



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

TUESDAY, March 8, 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 February 9, 2016 Planning Commission Meeting.

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

2. Christian Living Services, Outline Development Plan

[File # PLD-2015-464]

[Attach 2](#)

Request to rezone from R-O (Residential Office) to PD (Planned Development) and 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: Jim West Builder, Inc. - Owner
Confluent Development – Applicant
Ciavonne, Roberts and Associates - Representative

Location: 628 26 1/2 Road

Staff presentation: Brian Rusche, Senior Planner

3. Nonscheduled Citizens and/or Visitors

4. Other Business

5. Adjournment

Attach 1

**GRAND JUNCTION PLANNING COMMISSION
February 9, 2016 MINUTES
6:00 p.m. to 6:46 p.m.**

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

Also in attendance representing the City Planning Commission were Jon Buschhorn, Kathy Deppe, Keith Ehlers, Ebe Eslami (Vice-Chairman) Steve Tolle, and Bill Wade.

In attendance, representing the City's Administration Department - Community Development, was Greg Moberg, (Development Services Manager).

Also present was Jamie Beard (Assistant City Attorney) and Shelly Dackonish (Staff Attorney).

Lydia Reynolds was present to record the minutes.

There were 64 citizens in attendance during the hearing.

Announcements, Presentations And/or Visitors

Chairman Reece stated that they would like to take a moment to recognize Mesa County's Sherriff's Deputy Derek Greer, a 15 year veteran of the Mesa County Sherriff's Office and a father of two, who was recently shot and killed in the line of duty.

Consent Agenda

1. Minutes of Previous Meetings

Action: Approve the minutes from the January 12, 2015 Planning Commission Meeting.

Chairman Reece briefly explained the Consent Agenda and invited the public, Planning Commissioners and staff to speak if they wanted the item pulled for a full hearing.

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

MOTION:(Commissioner Wade) "Madam Chairman, I move that we accept the Consent Agenda as presented."

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

*****INDIVIDUAL CONSIDERATION*******6. Daisy Center Appeal**

[File # APL-2015-552]

Appeal of Final Action on Administrative Development Permit regarding approval of an Administrative Permit to open a group home for up to 16 girls on 0.984 acres in an R-8 (Residential 8 du/ac) zone district.

Action: Approval or Denial of Appeal

Appellant: Colorado Land Advisor LLC
Jeffery Fleming, Representative (43 signatures included in the Appeal)
Applicant: Jenny Brinton
Location: 643 27 1/2 Road
Staff presentation: Senta Costello, Senior Planner

Chairman Reece noted that the Planning Commission will consider action of a final appeal on an Administrative Development Permit regarding the approval of an Administrative Permit to open a group home for up to 16 girls on 0.984 acres in an R-8 (Residential 8 du/ac) zone district.

Chairman Reece noted that there will be a staff presentation followed by Planning Commission discussion.

Staff Presentation

Greg Moberg, (Development Services Manager) explained that the Planning Commission hears and decides appeals of administrative development decisions in accordance with Section 21.02.210 of the Grand Junction Municipal Code. This section describes the findings that the Planning Commission must make to appeal an Administrative Development Permit. Mr. Moberg stated that there is four criteria that the Planning Commission would have to find to reverse or remand back the appeal.

Mr. Moberg presented a slide that explained that in considering a request for appeal, the appellate body shall consider only those facts, evidence, testimony and witnesses that were part of the official record of the decision-maker's action. No new evidence or testimony may be considered, except City staff may be asked to interpret materials contained in the record. If the appellate body finds that pertinent facts were not considered or made a part of the record, they shall remand the item back to the decision-maker for a rehearing and direct that such facts be included on the record.

Mr. Moberg asked the Commission, should they remand the item back to staff, to please be detailed as to what they want staff to review.

Mr. Moberg explained that the Planning Commission serves as the appellate body and shall affirm, reverse or remand the decision. In reversing or remanding the decision back to the decision-maker, the appellate body shall state the rationale for its decision.

An affirmative vote of four members of the appellate body shall be required to reverse the decision-maker's action.

Chairman Reece reminded the Planning Commission and the Public that this is a consideration of an appeal of Final Action on Administrative Development Permit regarding approval of an Administrative Permit. Chairman Reece noted that this is different from the other matters that come before the Planning Commission where the Commission is either the decision maker or makes a recommendation to City Council.

Chairman Reece explained that the appellants and the applicant both have had the opportunity to present information. All of this information has been included within the record.

Chairman Reece noted that the Commission is in receipt of the appellant's written appeal and the applicant's written response. Pursuant to City Code, an appeal is reviewed based on information on the record. No new or additional testimony is to be considered. The Commission has had the opportunity to review the record.

Chairman Reece stated that they will now deliberate and consider, based on the information of the record, whether the Director:

- (i) Acted in a manner inconsistent with the provisions of this code or other applicable local, State or federal law; or
- (ii) Made erroneous findings of fact based on the evidence and testimony on the record; or
- (iii) Failed to fully consider mitigating measures or revisions offered by the applicant that would have brought the proposed project into compliance; or
- (iv) Acted arbitrarily, or capriciously.

Discussion

Commissioner Wade noted that this is a complex decision and the Commissioners are bound by their responsibilities to look only at the record. Commissioner Wade commented that as a Commissioner, it is difficult to look only at the record as required by the code.

Commissioner Wade stated that having reviewed the approval letter, the appeal and the answer to the appeal, he has some difficulty in affirming the Director's decision for a number of reasons. Commissioner Wade pointed to 21.04.030(p)(8)(iv) of the Zoning and Development Code where it addresses a facility being "architecturally similar" and that is where he looks at compatibility. Commissioner Wade acknowledged that the use is a permitted use, but he is not sure that it is "architecturally similar and compatible with the community" as required by 21.04.030(p)(8)(iv).

Commissioner Ehlers asked Mr. Moberg for clarification of the code in regards to whether the section Commissioner Wade is referring to is only for new construction and buildings. Commissioner Ehlers noted that there are certain requirements in the code that are triggered by a percentage of change or improvement and asked for clarification if any of that applies to a facility that is only asking for a change of use.

Mr. Moberg gave examples in the code where the architectural compatibility applied to new business construction and additions. Regarding the application of the code to residential areas, it was noted that there are a variety of residential building types within the area of the subject property. This property was built in the 1970s and looks residential in character.

Commissioner Deppe stated that she feels that although this house may not match the architectural features of the surrounding area, it has been there longer. Short of tearing it down, she does not know how you could make it conform and look like what is there. Commissioner Deppe noted that there are other properties nearby that don't conform, as well.

Commissioner Wade noted that the Police Department was a review agency and had recommended see-through type fencing. Commissioner Wade asked Mr. Moberg if that was a recommendation and not a requirement and had nothing to do with the decision he had made regarding the permit. Mr. Moberg confirmed that it was a recommendation and it was presented to the applicant as part of the review comments and it was up to them if they wanted to pursue that option.

Chairman Reece asked what percentage of modification to a non-conforming property triggers the property to come into compliance with the current code. Mr. Moberg stated that the portion of the code Chairman Reece is referring to does not apply to residential development and a group living facility is considered residential in the code.

Chairman Reece asked Mr. Moberg to clarify the portion of the code that refers to group living facilities generally being similar in character, and consistent with the R-O (Residential / Office) zone district, however this facility is in an R-8 (Residential 8 du/acre). Mr. Moberg explained that the reference to R-O (Residential / Office) has to do with business uses generally, however R-O standards are referenced under group homes. This portion of the code applies to new structures, buildings and additions and refers to the need to keep the building residential in character and appearance.

Commissioner Ehlers noted that as a Planning Commission, they look at criteria based on the record and set forth in the code and there is very little room for opinion. The appeal process is more of an assessment of how the code was applied and were the rules followed. With the determination made that this use falls under a group home facility, and that being an allowed use under the R-8 zone (Residential 8 du/acre), it appears that some of the items brought up under the appeal are not applicable.

Commissioner Ehlers explained that in reviewing the four criteria that they are to look at, he feels it is a pretty substantial finding that this qualifies as a group home and therefore is an allowed use in that zone district. In this case, the project is not out of compliance looking to come into compliance.

Commissioner Deppe stated that it is her understanding that this was originally submitted as a minor site plan review and staff made it a major site plan review so that notice would be sent to the neighborhood. Mr. Moberg confirms that and stated that the notice would not have been required until the time they apply to register the group home. Staff felt the notice should be sent out earlier and the applicant agreed. A notice and a neighborhood meeting was held.

Commissioner Buschhorn asked where in the process would the applicant register the group home. Mr. Moberg explained that the applicant is waiting for the outcome of the appeal process. The submittal goes through a site plan approval, change of use approval and then the applicant would have to go through an initial and annual application. Mr. Moberg stated that there would be no reason to register the group home until they know they have the ability to move forward.

Commissioner Wade asked if 21.04.030(p)(17) & (18) portion of the code does not come into effect until they apply for registration. Mr. Moberg confirmed that. Commissioner Wade asked if they need to wait for the outcome of the appeal to proceed. Mr. Moberg stated that they could have applied earlier but they wanted to make sure they could use the property.

Commissioner Ehlers stated that, it does not warrant going through all of the specific topics brought up in the appeal, because they have been addressed by either staff or the applicant. Commissioner Ehlers stated that he feels the items were looked at against the Code and requirements properly. Commissioner Ehlers pointed out that in a regular Planning Commission public hearing review, the Commissioners can debate and/or agree with all the findings that staff made. Commissioner Ehlers additionally pointed out that this appeal process limits the Commissioners to assess whether the items were evaluated properly against the Code. Commissioner Ehlers expressed that he believes they did do this in this case, regardless of the determinations that they made.

Commissioner Ehlers added that the approval had conditions. One of the conditions was the facility must register and provide all supporting documents before occupying the property. Mr. Moberg confirmed that the facility would need to go through an annual renewal process and keep in compliance with the conditions of approval.

Commissioner Deppe stated that in the correspondence they reviewed from the neighboring properties, there was concern regarding the devaluation of their properties, and the poor condition of the subject property. Commissioner Deppe pointed out that the home is not in a subdivision and does not fall under any covenants. With the approval there would be licensing in place and a greater chance of the property being properly maintained over the course of time.

Commissioner Eslami noted that although there is the potential for some problems, the applicant has done a good job with their other facility. Commissioner Eslami stated that he confirmed with legal counsel that this is not considered an expansion of the business. Commissioner Eslami assessed the criteria and determined that this is a separate facility and the use is an allowed use.

Commissioner Deppe noted that prior to being a Planning Commissioner for the past 18 months, she had this same situation in her neighborhood. There was a group home two doors down from her's and she had many of the same concerns. Commissioner Deppe stated that she has carefully looked over the evaluation criteria and feels the Director and staff met the required criteria in their evaluation and assessment.

Commissioner Tolle expressed concern that there were references to the County in the material he was reviewing and asked for confirmation that the City code would prevail. Ms. Beard explained that this property is in the City limits, therefore the City code applies to any land use applications that would occur on this particular property. Commissioner Tolle stated that this is another example where the City/County references can be confusing.

Commissioner Eslami asked for confirmation that the County is involved when it comes to the building codes and inspections. Ms. Beard explained that the City has adopted the International Building Code, and other International Codes, which are also the same codes the County has adopted. Some confusion may occur because Mesa County Building Department enforces the City's building codes as the City has a memorandum of understanding with Mesa County for the County to provide those services.

Commissioner Ehlers noted that the scope of this process in regards to this appeal, is to look toward the Code with regards to land use and planning. As you go through the Code and look at the use tables and see the various uses and what processes they are exposed to when they are submitted and applied for, it becomes apparent that there are many uses that are not "cookie cutter". Commissioner Ehlers explained that although many uses will trigger a variety of reviews such as licensing, wetlands, building codes, etc. it is the scope of this process and the Commission to look at the land use Code. The land use code does defer some review to other entities such as the Building Department, State licensing etc. that are subject matter experts for certain components.

Commissioner Ehlers stated that there were a lot of good questions and valid concerns brought up by the appellant. However, he feels that the Director and staff have properly assessed criteria and/or deferred to other appropriate agencies, as the Code allows.

Chairman Reece stated that the Commission's job in this appeal is not to have an opinion on the particular project, but to determine if the Director made a decision using all of the information before him. Chairman Reece stated that she feels many of the items brought up by the appellant were fair items to be concerned about, however they cannot take into consideration the operations at other locations, police calls or any other related crime. This is a decision to determine if the Director used the Zoning and Development Code in a proper way to make his decision.

Chairman Reece stated that one of the concerns brought up was if the parking requirements had been met. For a group living facility there are 5 (five) spaces required and that requirement has been met. Additionally, some of the safety concerns brought up have been met according to the Fire Department as well as ADA compliance has been met.

Chairman Reece stated that she could not find anything that was brought up on the record that specifically spoke to a section of the Code where the initial application was deficient. Chairman Reece noted that the appellant does not cite any sections of the Grand Junction Municipal Code to show where the application was deficient. Chairman Reece stated that she has not found where the application or the Director's decision was deficient in any way and did not follow the Code as it currently reads.

Commissioner Buschhorn stated that he as well as all the other Commissioners, who are volunteers, had spent an incredible amount of time researching and going over this appeal. Commissioner Buschhorn noted that he had spent at least thirty (30) hours reviewing material and he understands the concerns and apprehension of the appellant, however he could not find anything that would allow him to overturn the decision or remand it. Commissioner Buschhorn stated that he could not find erroneous findings of fact as things were clear even if there are opposing views. Commissioner Buschhorn noted he does not see where the Director acted arbitrarily or capriciously in making the decision and does not feel the decision was improperly made.

Commissioner Tolle requested to go on the record that he does not see anyone at fault but acknowledged there was a tremendous amount of emotion (from the public) but stated that is why we have professionals. Commissioner Tolle expressed concern if anyone was to leave the meeting feeling that they lost, as everyone won by the availability of the process. Commissioner Tolle stated that it is the Commission's responsibility to serve the public and without the citizen's involvement throughout, the process would not work.

With no further comments, Chairman Reece called for a motion.

MOTION:(Commissioner Ehlers) "Madam Chairman, on the Daisy Center appeal, the Directors decision in project SPN-2015-217, I move that the Planning Commission affirm the decision of the Director, as the Director did not act in a manner inconsistent with provisions of this code or other applicable local, State or Federal law or make erroneous findings of fact based on the evidence and testimony on the record or fail to fully consider mitigating measures or revisions offered by the applicant to bring the proposed application into compliance or act arbitrarily or capriciously".

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

Adjournment

The Planning Commission meeting was adjourned at 6:46 p.m.



Date: February 24, 2016
 Author: Brian Rusche
 Title/ Phone Ext: Senior Planner/4058
 Proposed Schedule:
January 12, 2016 (tabled)
March 8, 2016
 File #: PLD-2015-464

Attach 2

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 facility. 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. Existing Zoning Map
7. General Project Report
8. Outline Development Plan
9. Neighborhood Meeting Summary
10. 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

Section 21.05.010 – Purpose: The planned development zone applies to unique single-use projects where design flexibility is not available through application of the standards in Chapter 21.03.

The present zoning of R-O (Residential Office) would permit the proposed assisted living facility, which is classified as an unlimited group living facility under GJMC Section 21.04.010. However, the R-O zone also has a maximum building size of 10,000 square feet, per GJMC Section 21.03.070(a). While an assisted living complex could be constructed with multiple buildings, each meeting the 10,000 square foot requirement, the applicant has indicated that such a concept would be inefficient and inconvenient for residents and staff. The applicant has proposed one building not to exceed 58,000 square feet.

Long-Term Community Benefit: This section also states that Planned Development zoning should be used when long-term community benefits, as determined by the Director, will be derived. Specific benefits include, but are not limited to:

- a) 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 buildings, which could 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 additional buildings;
 - c. One sewer main and one water main vs. a spider web of utilities servicing separate buildings;
- b) Reduced traffic demands;
 - a. The nature of Assisted Living is less traffic and less parking than any traditional residential product;
 - 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;
- c) 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 and proximity to the hospital, grocery, and other community needs.
- d) 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 21.05.020 - Default standards.

The use, bulk, development, and other standards for each planned development shall be derived from the underlying zoning, as defined in Chapter [21.03](#) GJMC. In a planned development context, those standards shall be referred to as the default zone. The Director shall determine whether the character of the proposed planned development is consistent with the default zone upon which the planned development is based.

Deviations from any of the default standards may be approved only as provided in this chapter and shall be explicitly stated in the rezoning ordinance.

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

- The proposed building cannot align with existing neighboring buildings, which are churches that have been constructed in the middle of large lots, far exceeding the minimum required setbacks.
- The main entrance cannot open onto a street due to the internal programming of the facility, which is designed to maximize safety and comfort for residents. Instead, the building affords all units sufficient windows to the outdoor landscaping areas, including those which face an internal courtyard. Emergency exits will still be provided as required by building codes.

Section 21.05.030 - Establishment of 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 retail space.

Section 21.04.030(p) Use-specific standards – Group Living Facility: An assisted living facility is listed as an example of a group living facility under this section. These facilities are required to be registered by the City annually, as stated here:

(8) The Director shall approve the annual registration if the applicant, when registering or renewing a registration, provides proof that:

- (i) The group living facility has a valid Colorado license, if any is required;
- (ii) The group living facility is at least 750 feet from every other group living facility;
- (iii) The group living facility has complied with the applicable City, State and other building, fire, health and safety codes as well as all applicable requirements of the zone district in which the group living facility is to be located;
- (iv) The architectural design of the group living facility is residential in character and generally consistent with the R-O zone district;
- (v) Only administrative activities of the private or public organization sponsored, conducted or related to group living facilities shall be conducted at the facility;
- (vi) The group living facility complies with the parking requirements of this code; and
- (vii) The maximum number of residents allowed is not exceeded.

All of these standards will be met by the proposed facility prior to registration, as directed in this section.

Section 21.05.040 – Development Standards:

(a) **Generally.** Planned development shall minimally comply with the development standards of the default zone and all other applicable code provisions, except when the City Council specifically finds that a standard or standards should not be applied.

Residential Density: The density calculation for a group living facility equates to four (4) beds as one (1) dwelling unit (GJMC Section 21.04.030.p.1). 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. 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).

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;

The nearest single-family residence is over 200 feet from the west property line. The nearest multi-family residence is over 250 feet from the south property line. The two properties to the north are zoned residential but churches currently occupy the sites.

- (2) Mitigates adverse impacts on adjacent properties; and

The immediately adjacent properties are both churches, which include copious amounts of open space surrounding their facilities, thus mitigating potential adverse impacts. In addition, the developer is working with the Lutheran Church on improving and subsequently sharing their existing parking lot.

- (3) Is consistent with the goals and policies of the Comprehensive Plan.

The proposed ODP is consistent with the goals and policies of the Comprehensive Plan, specifically **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.

It is the opinion of Staff that the proposed development meets the criteria to allow a planned development smaller than five acres.

Open Space: There is no minimum open space standard articulated in the R-O (Residential Office) zone. A group living facility shall only be located or operated on a parcel that contains at least 500 square feet for each person residing in the facility; using this metric the proposed facility has 1229 square feet per person.

Landscaping: Landscaping shall meet or exceed the requirements of GJMC Section 21.06.040. The landscaping plan will be reviewed as part of the Final Development Plan and shall meet or exceed the requirements of GJMC Section 21.06.040.

Parking: The developer has agreed to build a parking lot that not only provides the minimum number of spaces for a group living facility, which is 1 space per 4 beds plus 1 space per 3 employees per GJMC Section 21.06.050(c), but will complete a shared parking agreement with the Church to provide a minimum number of spaces for the

church, based on capacity in the sanctuary. This agreement will be evaluated at the Final Development Plan stage.

Street Development Standards: The property currently shares access off 26 ½ Road with the St. Paul Evangelical Lutheran Church next door to the north. The applicants 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).

Deviation from the Development Default Standards:

The applicant has requested the following deviation to the development standards of the R-O (Residential Office) zone:

- Maximum Building Size shall be 58,000 Square Feet.

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

- The proposed building, which will meet the minimum setbacks of the R-O zone, cannot align with existing neighboring buildings, which are churches that have been constructed in the middle of large lots, far exceeding the minimum required setbacks.
- The main entrance cannot open onto a street due to the internal programming of the facility, which is designed to maximize safety and comfort for residents. Instead, the building affords all units sufficient windows to the outdoor landscaping areas, including those which face an internal courtyard. Emergency exits will still be provided as required by building codes.

Section 21.05.040(g) - Deviation from Development Default Standards: The Planning Commission may recommend that the City Council deviate from the default district standards subject to the provision of any of the community amenities listed below. In order for the Planning Commission to recommend and the City Council to approve deviation, the listed amenities to be provided shall be in excess of what would otherwise be required by the code. These amenities include:

- (1) Transportation amenities including, but not limited to, trails other than required by the multimodal plan, bike or pedestrian amenities or transit oriented improvements, including school and transit bus shelters;

The proposed development includes a sidewalk extension along 26 1/2 Road, which would ordinarily be paid for by the City, along with connections to the adjacent Lutheran Church which will promote cross-access between the two

facilities.

- (2) Open space, agricultural land reservation or land dedication of 20 percent or greater;

The development does not propose open space, reservation of agricultural land or land dedication of 20 percent or greater. Therefore this amenity cannot be used.

- (3) Community facilities for provision of public services beyond those required for development within the PD;

The development is not for a community facility that will deliver public services beyond those required for development within the PD. Therefore this amenity cannot be used.

- (4) The provision of affordable housing for moderate, low and very low income households pursuant to HUD definitions for no less than 20 years; and

Unfortunately, the proposed project is not designed to meet this segment of housing demand. Therefore this amenity cannot be used.

- (5) Other amenities, in excess of minimum standards required by this code, that the Council specifically finds provide sufficient community benefit to offset the proposed deviation.

The construction of this facility will provide an economic development boost to Grand Junction, including the provision of new construction jobs, additional property tax revenues for an unimproved lot, up to 44 full-time equivalent new jobs, and 84 new beds for a growing senior population both within and outside of Grand Junction.

Section 21.05.050 - Signage: Signage within the development shall meet the standards for an R-O zone, which is found in GJMC Section 21.06.070(g)(2)(ii).

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 the proposed

project. 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

The subject property was originally proposed for office uses. It has been vacant since the early 2000s. Over the last 15 years other developments have occurred in waves on neighboring parcels, including churches and multi-family uses, this property, due to its physical limitations, has been left behind.

However the character and/or condition of the area has not changed and therefore this criterion has not 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 there is a growing demand for assisted-living and, in particular, memory support facilities as the population ages. There are few sites large

enough to accommodate these facilities while also being near the regional medical center(s) which are becoming an important part of the local economy.

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 an approved 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;

Appropriate screening and buffering of adjacent property and uses shall be provided and reviewed as part of the final development plan.

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

The proposed density 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 as described within this staff report and contained within the Ordinance.

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

It is contemplated that the proposed development will be completed in one phase.

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 been addressed.
3. The review criteria in Section 21.05 – Planned Development have been addressed, including those deviations and exceptions noted in the staff report and outlined in the PD ordinance, summarized as follows:
 - Maximum Building Size shall be 58,000 Square Feet.
 - The proposed building will not be required to align with existing neighboring buildings.
 - The proposed building will not be required to provide a main entrance which opens onto a street.

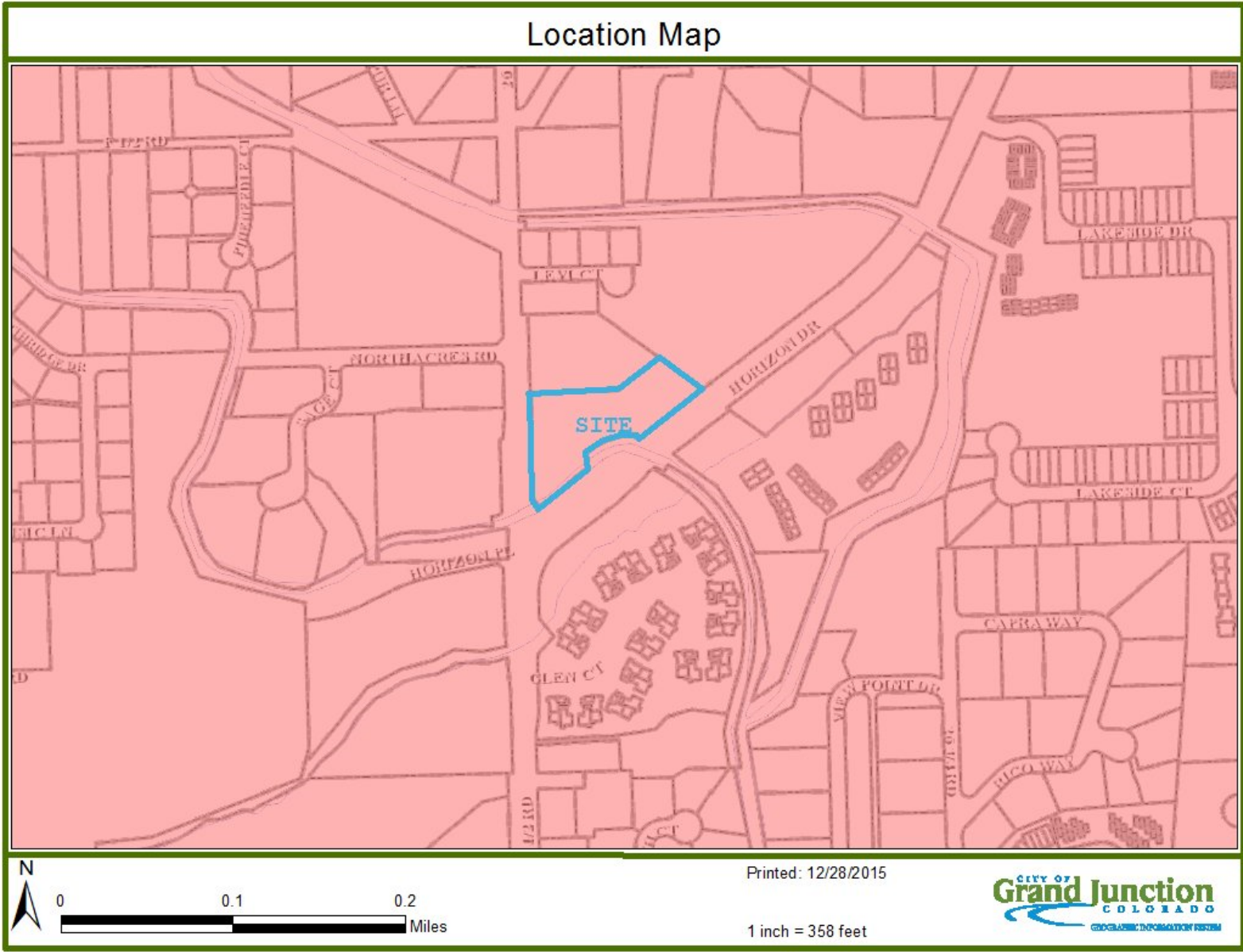
STAFF RECOMMENDATION:

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.

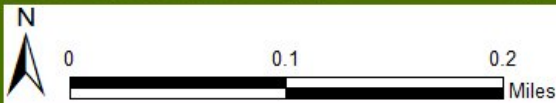
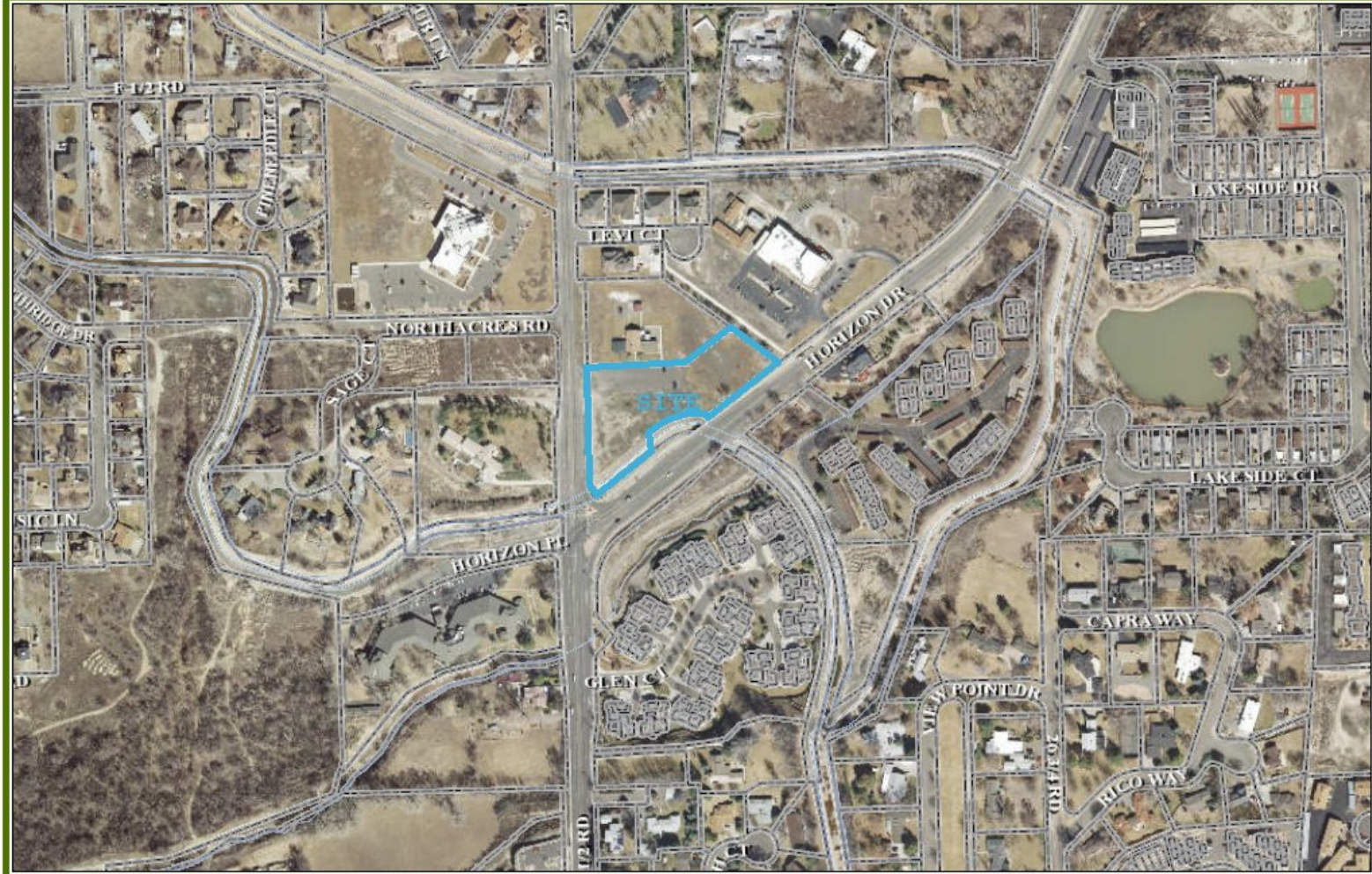
RECOMMENDED PLANNING COMMISSION MOTION:

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.

Location Map



Aerial Photo (2015)

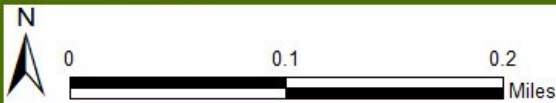
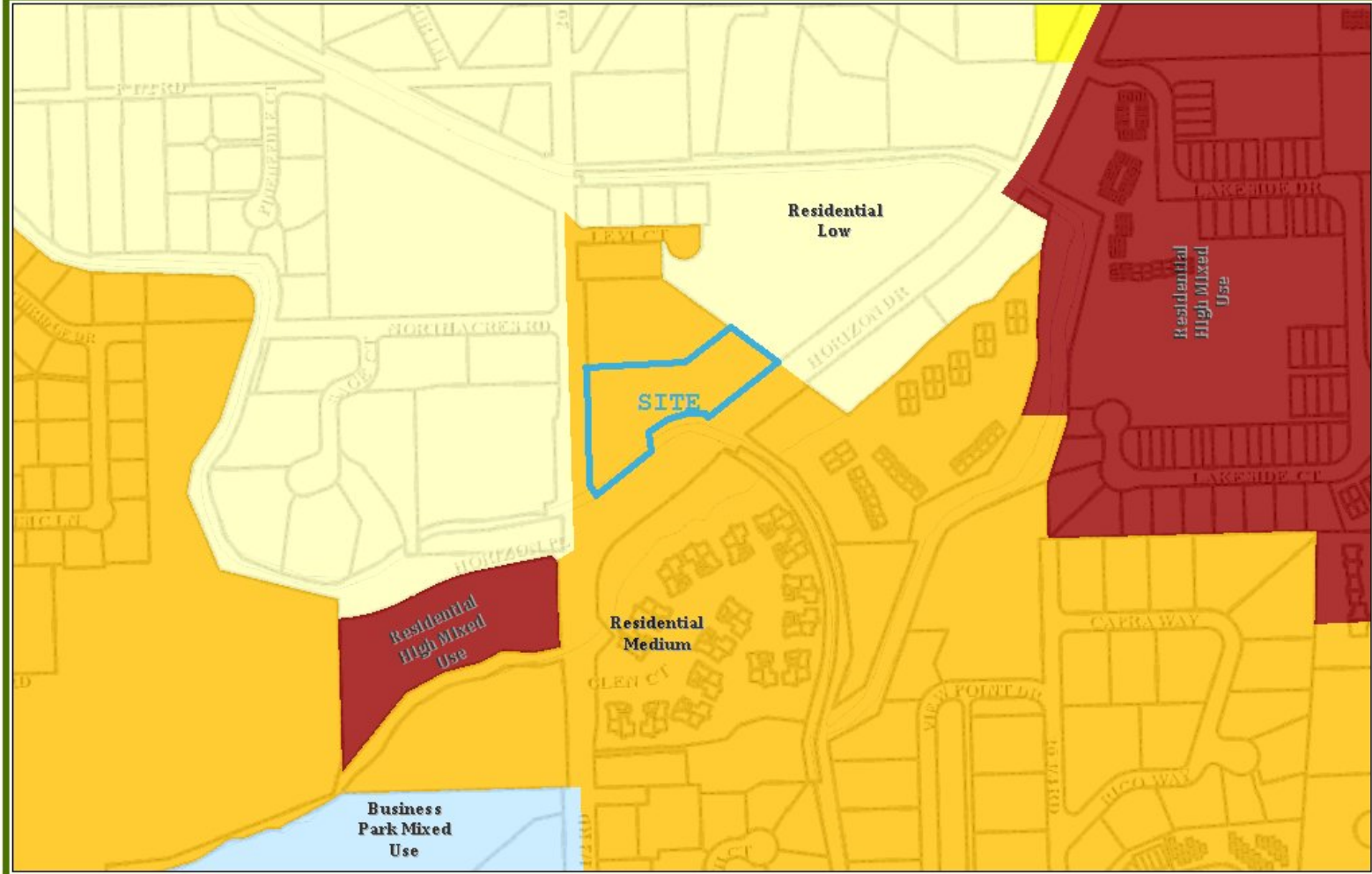


Printed: 12/28/2015

1 inch = 358 feet



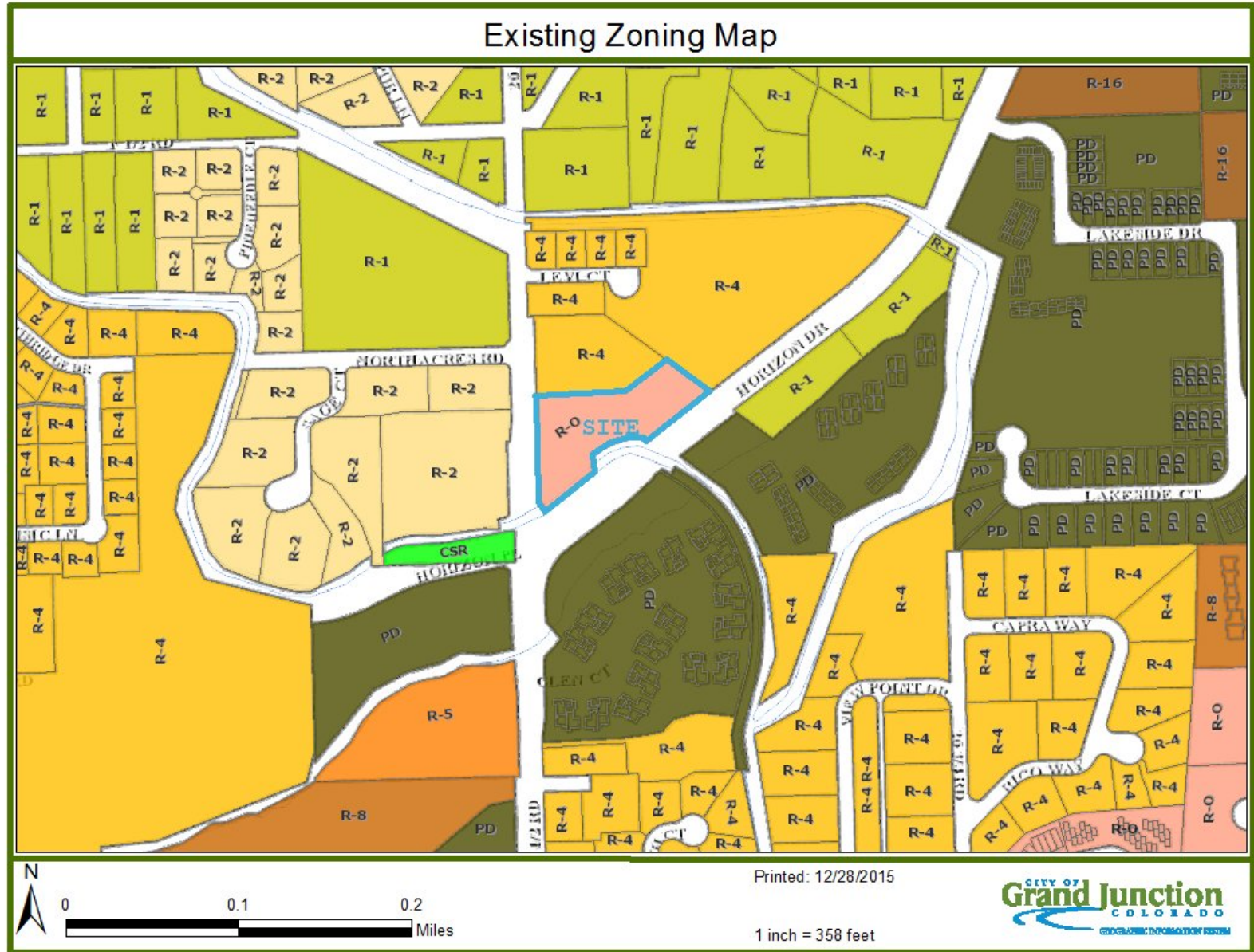
Comprehensive Plan - Future Land Use Map



Printed: 12/28/2015

1 inch = 358 feet





**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 and Memory Care Facility, which are allowed uses under R-O zoning, but 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 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:

- o Section 21.02.150 (b)(2) – ODP Approval Criteria;
- o Section 21.05.010 – Community Benefit
- o Section 21.05.040 (f) – Development Standards
- o Section 21.03.070 – Mixed Use Districts

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 has been approved and 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:

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

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.

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.

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Site Soils

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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. Minor directional signage will be included within the development. All freestanding signage within the development will meet current City standards and will have similar building materials.

E. Development Schedule and Phasing

The intention is to be under construction by May 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;
 - o This application is about placing a larger building in an existing R-O zone, and is not changing any aspects of the Comprehensive Plan;
 - o 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);
 - o 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;
 - o 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;
 - o 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;
 - o This is addressed below under 21.05.010 Purpose.
 - (iv) The applicable corridor guidelines and other overlay districts in Chapter 21.07 GJMC;
 - o 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;
 - o 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;
 - o This was addressed in Item D of the above Narrative.
 - (vii) Appropriate screening and buffering of adjacent property and uses shall be provided;
 - o Although NOT a request of the ODP, this project proposes variations to the 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. Such variations must be approved by the Director in the Site Plan process.
- (viii) An appropriate range of density for the entire property or for each development pod/area to be developed;
 - o 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;
 - o 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.
 - (x) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed;
 - o 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
 - o 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;
 - o 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;
 - o One sewer main, one water main vs. a spider web of utilities servicing five sixplex buildings;
- Reduced traffic demands
 - o The nature of Assisted Living is less traffic, less parking than any traditional residential product;
 - o 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
 - o 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
 - o 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

(e) **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.
- o We are requesting the Planning Commission recommend and the City Council to find our PD request be permitted on less than 5 acres. The purpose of the PD zone is to allow mixed use or unique single-use projects where design flexibility is not available through applications of the standards,

which is needed to bring a senior living facility to this site as permitted by the current zone, but in a size that meets market demand for greater senior living options in Grand Junction. The development will meet or exceed setbacks from adjacent properties, does not create adverse impacts because of the inherent nature of the senior living use, and is consistent with the goals and policies of the Comp Plan.

(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.

o Setback standards will met with the proposed project.

(2) **Landscaping.** Landscaping shall meet or exceed the requirements of GJMC 21.06.040 and/or as per allowed modifications by the Director.

o Landscape requirements will me met with the proposed project unless otherwise requested for modifications as permitted by the Director.

(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.

o **Rationale**

Typical Sunday scenario

- o This facility will have 66 units with 84 beds: this equates to 21 parking spaces
 - o This facility will have 23 peak staff: this equates to 8 parking spaces
 - o The Lutheran Church indicated that it has 80 seats: this equates to 20 parking spaces
- Summary of above:* 49 spaces required; 70 proposed (67 plus 3 in road stub to north);

Maximum scenario

- o This facility will have 66 units with 84 beds: this equates to 21 parking spaces
 - o This facility will have 23 peak staff: this equates to 8 parking spaces
 - o The Lutheran Church expands to 120 seats: this equates to 30 parking spaces
- Summary of above:* 59 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.

21.03.070 Mixed use districts – a) R-O: Residential Office.(4) Architectural Considerations.

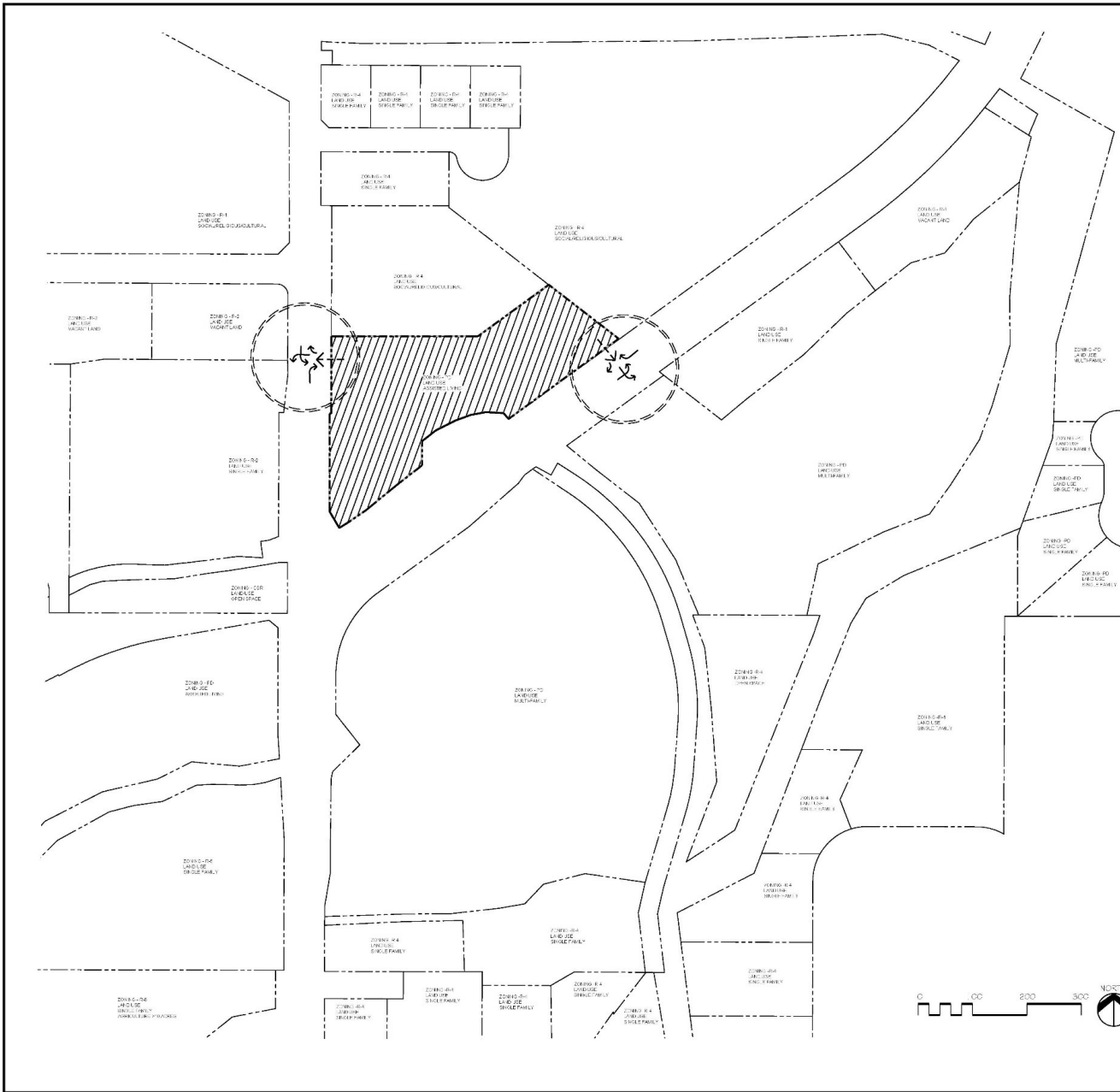
(i) **Building Alignment Along Streets.** Every new building and addition shall be located so that it aligns with existing neighborhood buildings in both elevation (e.g., horizontal lines of peaks of roofs, cornices, window sills) and plan (e.g., setbacks from the street and rear property lines and spacing between structures/setbacks from side property lines).

o Buildings in the contextual area of this site are varied in their use and thereby are inconsistent with their alignment along the street frontages. The site is also challenged by the unique parcel configuration and frontages on both 26 ½ Road and Horizon Drive.

(ii) **Building Orientation/Style.** Main entrances shall open onto a street and shall align with those of

adjacent residential buildings. For example, in many R-O areas, raised foundations and steps that define the main entrance are prevailing residential characteristics. Door styles shall be similar to those found on residential dwellings.

- o Because of the parcel configuration and unchangeable elements such as the Grand Valley irrigation canal, it is simply not practical to orient the main building entrance directly onto the street. However, best efforts have been made to orient the building entrance toward the primary roadway - Horizon Drive – and with enhanced architectural features, will be clearly identifiable to passers-by and visitors.



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**

PD ZONE	DEFAULT ZONING DISTRICT (R-O)	MIN LOT SIZE		MINIMUM SETBACKS (1/2)		MAX LOT COVERAGE	MAX HEIGHT	MAX BLD. SIZE (MAX SF)	
		AREA (SQ. FT.)	WIDTH (FT.)	FRONT	REAR				
R-O		5,000	50	20	5	10	70	40	58,000

- (1) PRINCIPAL / ACCESSORY BUILDING
- (2) DEVIATIONS FROM R-O DEFAULT STANDARDS
 - MAXIMUM BUILDING SIZE SHALL BE 58,000 SF
- (3) DENSITY EXCEEDS 4 UNITS / ACRE, NO MAXIMUM RESIDENTIAL DENSITY

**TABLE 2
 SITE DESIGN STANDARDS,
 ARCHITECTURAL CONSIDERATIONS**

- (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) 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.

DRAWN BY MR
 CHECKED TC
 JOB NO. 1529
 DATE 10-13-2015
 REVISIONS
 12-11-2015
 2-18-2016

**CLS ASSISTED LIVING
 GRAND JUNCTION, CO**



CLS ASSISTED LIVING

OUTLINE DEVELOPMENT PLAN

SHEET NO.
1-1

CITY OF GRAND JUNCTION COMMUNITY PLANNING
 APPROVED BY _____ TITLE _____ DATE _____



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 Church: 1
- West Church: 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

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- 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.



- 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,

A handwritten signature in black ink, appearing to read 'H McNeish', is written over a light blue horizontal line.

H McNeish
Senior Director of Real Estate Entitlements

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 Architectural Considerations.

D. Authorized Uses

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

Table 1: Lot, Setback, and Bulk Standards:

PD ZONE	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	20	5	10	70	40	58,000

Footnotes:

(1) Principal / Accessory Building

(2) Deviations from R-O Default Standards

- Only one building shall be allowed, up to a maximum of 58,000 Square Feet.

Table 2: Architectural Considerations:

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

(2) Deviations from R-O Architectural Standards:

- The proposed building will not be required to align with existing neighboring buildings.
- The proposed building will not be required to provide a main entrance which opens onto a street.

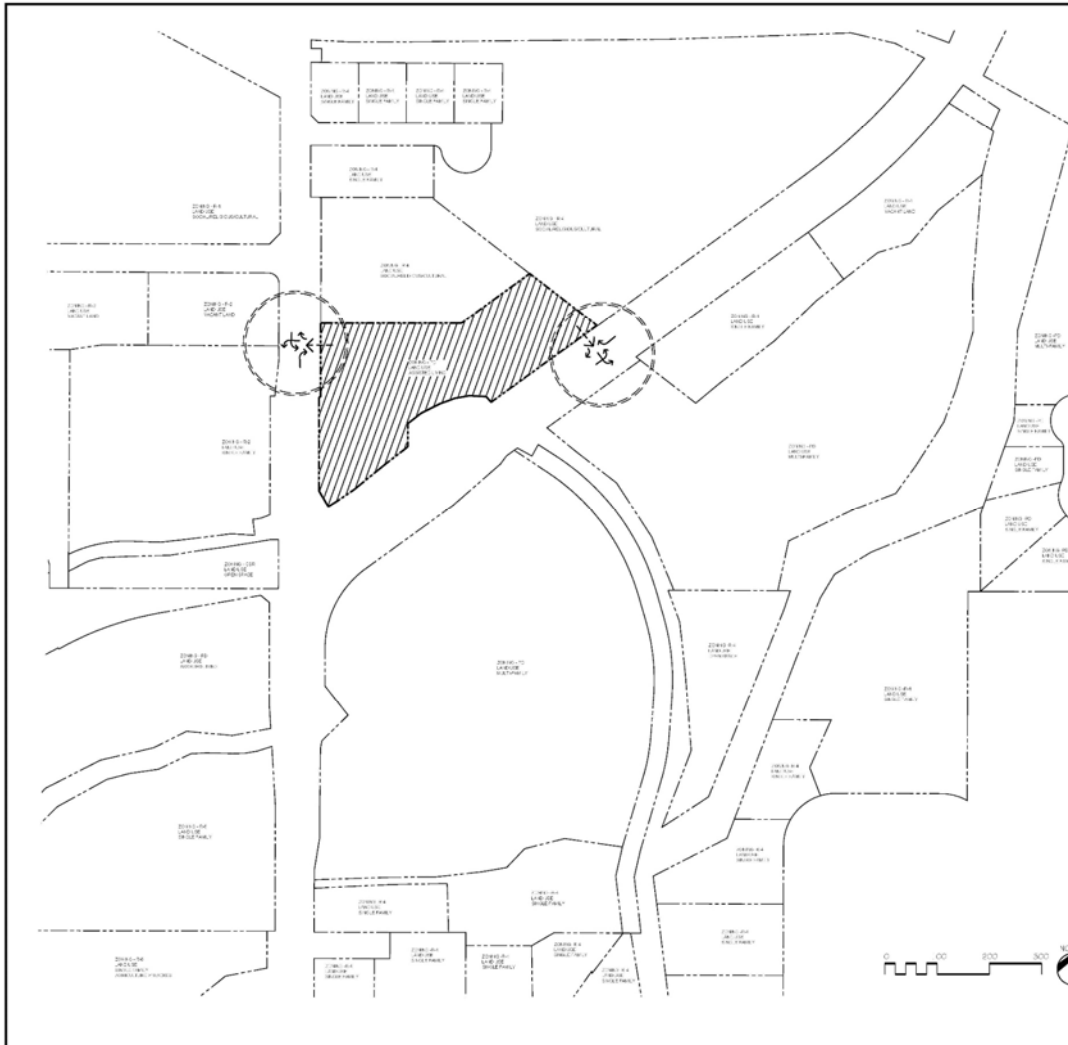
Introduced for first reading on this _____ day of _____, 2016 and ordered published in pamphlet form.

PASSED and ADOPTED this day of , 2016 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk



ODP LEGEND
 - - - - - PROPOSED ACCESS
 ▨▨▨▨▨ PROPOSED PD ZONE

LEGAL DESCRIPTION
 LOT 2 ST. PAUL EVANGELICAL LUTHERAN SUBDIVISION
 IN THE NW/4 SEC 14, 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

PD ZONE	R-O	MIN. LOT SIZE (SQ FT)		MIN. LOT COVERAGE (%)	MAX. LOT COVERAGE (%)	MAX. BULK (SQ FT)		
		FRONT	REAR					
PROPOSED	R-O	5,000	30	25	5	75	40	18,000

- (1) PRINCIPAL / ACCESSORY BUILDING
- (2) DEVIATIONS FROM R-O DEFAULT SET STANDARDS
 MAXIMUM BUILDING SIZE SHALL BE 96,000 SF
- (3) DENSITY EXCEEDS 4 UNITS / ACRE; NO MAXIMUM RESIDENTIAL DENSITY

TABLE 2
 SITE DESIGN STANDARDS
 ARCHITECTURAL CONSIDERATIONS

- (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) 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 FRONTS, THE MAIN ENTRANCE CANNOT OPEN ONTO A STREET.

DRAWN BY: MR
 CHECKED BY: TC
 JOB NO.: 1559
 DATE: 10-13-2015
 REVISIONS:
 12-11-2015
 2-18-2016

**CLS ASSISTED LIVING
 GRAND JUNCTION, CO**

DAYONE, ROBERTS & ASSOCIATES, INC.
 LANDSCAPING AND
 LANDSCAPE ARCHITECTURE
 2224 N. PULASKI
 GRAND JUNCTION, CO 81501
 970-247-0765 P
 WWW.DROONE.COM

CLS ASSISTED LIVING

OUTLINE DEVELOPMENT PLAN

SHEET NO.
1-1

CITY OF GRAND JUNCTION COMMUNITY PLANNING
 APPROVED BY: _____ TITLE: _____ DATE: _____