than a single structure. Multiple structures would be inefficient and inconvenient for patients and staff. The proposed ODP is adequately buffered from and mitigates any adverse impact on adjacent properties. Furthermore, the proposed ODP is consistent with the goals and policies of the Comprehensive Plan.

Long-Term Community Benefit: The Zoning and Development Code also states that PD (Planned Development) zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Long-term benefits include, but are not limited to:

1. More effective infrastructure;
    a. The single +50,000 square foot building is in itself a far more efficient land use than five, 10,000 square foot (sf.) buildings, which would meet the existing zoning, on this uniquely shaped parcel;
    b. The sharing of parking with the Lutheran Church is more efficient, reduces impermeable surfaces, and would not be possible with five 10,000 sf. buildings;
    c. One sewer main, one water main vs. a spider web of utilities servicing five buildings;
2. Reduced traffic demands;
    a. The nature of Assisted Living has less traffic and parking than most other commercial or residential uses allowed in the R-O zone;
    b. The site is on the corner of a Major Collector and a Minor Arterial, and the traffic impacts of Assisted Living are far less than most uses allowed in an R-O zone;
3. Needed housing types and/or mix;
    a. There is a growing demand for Assisted Living facilities. This location is prime due to the road network, adjacency to other assisted living facilities, and proximity to the hospital, grocery, and other community needs.
4. Innovative designs;
    b. This property is unusual in shape and difficult to develop, and comes with encumbrances that add to the challenge. The configuration of the building, along with the finishes, will enhance this prime corner and make a very positive impact on the neighborhood and community.

The applicant has presented, and planning staff concurs, several long-term community benefits of the proposed PD, including more effective infrastructure, reduced traffic demands compared with other potential uses, filling a need for assisted living housing types, and an innovative design for a uniquely shaped site.

Section 21.05.040 (f) Development Standards:

(f) **Development Standards.** Planned development shall meet the development standards of the default zone or the following, whichever is more restrictive. Exceptions may be allowed only in accordance with this section.

(1) Setback Standards. Principal structure setbacks shall not be less than the minimum setbacks for the default zone unless the applicant can demonstrate that:

(i) Buildings can be safely designed and that the design is compatible with lesser setbacks. Compatibility shall be evaluated under the International Fire Code and any other applicable life, health or safety codes;

(ii) Reduced setbacks are offset by increased screening or primary recreation facilities in private or common open space;

(iii) Reduction of setbacks is required for protection of steep hillsides, wetlands or other environmentally sensitive natural features.

The applicant requests an exception for a reduced front yard setback from 20 feet to 17 feet. The GVIC facility along Horizon Drive is a gerrymandered line of a mixture of Fee Simple and Easement that is approximately 50 feet wide, which along with a 20 foot setback forces the building to be over 70 feet from the curb and gutter of Horizon Drive. This could be considered a 'hardship' but the design of the building has accommodated it except for one short area. A reduction in this setback will not be perceivable and does not affect health or safety.

Section 21.02.150 of the Grand Junction Zoning and Development Code:

An Outline Development Plan (ODP) application shall demonstrate conformance with all of the following:

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

The proposed Outline Development Plan complies with Comprehensive Plan, Grand Valley Circulation Plan and other applicable adopted plans and policies.

ii. The rezoning criteria provided in Section 21.02.140 of the Grand Junction Zoning and Development Code;

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

The property was originally rezoned to R-O (Residential Office) to facilitate the development of a medical office complex. The owner of the property decided not to pursue that project during the recession. Now an increasing demand for assisted living facilities prompted the owner to approach the developer about a project.

However, the limitation of 10,000 square feet of building size hampers the options for this property. Prior to 2010, buildings larger than 10,000 square feet could be approved with a Conditional Use Permit. That option is no longer available. In addition, the Future Land Use designation is Residential Medium which does not allow the property to be rezoned to a more intensive commercial zone. Therefore only a PD zone will accommodate the proposed use.

This criterion has been met.

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

Development south of this property is primarily multi-family condominiums with densities from 9.5 to 12.4 du/ac, all of which were developed using the Planned Development tool. Adjacent to the property are two churches, which buffer the property from single-family uses further north. To the southwest is the Mesa View Retirement Community, which is a nearly 80,000 square foot facility also developed with a PD.

This criterion has been met.

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

Adequate public facilities and services (water, sewer, utilities, etc.) are currently available or will be made available concurrent with the development and commiserate with the impacts of the development.

This criterion has been met.

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

The subject property is an infill parcel and the use of a PD provides the flexibility to fit the proposed use into this site, which is not possible using conventional zoning.

This criterion has been met.

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

The long-term community benefits of the proposed PD include more effective infrastructure, reduced traffic demands compared with other potential uses, filling a

need for assisted living housing types, and an innovative design for a uniquely shaped site. In addition, it meets goals of the Comprehensive Plan by addressing a regional need for assisted living and memory care beds for an aging population, while adding jobs for the community.

This criterion has been met.

iii. The planned development requirements of Chapter 21.05;

The proposed ODP is in conformance with the Planned Development requirements of Chapter 21.05 of the Zoning and Development Code.

iv. The applicable corridor guidelines and other overlay districts in Chapter 21.07;

This property is not subject to any corridor guidelines or other overlay districts.

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

Adequate public services and facilities, include Ute domestic water and Persigo 201 sanitary sewer are currently available adjacent to the property and will be made available for use by and commiserate with the proposed development.

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

The property currently shares access off 26 ½ Road with the St. Paul Evangelical Lutheran Church next door to the north. The applicants have requested, and have been approved a TEDS exception (TED-2015-471) for an access on Horizon Drive, in addition to access from 26 ½ Road.

Internal circulation, including continued shared access to the church, will be evaluated with the Final Development Plan and will conform to Transportation Engineering and Design Standards (TEDS).

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

The adjacent properties are both churches, not single-family residences as the zoning would imply, and thus the applicant is requesting the elimination of buffering of adjacent properties.

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

The proposed density of the facility is consistent with the Blended Land Use Category of Residential Medium, which contemplates densities from 4 up to 16 du/ac. The proposed density also falls within the range allowed by the default zone of R-O.

ix. An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed;

The default land use zone is the R-O (Residential Office) with deviations contained within the Ordinance.

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

Pursuant to the Code, a final development plan is necessary to ensure consistency with the approved outline development plan.

FINDINGS OF FACT/CONCLUSIONS AND CONDITIONS:

After reviewing the Christian Living Services application, PLD-2015-464, a request for approval of an Outline Development Plan (ODP) and Planned Development Ordinance, I make the following findings of fact/conclusions and conditions of approval:

1. The requested Planned Development - Outline Development Plan is consistent with the goals and polices of the Comprehensive Plan, specifically, Goal 12.

2. The review criteria in Section 21.02.150 of the Grand Junction Zoning and Development Code have all been met or addressed.

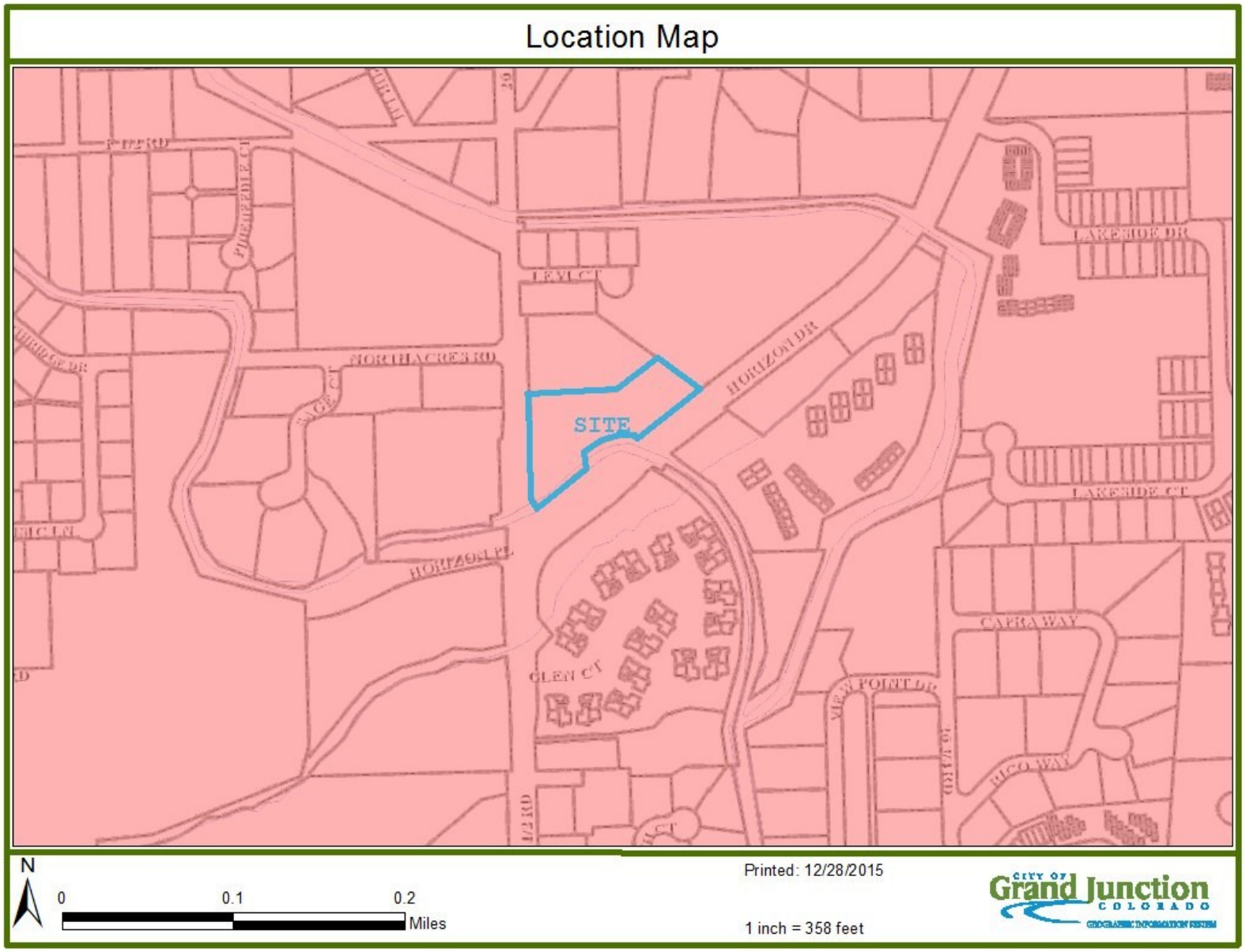
STAFF RECOMMENDATION:

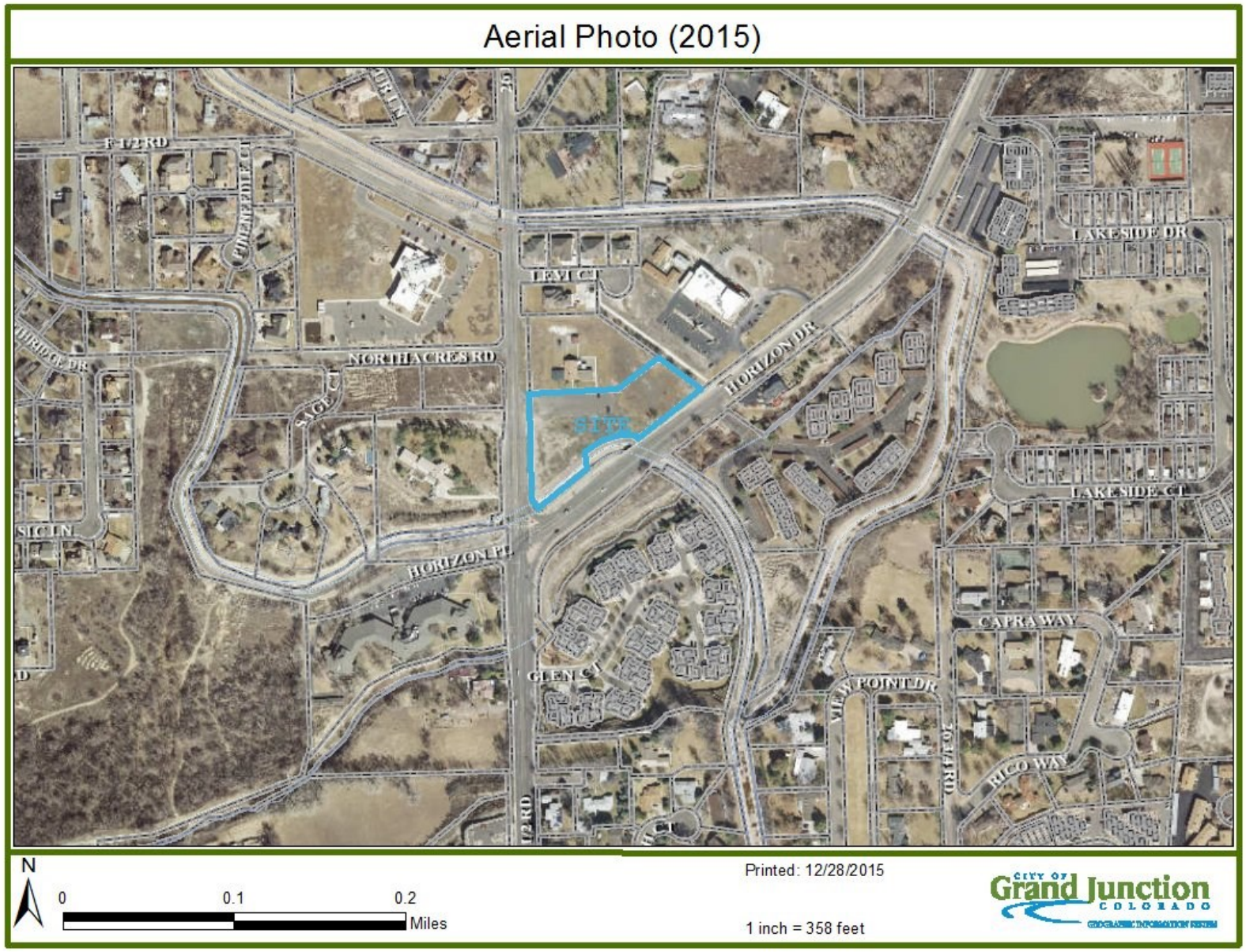
I recommend that the Planning Commission forward a recommendation of approval of the requested Outline Development Plan as a Planned Development Ordinance, PLD-2015-464 to the City Council with findings of fact/conclusions and conditions of approval as stated in the staff report.

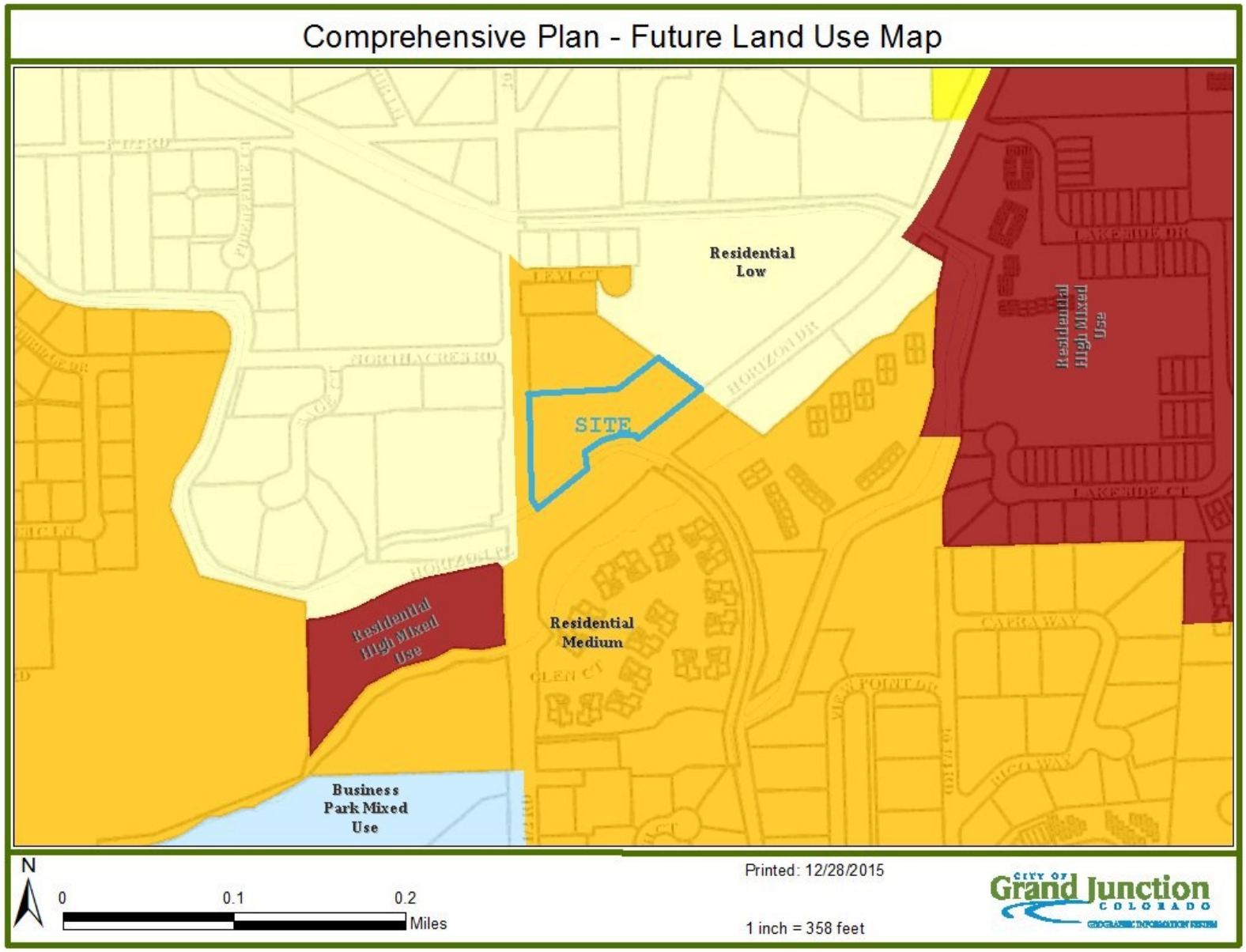
RECOMMENDED PLANNING COMMISSION MOTION:

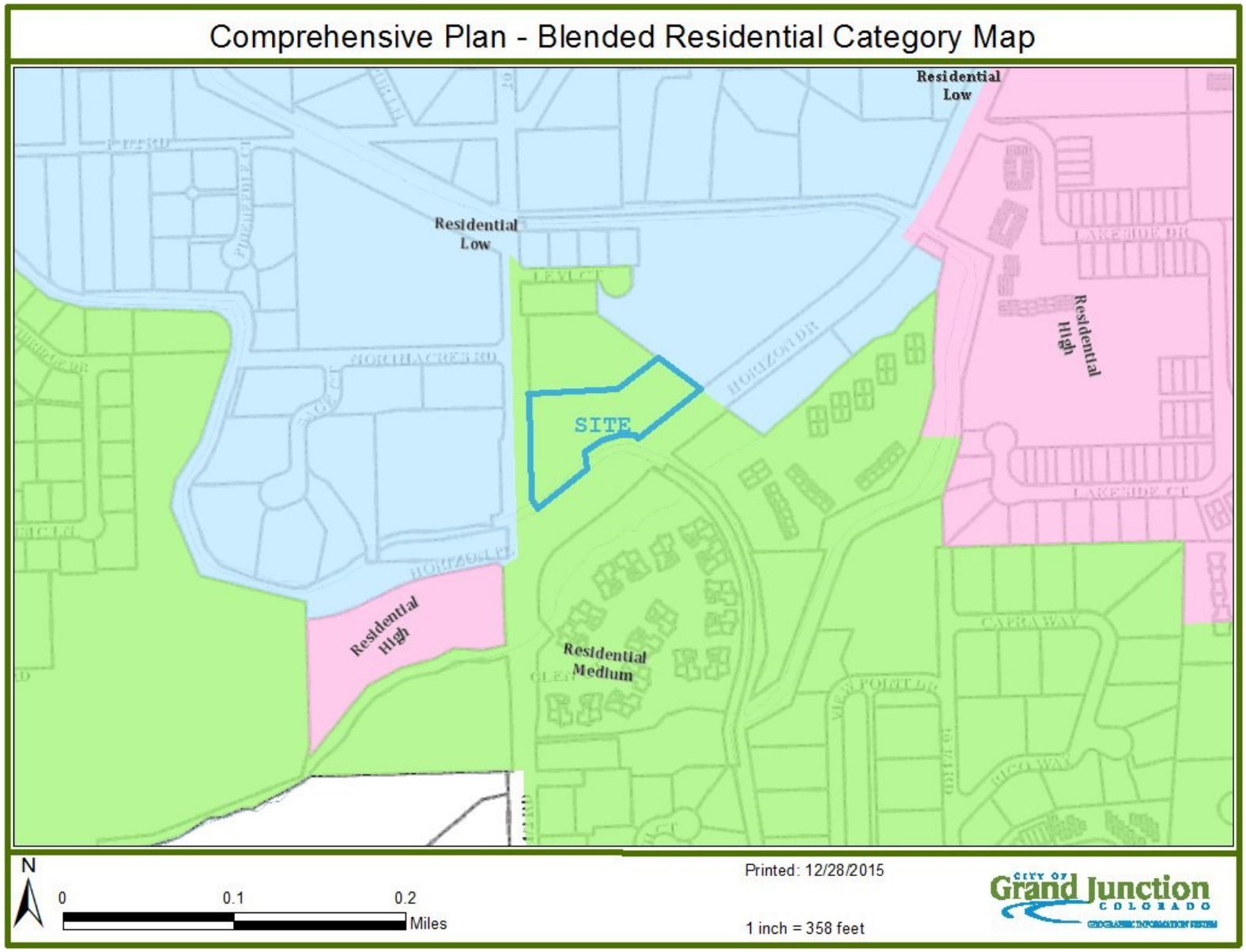
Madam Chairman, on item PLD-2015-464, I move that the Planning Commission forward a recommendation of approval to the City Council on the requested Outline Development Plan as a Planned Development Ordinance for Christian Living Services, with the findings of fact, conclusions, and conditions identified within the staff report.

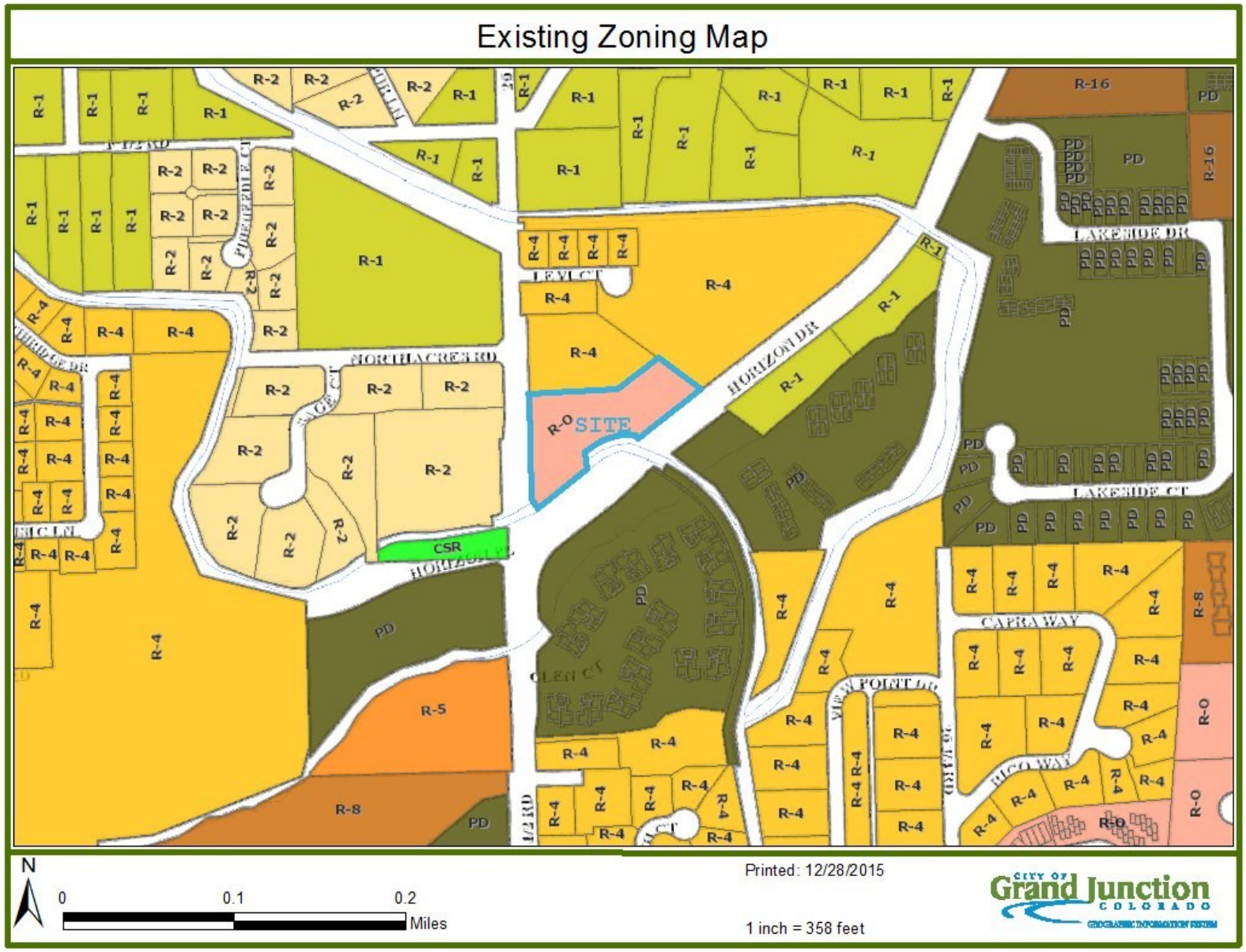
To Access the Agenda and Backup Materials electronically, go to www.gjcity.org




Aerial Photo (2015)
F 1/2 RD
NORTHACRES RD
SAGE CT
LEVI CT
SITE
HORIZON DR
LAKESIDE DR
LAKESIDE CT
HORIZON PT
GLEN CT
CAPRA WAY
VIEW POINT DR
RICO WAY
N
0
0.1
0.2
Miles
Printed: 12/28/2015
1 inch = 358 feet
City of Grand Junction Colorado


Comprehensive Plan - Future Land Use Map
Residential Low
Residential High Mixed Use
SITE
Residential High Mixed Use
Residential Medium
Business Park Mixed Use
N
0
0.1
0.2
Miles
Printed: 12/28/2015
1 inch = 358 feet
City of Grand Junction Colorado


Comprehensive Plan - Blended Residential Category Map
Residential Low
Residential Low
Residential High
SITE
Residential High
Residential Medium
LAKESIDE DR
LAKESIDE CT
HORIZON DR
NORTH ACRES RD
CAPRA WAY
N
0
0.1
0.2
Miles
Printed: 12/28/2015
1 inch = 358 feet
City of Grand Junction Colorado


Existing Zoning Map
R-O SITE
CSR
R-1
R-2
R-4
R-5
R-8
R-16
R-O
PD
LAKESIDE DR
LAKESIDE CT
HORIZON DR
NORTH ACRES RD
LEVI CT
CAPRA WAY
VIEW POINT DR
PICO WAY
GLEN CT
N
0
0.1
0.2
Miles
Printed: 12/28/2015
1 inch = 358 feet
City of Grand Junction Colorado

7th Street and Horizon Drive
Outline Development Plan for Christian Living Services
Planned Development Zone / Site Plan General Project Report

Project Overview

The applicant, Confluent Development, c/o H. McNeish, is requesting approval of an Outline Development Plan (ODP) for the northeast corner of 7th Street and Horizon Drive. The applicant is proposing an Assisted Living Facility, which due to building size requires a rezone from R-O to PD. Components of the development include the residential facility, internal support uses, project parking, and shared parking with the Lutheran Church to the north.

The 2.37 acre project located on the northeast corner of 7th Street and Horizon Drive is within a single lot currently zoned R-O in the City, and R-O has no maximum residential density. The property is an unusual shape, and is encumbered by a Grand Valley Irrigation Company facility on the south, as well as a parking easement for the adjacent Lutheran Church to the north.

.

Residential Medium is the Growth Plan designation for the entire property, the Lutheran Church, and a property to the north, as well as properties to the south; Residential Low occurs to the east and west; with Residential High across the intersection on the southwest corner of 7th and Horizon.

This ODP Submittal includes the necessary documentation to process a rezone request for the property to Planned Development (PD), as well as Site Plan review. The applicant maintains that a Planned Development zone designation will allow for some flexibility in City adopted design standards and assist in the creation of higher architectural standards through a custom designed single structure facility. There are no additional 'uses' being requested.

The ODP for this project relies on the code provisions listed below. These items are addressed below, within Item F of this report, and/or its attachments:

- Section 21.02.150 (b)(2) – ODP Approval Criteria;
- Section 21.05.010 – Community Benefit
- Section 21.05.040 (f) – Development Standards
- Section 21.06.070 (g)(2) – Sign Regulation

A. Project Description

Location

- The property is located on the northeast corner of 7th Street and Horizon Drive. There is approximately 325 LF of frontage along the east side of 7th Street, and 625 LF of frontage along the north side of Horizon Drive, however over 400 LF of this frontage is encumbered by a GVIC facility.
- The property also has a Parking Easement with the Lutheran Church to the north that includes a paved parking area. Other than this, the property is vacant.

Acreage

- The entire property is approximately 2.37 acres.

Proposed Use

- The proposed use is an Assisted Living Facility. Although the use is allowed in the existing R-O zone, the proposed building size is the catalyst to secure a PD zone designation.

B. Public Benefit

This Christian Living Services Assisted Living Facility Planned Development is a great 'fit' for this property and neighborhood, and meets the intent of the Growth Plan and the development requirements of the City of Grand Junction. Public benefits include:

- the development of vacant properties within the City 201 boundary;
- the development of an Infill property; in particular an awkward, difficult shaped property with existing irrigation and parking encumbrances that will be respected;
- the creation of a 'neighborhood', which is not currently present, by infilling the 'hole-in-the donut' between the adjacent Lutheran Church, Four Square Church, Westwood Estates Condominiums, The Glen Condominiums, and Mesa View Retirement Center;
- Christian Living Services is at a density of 8.8 units per acre, which is above the minimum for the current R-O zone, but below the density of adjacent projects: 12.4 at Westwood Estates Condominiums, and 9.5 at The Glen Condominiums ... making it more compatible with the established residential developments.
- Christian Living Services supports a growing population and need for assisted care facilities, as does its neighbor Mesa View Retirement.
- road and sidewalk improvements that meet City standards, including: curb, gutter, and access improvements on 7th Street and Horizon Drive; vehicular interconnectivity to the Lutheran Church (north); and a proposed pedestrian connection to a pedestrian trail on the Four Square Church property (east);
- utility extensions, upgrades, and improvements;
- higher density residential development requires less water consumption per residential unit when compared to single family detached dwellings.

In addition to the above, the Christian Living Services Planned Development provides Long Term Community Benefits in support of the PD zone designation, which are addressed in Item F below, specifically Section 21.05.010 (and 21.02.150) – Long Term Community Benefit.

C. Neighborhood Meeting

A neighborhood meeting was held on September 1, 2015 at 5:30pm at the Lutheran Church, immediately north of the property. Approximately 18 neighbors were in attendance, but only 11 signed the check in sheet. The attending neighbors that came to the meeting asked about additional traffic, parking lot lighting, noise, but were pleased to find out the proposed Assisted Living Facility and PD zone would be more of a 'low impact' multi-family residential project than other uses that might occur within the RO Zone. Other questions asked were what the design of the future building would be and estimated timing of construction. Much of the discussion time was expressed interest and support for the services that this assisted living facility would provide.

D. Project Compliance, Compatibility, and Impact

Adopted Plans and Policies
The proposal conforms to the Growth Plan, the City Zoning and Development Code, and known City regulations, except as otherwise noted in the ODP document.

A request for a TEDS exception for the Horizon Drive access will be submitted under separate cover, however, this access has been incorporated into the design of the project as submitted.

Surrounding Land Use
Property to the north includes the Lutheran Church; to the west across 7th Street is single family residential; to the southwest 'cattycorner' across the 7th and Horizon intersection is Mesa View Retirement center, to the south is multi-family residential; to the east is the Four Square Church.

Adjacent zoning:

- NORTH: R4, however this property is somewhat of an anomaly to the zone as it is a church property.
- WEST: R-2;
- SOUTHWEST: PD;
- SOUTH: PD (two multifamily developments)
- EAST: R4, however this property is somewhat of an anomaly to the zone as it is a church property.

This proposal is consistent and compatible with the surrounding development, the Growth Plan, and provides an attractive alternative to the limited building size allowed in the straight zoning.

Site Access & Traffic Patterns

Access into the site will be limited to two entrances / exits: one from 7th Street, and the other from Horizon Drive (requiring a TEDS Exception). The access on 7th will consolidate and 'clean-up' a wide and confusing existing access to the shared parking area. The access on Horizon Drive is aligned with the access entry to the Westwood Estates subdivision.

Access within the site is primarily the parking lot drive aisle that goes from 7th Street to Horizon Drive. An access stub to the Lutheran Church is proposed on the north boundary of this property, accommodating a request from City Staff. Pedestrian access is improved via internal walkways, connections to both churches (north and east), and improvements along Horizon Drive and 7th Street.

As discussed with Staff, we are seeking a TEDS exception, concurrent with this ODP/ PD zone and associated Site Plan Review.

A Traffic analysis by McDowell Engineering, LLC, is provided with this submittal.

This project provides shared parking, via an existing parking easement, with the Lutheran Church to the north. An analysis of the required and shared parking is provided in Item F below, specifically Section 21.05.040 (f) – Development Standards.

Availability of Utilities

All necessary infrastructure and utilities are available for the property.
Utility providers are:

- Water – Ute
- Sewer – City
- Storm Sewer- City
- Drainage – Grand Junction Drainage District
- Irrigation water – Grand Valley Irrigation Company
- Power / Gas – Xcel

Special or Unusual Demands on Utilities

There are no known unusual demands on utilities.

Effects on Public Facilities

This development will have expected, but not unusual impacts on Public Facilities.

Off-site improvements will be paid for and constructed via the City TCP fees.

Site Soils

NRCS soils information is provided with this submittal.

Impact on Geology and Geological Hazards

No known geological hazards exist on this property.

Hours of Operation
As part of the ODP/PD request, the applicant notes that for an Assisted Care Facility the hours of operation are all day, every day. However, the impact of these operational hours are no different than what would be with any residential product that is allowed in the R-O default zone … and most likely much quieter than a more traditional residential product.

Number of Employees
Christian Living Services will employ a number of people, however the 'peak staffing' on any given day is 23 employees.

Signage Plans
Signage plans are included with this submittal. The applicant anticipates primary identification signs at the intersection of 7th Street and Horizon Drive, and at the Horizon Drive access, and is requesting a deviation from the R-O sign code. This request is provided in Item F below, specifically Section 21.05.040 (f)(4) – Development Standards. Minor directional signage will be included within the development. All freestanding signage within the development will meet current City standards as modified per the noted request, and will have similar building materials.

E. Development Schedule and Phasing

The intention is to be under construction by March of 2016, and be completed and open in early 2017.

F. Additional General Report Discussion Items

Section 21.02.150.b.2– ODP Approval Criteria;

(b) **Outline Development Plan (ODP).**

(2) Approval Criteria. An ODP application shall demonstrate conformance with all of the following:

(i) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;
- This application is about placing a larger building in an existing R-O zone, and is not changing any aspects of the Comprehensive Plan;
- This project utilizes the existing road network, and is not modifying the Grand Valley Circulation Plan (which identifies 7th Street as a Major Collector and Horizon Drive as a Minor Arterial);
- This plan is utilizing the City Development Code to create the ODP and PD zone.

(ii) The rezoning criteria provided in GJMC 21.02.140;
- This application is about placing a larger building in an existing R-O zone, and is not seeking additional density nor changes in use allowed in the R-O zone;
- The character of the area has changed with the anomalies of having churches in the adjacent abutting R-4 properties. The architectural character of the area has changed with the larger structures associated with churches, as well as Mesa View Residential Retirement.

(iii) The planned development requirements of Chapter 21.05 GJMC;
- This is addressed below under 21.05.010 Purpose.

(iv) The applicable corridor guidelines and other overlay districts in Chapter 21.07 GJMC;
- The above guidelines and overlays are not applicable to this property.

(v) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;
- This was addressed in Item D of the above Narrative.

(vi) Adequate circulation and access shall be provided to serve all development pods/areas to be developed;
- This was addressed in Item D of the above Narrative.

(vii) Appropriate screening and buffering of adjacent property and uses shall be provided;
- This is specifically addressed in the ODP. This project requests the elimination of buffering of adjacent properties due to: (1) these R-4 properties have been developed as church properties, negating the purpose for buffering; (2) the need and desire to share parking with

the Lutheran Church to the north, where buffering would conflict with future parking expansion for the church; and (3) an existing undevelopable strip of land between this property and the Four Square Church where a pedestrian path easement exists.

(viii) An appropriate range of density for the entire property or for each development pod/area to be developed;

- Not applicable. This is a single use property.

(ix) An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed;

- This project utilizes the existing R-O zoning as the default zoning for the PD. The only deviation from the R-O zone is building size. Additional deviations from the Design Standards include reduced buffering to the adjacent properties, reduced street tree requirements due to GVIC facilities and other existing encumbrances;

(x) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed;

- Not applicable. This will be built in one phase.

Section 21.05.010 (and 21.02.150) – Long Term Community Benefit

The planned development (PD) zone applies to mixed use or **unique single-use projects where design flexibility is desired and is not available through application of the standards** established in Chapter 21.03 GJMC. Planned development zoning should be used when long-term community benefits will be derived and the vision, goals and policies of the Comprehensive Plan can be achieved. The following long-term community benefits that support a PD zoning of the Christian Living services Assisted Living Facility include, but are not limited to:

- More effective infrastructure
  - The single + 50,000 SF building providing 66 units is in itself far more efficient land use than five 10,000 SF sixplex buildings (meeting R-O zoning) could be on this uniquely shaped parcel;
  - The sharing of parking with the Lutheran Church is more efficient, reduces impermeable surfaces, and would not be possible with five 10,000 SF sixplex buildings meeting R-O zoning;
  - One sewer main, one water main vs. a spider web of utilities servicing five sixplex buildings;
- Reduced traffic demands
  - The nature of Assisted Living is less traffic, less parking than any traditional residential product;
  - This site is on the corner of a Major Collector and a Minor Arterial, and the traffic impacts of Assisted Living are far less than most uses allowed in an R-O zone;
- Needed housing type
  - There is a growing demand for Assisted Living facilities. This location is prime due to the road network, adjacency to other assisted living facilities, and proximity to the hospital, grocery, and other community needs.
- Innovative designs
  - This property is unusual in shape and difficult to develop, and comes with encumbrances that add to the challenge. The configuration of the building, along with the finishes, will enhance this prime corner and make a very positive impact on the neighborhood and community.

Section 21.05.040 (f) – Development Standards

(f) **Development Standards.** Planned development shall meet the development standards of the default zone or the following, whichever is more restrictive. Exceptions may be allowed only in accordance with this section.

(1) Setback Standards. Principal structure setbacks shall not be less than the minimum setbacks for the default zone unless the applicant can demonstrate that:

(i) Buildings can be safely designed and that the design is compatible with lesser setbacks. Compatibility shall be evaluated under the International Fire Code and any other applicable life, health or safety codes;

(ii) Reduced setbacks are offset by increased screening or primary recreation facilities in private or common open space;
(iii) Reduction of setbacks is required for protection of steep hillsides, wetlands or other environmentally sensitive natural features.

- **Requested Exception** for reduced front setback from 20 feet to 18 feet. The GVIC facility along Horizon Drive is a gerrymandered line of a mixture of Fee Simple and Easement that is approximately 50 feet wide, which along with a 20 foot setback forces the building to be over 70 feet from the curb and gutter of Horizon Drive. This could be considered a 'hardship', but the design of the building has accommodated it except for one short area. A two foot reduction in this setback will not be perceivable, and does not affect health or safety.

(2) Landscaping. Landscaping shall meet or exceed the requirements of GJMC 21.06.040.

- **Requested Exceptions**
  - This project requests the elimination of buffering of adjacent properties due to: (1) the adjacent R-4 properties have been developed as church properties, negating the purpose for buffering; (2) the need and desire to share parking with the Lutheran Church to the north, where buffering would conflict with future parking expansion for the church; and (3) an existing undevelopable strip of land between this property and the Four Square Church where a pedestrian path easement exists.
  - This project requests the elimination of the street tree requirement within the abutting public ROWs. With approximately 2/3 of the Horizon Drive frontage and part of the 7th Street frontage encumbered with the GVIC facility, along with necessary grade differentials along 7th Street, the proposed landscape plan provides the required on-site trees with very little real estate remaining to accept any more.

(3) Parking. Off-street parking shall be provided in accordance with GJMC 21.06.050. This project is not requesting an exception, but provides an analysis for shared parking with the Lutheran Church. City Traffic was not concerned with the daily Church nor the short term traffic associated with the Sunday 'peak', however, the parking analysis addresses this.

- **Rationale**

Typical Sunday scenario
- This facility will have 66 units with 84 beds: this equates to 21 parking spaces
- This facility will have 23 peak staff: this equates to 8 parking spaces
- The Lutheran Church indicated that it has 80 seats: this equates to 27 parking spaces

Summary of above: 56 spaces required; 70 proposed (67 plus 3 in road stub to north);

Maximum scenario
- This facility will have 66 units with 84 beds: this equates to 21 parking spaces
- This facility will have 23 peak staff: this equates to 8 parking spaces
- The Lutheran Church expands to 120 seats: this equates to 40 parking spaces

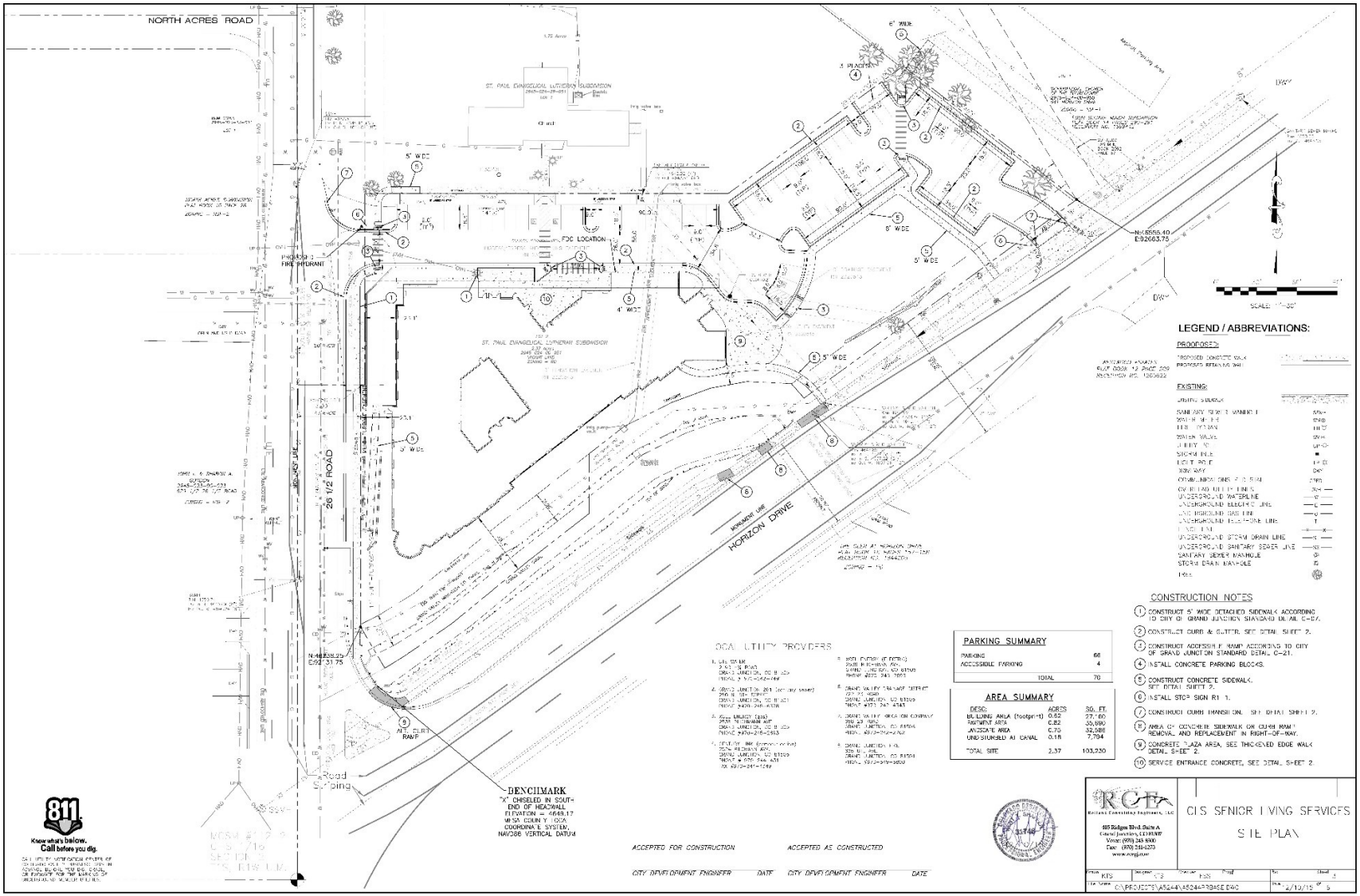
Summary of above: 69 spaces required; 70 proposed (67 plus 3 in stub to north);

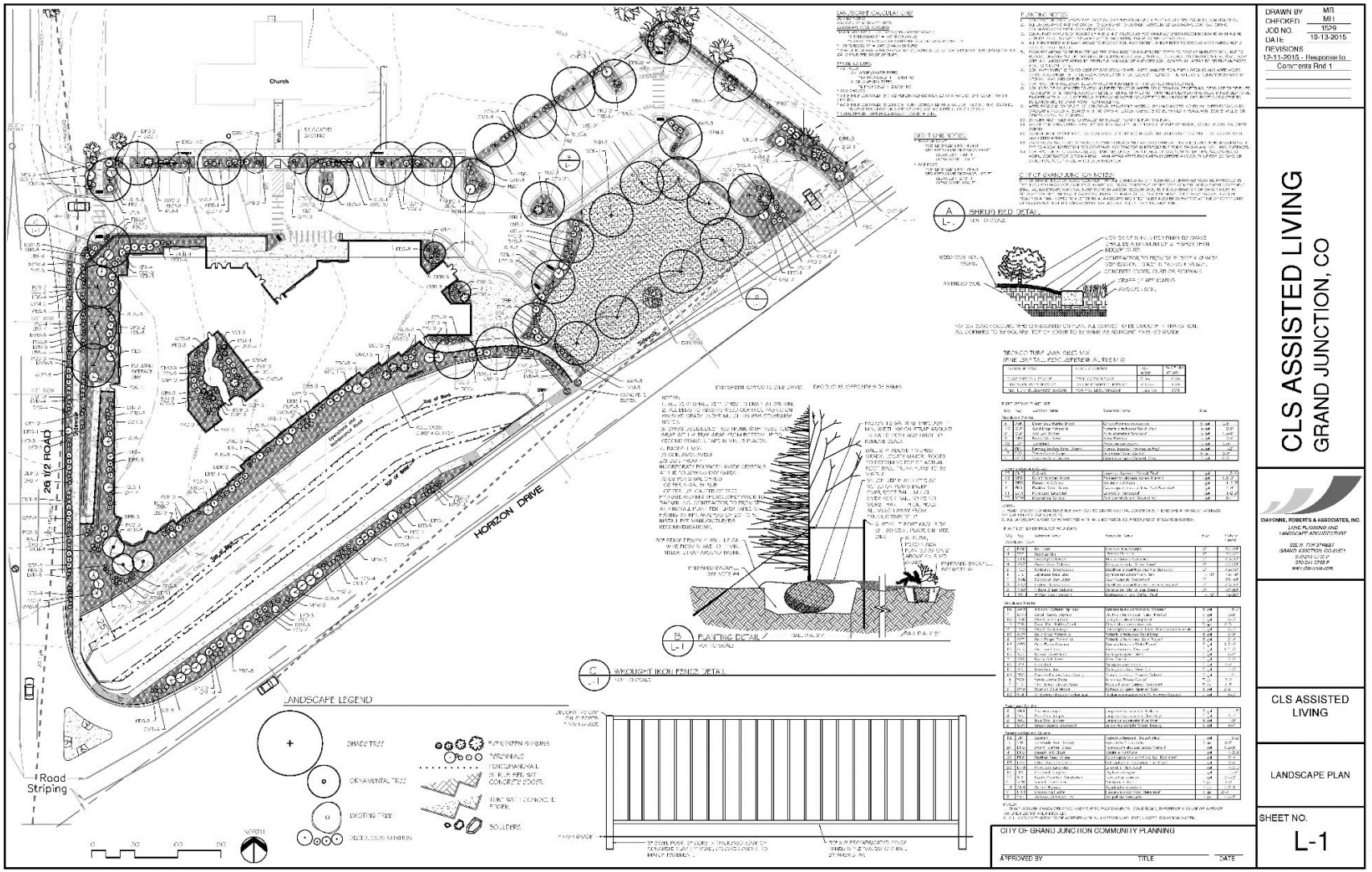
Note: this project provides a parking aisle stub to the Lutheran Church which will allow them an easy expansion of parking if the need arises.

(4) Signage for R-O Zone. Due to the existing GVIC facility, grading constraints along 7th Street, and the triangular configuration of the property due to the acute angle intersection of 7th and Horizon, the locations for signage are limited, and in the case of an 'ideal' corner sign location, the noted constraints place it around 250 feet away from the center of the intersection.

- **Requested Exception -** For the noted reasons we are requesting an increase from 25 SF to 40 SF per frontage, and that this square footage is transferrable between the frontages.

To Access the Agenda and Backup Materials electronically, go to www.gjcity.org




Church
HORIZON DRIVE
26 1/2 ROAD
Road Striping
LANDSCAPE LEGEND
SHADE TREE
ORNAMENTAL TREE
EXISTING TREE
SHRUBS
TURF EVERGREEN SHRUBS
PERENNIALS
ENVIRONMENTAL SEED MIX
BOULDERS
NORTH
SHRUB PLANTING DETAIL
PLANTING DETAIL
WROUGHT IRON FENCE DETAIL
DRAWN BY MTI
CHECKED MTI
JOB NO. 1529
DATE 10-13-2015
REVISIONS
12-11-2015 - Response to Comments Rnd 1
CLS ASSISTED LIVING
GRAND JUNCTION, CO
CAYONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND LANDSCAPE ARCHITECTURE
CLS ASSISTED LIVING
LANDSCAPE PLAN
SHEET NO.
L-1
CITY OF GRAND JUNCTION COMMUNITY PLANNING
APPROVED BY
TITLE
DATE

confluent development

September 21, 2015

Mr. Brian Rusche
City of Grand Junction - Community Development
8101 Ralston Road
Arvada, CO 80001-8101

Re: Christian Living Center – Neighborhood Meeting Notes

Dear Brian:

The purpose of this letter is to share a summary of the neighborhood meeting we hosted on the evening of September 1, 2015. The meeting was held in the adjacent Lutheran church. The project was represented by:

- Developer, Confluent Development, H McNeish
- Operator, CLS, Camille Thompson
- Project Architect, Rosemann Architects, Don Rosemann and Nathan Rosemann
- Project Civil Engineer, RCE, Kent Shaffer
- Project Traffic Engineer, McDowell Engineering, Kari McDowell

11 people signed the attendance sheet, but the meeting was attended by approximately 18 people and the City planner. The 11 who signed in represented the following:

- East Chruch: 1
- West Chruch: 1
- North Church: 4
- Property owners: 5

Following was discussed:

- A summary of the development team, the site location, and project details was presented by the developer
    - A description of the preliminary program for the project to be one, two-story building of approximately 56,000 sq.ft. and would include both Memory Support and Assisted Living units was given
    - A description of the approval process with the city was discussed and the anticipated hearing dates of January and February was stated. It was stated that formal hearing dates will be posted on the site and sent by US Mail to residents within the mailing designated boundary
    - The process of rezoning to PD development and the reason for the changes was described. It was noted that the use as proposed is allowed by current zoning, but the restriction of 10,000 sq.ft. per building on the site would need amendment to account for the proposed program
- The operations of the building was presented by the operator
    - A description of the mission, philosophy and services of CLS was given. A summary of the specific services and staffing of the home was provided

2240 Blake Street, Suite 200
Denver, CO 80205
(303) 573-6500
fax (303) 573-6503

confluent development

- The building design was presented by the Architect
  - The description of the proposed location of the memory support units and the assisted living units was given
  - A "walk" around the building to describe entrances, service areas and outdoor space was given
  - The preliminary color elevations/renderings were also presented in 2 dimension and perspective format

Following are the Comments/questions received and responses provided:

- How would parking be handled?
  Response: We are working with City parking criteria and the church to provide sufficient parking for those needs. The developer and church were in discussions regarding this matter.

- Clarification on memory support
  Response: Residents will meet standard qualification for memory care and will be in a secure and comfortable living environment

- What forms of payment does CLC accept?
  Response: CLC provides private payment residences

- Will the site have a fence or some form of screening?
  Response: Fences are not anticipated at this time

- Are there mental health limits and what are the unmet needs?
  Response: The market supports a new project providing both memory care and assisted living services in this area

- Explain the FTE's, room sizes and bed count
  Response: The staff count is expected to be 44 FTEs. Nurses will meet standard qualifications. Room sizes are being finalized but there will be 84 beds total

- Will the the church to the north have visibility from Horizon Drive?
  Response: Yes, the building is located in the southern-most corner and the "window" created by our detention pond and access drive provides visibility to the front door of the church

- Concern for alarms and sirens
  Response: The alarms will be silent and sirens will abide by the neighborhood regulations, but we work closely with emergency care providers to manage the lights and sirens whenever possible

- Explain site lighting
  Response: Site lighting design is underway but would meet city criteria for location, height and cut-off of glare and it would be designed to ensure comfort and safety of residents and visitors.

2240 Blake Street, Suite 200
Denver, CO 80205
(303) 573-6500
fax (303) 573-6503

confluent development

- Explain evacuation areas

  Response: The evacuation plan would be finalized with the completion of the site and building plans.

Conclusion

- The general feelings of all in attendance was positive and supportive for the development. No negative comments were raised and no adverse statements regarding the development were expressed during the meeting.

If you have questions, comments or need further information, please contact me at 303-573-6500 or hmcneish@confluentdev.com.

Respectfully,

H McNeish
Senior Director of Real Estate Entitlements

2240 Blake Street, Suite 200
Denver, CO 80205

(303) 573-6500
fax (303) 573-6503

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE TO ZONE THE CHRISTIAN LIVING SERVICES DEVELOPMENT TO A PD (PLANNED DEVELOPMENT) ZONE, BY APPROVING AN OUTLINE DEVELOPMENT PLAN WITH A DEFAULT ZONE OF R-O (RESIDENTIAL OFFICE)

LOCATED AT 628 26 ½ ROAD

Recitals:

A request to rezone 2.37 acres from R-O (Residential Office) to PD (Planned Development) and of an Outline Development Plan to develop a 58,000 square foot Assisted Living Facility has been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning, and adopt the Outline Development Plan for the Christian Living Services Development. If this approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards specified herein.

In public hearings, the Planning Commission and City Council reviewed the request for Outline Development Plan approval and determined that the Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed Plan has achieved "long-term community benefits" through more effective infrastructure, reduced traffic demands compared with other potential uses, filling a need for assisted living housing types, and an innovative design for a uniquely shaped site.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS ZONED TO PLANNED DEVELOPMENT WITH THE FOLLOWING DEFAULT ZONE AND STANDARDS:

A. ALL of Lot 2, St. Paul Evangelical Lutheran Church Subdivision, City of Grand Junction, Mesa County, Colorado.

B. Christian Living Services (CLS) Outline Development Plan is approved with the Findings of Fact/Conclusions, and Conditions listed in the Staff Report including attachments and Exhibits.

C. Default Zone

The default land use zone is R-O (Residential Office), with the following deviations:

Reference Table 1 for Lot, Setback, and Bulk Standards.

Reference Table 2 for Site Design Standards, Architectural Considerations, and Signage.

D. Authorized Uses

Uses include those typically associated with Assisted Living, predominately residential with internal support uses; no public commercial or retail.

Table 1: Lot, Setback, and Bulk Standards:

	DEFAULT ZONING DISTRICT (1),(2)	MIN LOT SIZE		MINIMUM SETBACKS (1),(2)			MAX. LOT COVERAGE	MAX. HEIGHT	MAX. BLD. SIZE (MAX SF) (1),(2)
		AREA (SQ. FT)	WIDTH (FT.)	FRO	SIDE	REAR			
PD ZONE	R-O	5,000	50	17	5	10	70	40	58,000

Footnotes:

(1) Principal / Accessory Building

(2) Deviations from R-O Default Standards
- Minimum Front Setback shall be 17 Feet.
- Maximum Building Size shall be 58,000 Square Feet.

Table 2: Site Design Standards, Architectural Considerations, and Signage:

(1) Site Design and Architectural Standards shall be per the Default Zone of R-O (Residential Office) Unless Modified Herein.

(2) As this PD is for an Assisted Living Facility, Hours of Operation are not limited.

(3) The requirement for minimum width landscape buffer (Type A) between adjacent uses is eliminated.

(4) The requirement for providing street trees in the adjacent street ROW, both placement and quantity, is eliminated. Note: The required quantity of trees within the site will be met.

(5) Deviations from R-O Architectural Standards:

- Due to the existing property configuration, the proposed building cannot align with existing neighboring buildings;

- Due to existing site conditions along both street frontages, the main entrance cannot open onto a street.

(6) Deviations from R-O Sign Standards:

- Due to the irrigation facility (canal) constraints on this property impacting the south street frontage, grading constraints impacting the west street frontage, and the acute triangle configuration of the property and adjacent ROW forcing the corner signage to be +/- 250 feet from the center of the street intersection, the total sign area is increased to 40 square feet per street frontage, and this sign area is transferable between the street frontages.

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

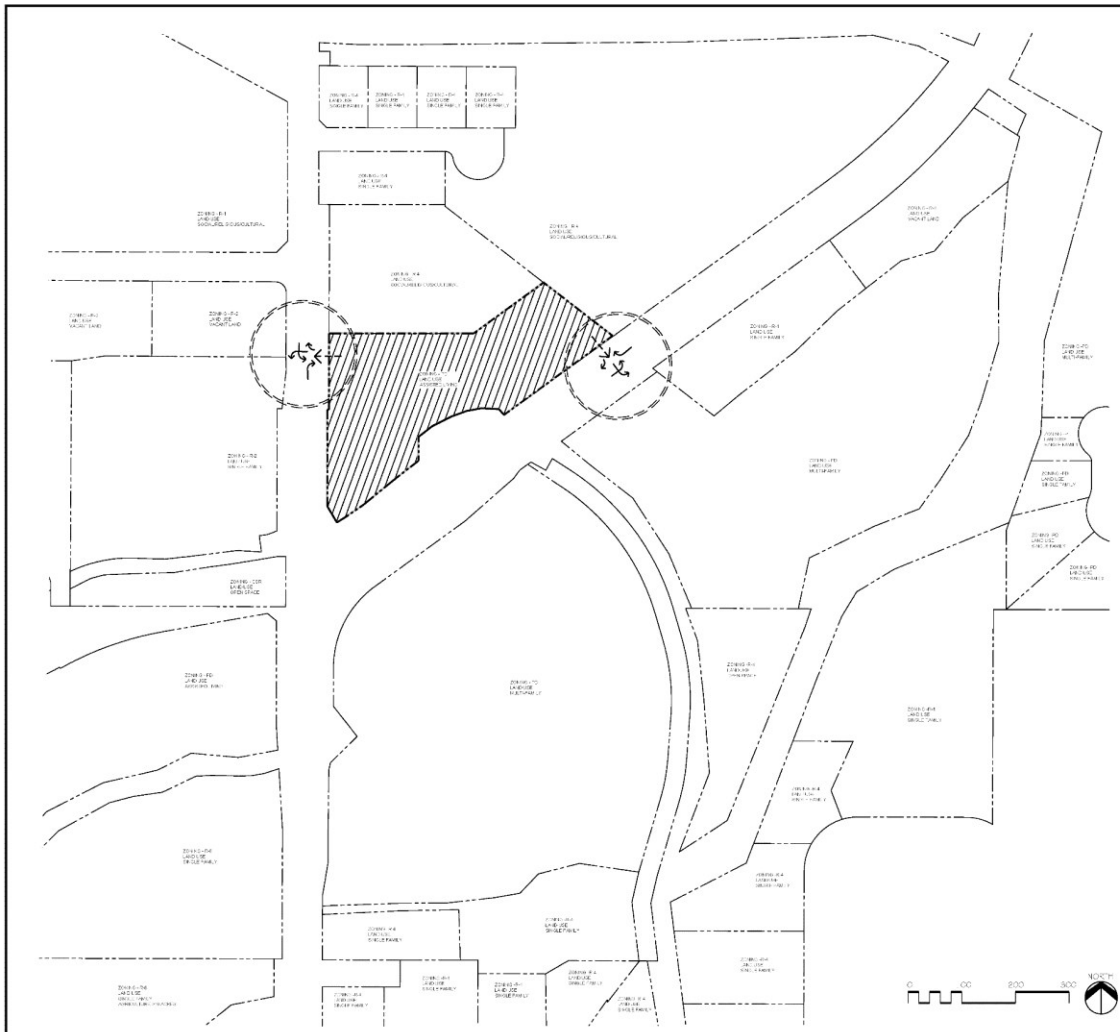
PASSED and ADOPTED this day of , 2015 and ordered published in pamphlet form.

ATTEST:

_____
President of City Council

_____
City Clerk

To Access the Agenda and Backup Materials electronically, go to www.gjcity.org



ODP LEGEND

PROPOSED ACCESS

PROPOSED PD ZONE

LEGAL DESCRIPTION

LOT 2 ST. PAUL EVANGELICAL LUTHERAN SUBDIVISION
In the NW1/4 SE1/4, Section 2, Township 1 South, Range 1 West, U.M.
City of Grand Junction, Mesa County, Colorado

GENERAL NOTES

1. THE APPLICANT IS REQUESTING A REZONE OF THE PROPERTY FROM R-O TO A ZONING OF PD - PLANNED DEVELOPMENT.
2. THIS PD ZONE HAS ONE DEFAULT ZONE: R-O - RESIDENTIAL OFFICE
3. REFERENCE TABLE 1 ON THIS DRAWING FOR PROPOSED ZONE: LOT, SETBACK, AND BULK STANDARDS.
4. USES PROPOSED IN THIS PD ARE THOSE TYPICALLY ASSOCIATED WITH ASSISTED LIVING, PREDOMINANTLY RESIDENTIAL WITH INTERNAL SUPPORT USES; NO PUBLIC COMMERCIAL OR RETAIL.
5. ALL DEVELOPMENT PLANS WILL REQUIRE APPROVAL BY THE CITY OF GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT. ALL DEVELOPMENT PLANS WILL NEED TO CONFORM TO THE PROPOSED ZONE DIMENSIONAL STANDARDS, AND THE STANDARDS AND DEVELOPMENT GUIDELINES PROPOSED WITHIN THIS OUTLINE DEVELOPMENT PLAN.
6. BASED ON CURRENT ZONING THERE IS NO MAXIMUM RESIDENTIAL DENSITY.
7. SITE DESIGN AND ARCHITECTURAL STANDARDS ARE PER CITY OF GRAND JUNCTION CODE UNLESS SPECIFICALLY ADDRESSED HEREIN. SEE TABLE 2 FOR SITE AND ARCHITECTURAL DESIGN STANDARDS

TABLE 1
PROPOSED ZONE: LOT, SETBACK, AND BULK STANDARDS

	DEFAULT ZONING DISTRICT (1)(2)	MIN LOT SIZE AREA (SQ FT)	MIN LOT SIZE WIDTH (FT)	MINIMUM SETBACKS (1)(2) FRO	SIDE	REAR	MAX LOT COVERAGE	MAX HEIGHT	MAX BLD SIZE (MAX SF) (1)(2)
PD ZONE	R-O	5,000	50	17	5	10	70	40	58,000

(1) PRINCIPAL / ACCESSORY BUILDING

(2) DEVIATIONS FROM R-O DEFAULT STANDARDS
- MINIMUM FRONT SETBACK SHALL BE 17 FEET
- MAXIMUM BUILDING SIZE SHALL BE 58,000 SF

(1) DENSITY EXCEEDS 4 UNITS / ACRE, NO MAXIMUM RESIDENTIAL DENSITY

TABLE 2
SITE DESIGN STANDARDS,
ARCHITECTURAL CONSIDERATIONS, AND SIGNAGE

(1) SITE DESIGN AND ARCHITECTURAL STANDARDS SHALL BE PER CITY OF GRAND JUNCTION CODE FOR THE DEFAULT ZONE OF R-O, UNLESS MODIFIED HEREIN.

(2) AS THIS PD IS FOR AN ASSISTED LIVING FACILITY, HOURS OF OPERATION FOR THIS RESIDENTIAL FACILITY IS NOT LIMITED.

(3) THE REQUIREMENT FOR MINIMUM WIDTH LANDSCAPE BUFFER (TYPE A) BETWEEN ADJACENT USES IS ELIMINATED DUE TO SHARED PARKING EASEMENTS WITH THE PROPERTY TO THE NORTH, AND A PLATTED PEDESTRIAN EASEMENT ON THE PROPERTY TO THE EAST.

(4) THE REQUIREMENT FOR PROVIDING STREET TREES IN THE ADJACENT STREET ROWS, BOTH PLACEMENT AND QUANTITY, IS ELIMINATED DUE TO THE PRESENCE OF A SIGNIFICANT GRAND VALLEY IRRIGATION COMPANY FACILITY ALONG THE HORIZON DRIVE FRONTAGE, SITE GRADING ISSUES ASSOCIATED WITH THE CANAL AND 7TH STREET, AND ADDITIONAL PARKING PROVIDED ON SITE FOR THE ADJACENT PROPERTY TO THE NORTH. NOTE: THE REQUIRED QUANTITY OF TREES WITHIN THE SITE WILL BE MET.

(5) DEVIATIONS FROM R-O DEFAULT ZONE ARCHITECTURAL STANDARDS
- DUE TO THE PROPERTY CONFIGURATION THE PROPOSED BUILDING CANNOT ALIGN WITH EXISTING NEIGHBORING BUILDINGS.
- DUE TO EXISTING SITE CONDITIONS ALONG BOTH STREET FRONTAGES, THE MAIN ENTRANCE CANNOT OPEN ONTO A STREET.

(6) DEVIATIONS FROM SIGN STANDARDS, 21.06.070 (g)(2)(ii) R-O ZONE
- DUE TO THE IRRIGATION FACILITY CONSTRAINTS ON THIS PROPERTY IMPACTING THE SOUTH STREET FRONTAGE, GRADING CONSTRAINTS IMPACTING THE WEST STREET FRONTAGE, AND THE ACUTE TRIANGLE CONFIGURATION OF THE PROPERTY AND ADJACENT ROW FORCING THE CORNER SIGNAGE TO BE +/-250 FEET FROM THE CENTER OF THE STREET INTERSECTION, THE TOTAL SIGN AREA IS INCREASED TO 40 SQUARE FEET PER STREET FRONTAGE, AND THIS AREA IS TRANSFERABLE BETWEEN THE STREET FRONTAGES.

0 100 200 300 NORTH

CITY OF GRAND JUNCTION COMMUNITY PLANNING

APPROVED BY _____ TITLE _____ DATE _____

DRAWN BY MR
CHECKED TC
JOB NO. 1529
DATE 10-13-2015
REVISIONS
12-11-2015

CLS ASSISTED LIVING
GRAND JUNCTION, CO

CAVONNE, ROBERTS & ASSOCIATES, INC.
LAND PLANNING AND LANDSCAPE ARCHITECTURE
222 N. 7TH STREET
GRAND JUNCTION, CO 81501
970.241.0745 P
970.241.0765 F
www.crajvinc.com

CLS ASSISTED LIVING

OUTLINE DEVELOPMENT PLAN

SHEET NO. 1-1