



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

TUESDAY, September 26, 2017 @ 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 August 22nd meeting.

2. Conditional Use Permit for Recycling Center

[Attach 2](#)

[File# CUP-2017-283]

Request for a Conditional Use Permit (CUP) for recycling center/material recovery facility (MRF) on a property located at 2410 Blue Heron Road in an I-2 (General Industrial) zone district.

Action: Approval or Denial of CUP

Applicant: Monument Waste Services
Location: 2410 Blue Heron Road
Staff Presentation: Kristen Ashbeck, Senior Planner

3. Vacation of Rights of Way and Easement within Jarvis Subdivision

[Attach 3](#)

[File# VAC-2017-92, 93]

Request to vacate rights-of-way and easements within the Jarvis Subdivision plat.

Action: Recommendation to City Council

Applicant: City of Grand Junction
Location: 1001 S. 3rd Street
Staff Presentation: Kathy Portner, Community Services Manager

4. Conditional Use Permit for GJ Pick-A-Part Yard

[Attach 4](#)

[File# CUP-2017-260]

Request for a Conditional Use Permit (CUP) to establish a junk yard and impound vehicle lot on 1.32 +/- acres in an existing I-1 (Light Industrial) zone district.

Action: Approval or Denial of CUP

Applicant: Felipe Cisneros
Location: 690 S. 6th Street
Staff Presentation: Kathy Portner, Community Services Manager

5. Conditional Use Permit for Endura Products Corp.

[Attach 5](#)

[File#CUP-2017-381]

Request for a Conditional Use Permit (CUP) for hazardous materials to be stored on site. The property is located in an I-1 (Light Industrial) zone district.

Action: Approval or Denial of CUP

Applicant: Endura Products Corporation
Location: 2325 Interstate Avenue
Staff Presentation: Lori Bowers, Senior Planner

6. Zoning of the Holder Annexation

[Attach 6](#)

[File#ANX-2017-325]

Request to zone 2.83 acres from County RSF-4 (Residential Single Family – 4 Units per Acre) to a City B-1 (Neighborhood Business) zone district.

Action: Recommendation to City Council

Applicant: Kenneth Holder and Wayne Holder
Location: 3040 E Road
Staff Presentation: Kristen Ashbeck, Senior Planner

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

7. Plan of Development Revision for the Downtown Development Authority

[Attach 7](#)

[File#CPA-2017-427]

Request by the DDA to modify their existing Plan of Development to be inclusive of the improvements contemplated as part of the Las Colonias Business and Recreation Park development.

Action: Recommendation to City Council

Applicant: Downtown Development Authority (DDA)
Location: N/A
Staff Presentation: Kathy Portner, Community Services Manager

[Attach 8](#)

8. Rezoning and Outline Development Plan of Weeminuche Subdivision

[File#PLD-2017-221]

Request for an Outline Development Plan (ODP) for Weeminuche Subdivision as a Planned Development (PD) zone district.

Action: Recommendation to City Council

Applicant: 26 Road LLC, Owner

Location: Between 26 and 26 ½ Roads, South of H ¾ Road

Staff Presentation: Kathy Portner, Community Services Manager

9. Adjournment

GRAND JUNCTION PLANNING COMMISSION
August 22, 2017 MINUTES
6:00 p.m. to 7:27 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, George Gatseos, Steve Tolle and Bill Wade.

In attendance, representing the Community Development Department – Tamra Allen, (Community Development Director), Kathy Portner, (Planning Manager), Lori Bowers, (Senior Planner), Kristen Ashbeck (Senior Planner) and Scott Peterson (Senior Planner).

Also present was Jamie Beard (Assistant City Attorney).

Lydia Reynolds was present to record the minutes.

There were 21 citizens in attendance during the hearing.

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

10. Minutes of Previous Meetings

Action: Approve the minutes from the June 27th and July 18th meetings.

11. Zoning Board of Appeals Code Text Amendment [File #ZCA-2017-365]

Request to amend Section 21.02.030 of the Zoning and Development Code regarding Zoning Board of Appeals Membership.

Action: Recommendation to City Council

Applicant: Director of Community Development

Location: N/A

Staff Presentation: Kathy Portner, Planning Manager

12. Industrial Properties Rezone [File# APL-2017-176]

Request by RJ Properties (703 23 2/10 Road) and ZZYZ LLC (2350 G Road) to rezone properties from I-2: General Industrial to I-1: Light Industrial.

Action: Recommendation to City Council

Applicant: RJ Properties and ZZZY LLC
Location: 1020 Grand Ave
Staff Presentation: Kristen Ashbeck, Sr. Planner

Chairman Reece briefly explained the Consent Agenda and added that the applicant for the Ridges Mesa Rezone had requested that the item be moved from individual consideration to the consent agenda. Chairman Reece invited the public, Planning Commissioners and staff to speak if they wanted an item pulled for a full hearing or had objection to the Ridges Mesa Rezone moving to the Consent Agenda.

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

MOTION: (Commissioner Wade) “Madam Chair, I move we approve the consent agenda as prepared and add to that agenda File# RZN-2017-361, Ridges Mesa Rezone.”

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

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

13. Zone of Caballero Annexation

[File# ANX-2017-211]

Request by the Applicants Audel and Guadalupe Caballero to zone 4.89 acres from County RSF-R (Residential Single Family – Rural) to a City R-8 (Residential – 8 du/ac) zone district. The property is located at 3149 D ½ Road.

Action: Recommendation to City Council

Applicant: Audel and Guadalupe Caballero
Location: 3149 D ½ Road
Staff Presentation: Lori Bowers, Sr. Planner

Staff Presentation

Lori Bowers, Senior Planner, stated that this is a request to zone the Caballero Annexation to R-8 (Residential – 8 dwelling units per acre). The applicants requested annexation into the City to allow for an expansion of their existing in-home day care facility as well as future subdivision of the property.

Ms. Bowers explained that under the 1998 Persigo Agreement, development within the 201 service area boundary which require a public hearing or land use review, are subject to annexation into the City.

Ms. Bowers stated that a Neighborhood Meeting was held on July 6, with 7 members of the public in attendance. There were no major concerns expressed regarding the

rezone, and to date, no additional comments have been received.

Ms. Bowers displayed a slide of the City limits and the subject parcel and noted it is located at 3149 D ½ Road. The parcel gains direct access from D ½ Road and continues south to D 1/4 Road.

Ms. Bowers displayed an aerial map showing the surrounding homes and vacant lands and noted the parcel was 4.89 acres. The Future Land use designation is residential medium. Residential medium supports the zoning designations of R-4, R-5 and R-8 zoning districts.

The existing County zoning is RSF-R, (Residential single family Rural). This zoning designation is not in conformance with the Future Land Use Map. The requested zone of R-8 will be in conformance with the Future Land Use Map of the Comprehensive Plan and will allow for the existing structures to remain on one lot and further subdivision of the property will be allowed.

Ms. Bowers indicated that 9% of the City's area is zoned R-8 (1,8680.48 acres). Of that 9%, only 19% remains vacant. An estimated 32% of the R-8 zoned parcels are under-utilized (593.37 acres) therefore there is a need for more R-8 zoned parcels for future development.

Ms. Bowers explained that in this area of the City, R-5 zoning is the predominant zoning designation on either side of D ½ Road between 30 and 32 Road. There is some R-8 zoning across the street to the west along Duffy Drive, Summit View Meadows Subdivision, which is built out. Therefore, more R-8 zoning for this area is a desirable designation for land in this area.

Staff presented a recommendation of approval for the rezone request based on the following findings:

- The Applicant's request to rezone the property to R-8 fits the goals and policies of the Comprehensive plan.
- The Applicant will be able to expand their day care, which is an asset to this local community since a larger day care facility recently closed in this area.
- The Applicant will also be able to further subdivide the property for additional residential lots in the future.

Questions for Staff

Commissioner Buschhorn asked how this annexation will affect County properties to the north and west which will cause the properties to be surrounded by City properties.

Ms. Bowers explained that the PUD (Planned Unit Development) to the west would be an enclave. The County properties to the east would remain in the County.

Commissioner Buschhorn inquired about the County property to the north. Ms. Bowers explained that if the City has acquired all of the right-of-way on D ½, then it would also create an enclave for that property.

Commissioner Wade inquired how long a property owner has to annex into the City after they are in an enclave. Ms. Bowers stated that it is a minimum of three years and a maximum of five years before annexation is required. Chairman Reece asked if Ms. Bowers has heard from anyone in those subdivisions expressing concerns about being enclaved. Ms. Bowers stated she has not. Commissioner Wade asked if any of the residents were aware of the enclave and if any of those residents had attended the neighborhood meeting. Ms. Bowers explained that once City Council votes to annex a property, a letter goes out to those residents to notify them of the enclave.

MOTION: (Commissioner Gatseos) “Madam Chairman, on the Caballero Zone of Annexation, ANX-2017-211, I move that the Planning Commission forward to the City Council a recommendation of approval of the R-8 (Residential -8 du/ac) zone district for the Caballero Annexation with the findings of fact listed in the staff report.

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

14. Fossil Trace Rezone

[File#RZN-2017-296]

Request by the Applicant, Fossil Trace LLC to rezone 8.41 +/- acres from R-R (Residential – Rural) to R-2 (Residential – 2 du/ac).

Action: Recommendation to City Council

Applicant: Fossil Trace LLC
Location: 465 Meadows Way
Staff Presentation: Scott Peterson, Sr. Planner

Staff Presentation

Scott Peterson, Senior Planner, presented a Powerpoint and stated that the applicant, Fossil Trace LLC, wishes to rezone 8.41 acres from R-R (Residential – Rural) to R-2 (Residential – 2 du/ac). A Site Location Map was displayed and Mr. Peterson noted that the property is located at 465 Meadows Way in the Redlands, adjacent to S. Broadway and across the road from Riggs Hill and is 8.41 acres in size. Peregrine Estates residential subdivision is located to the south and the Monument Meadows, a County subdivision is located to the east.

The next slide displayed was an aerial photo of the site. The property is currently vacant with portions of the property identified as wetlands and a portion within the floodplain in the western portion. The Applicant is requesting to rezone the property to R-2 from its current zoning of R-R (1 unit/5 acres). The Applicant is interested in developing a residential single-family detached subdivision to meet the R-2 zone district densities and may utilize the cluster provisions of the Zoning & Development Code to preserve the environmentally sensitive and open space areas of the property.

The following slide Mr. Peterson displayed was of the Comprehensive Plan Future Land Use Map. The current designation for the property is Estate (1 – 3 acres). The property

was annexed into the City in 2000. During the annexation process, the property was zoned R-R which was in conformance with the Estate designation of the City's Growth Plan at the time.

Mr. Peterson exhibited a slide of the Blended Residential Map. In 2010, the City and County adopted the Comprehensive Plan's Future Land Use Map as well as the Blended Residential Land Use Categories Map or "Blended Map". The Blended Residential Land Use Map category identifies the property as Residential Low. The Residential Low designation allows for the application of the any one of the following zone districts (R-R, R-E, R-1, R-2, R-4 and R-5) to implement the Estate future land use category, resulting in an allowance of up to five dwelling units per acre.

Mr. Peterson explained that the overlap of zones allows for a mix of density for an area without being limited to a specific land use designation and does not create higher densities than what would be incompatible with adjacent development. The applicant is only requesting the rezone to R-2 to match the existing density of the adjacent subdivisions.

The next slide shown illustrated the current zoning in the area. City staff feels that the request to rezone to R-2 is both compatible and consistent with adjacent properties' zoning of R-2 within the City limits and Mesa County jurisdictions.

In looking further at the review criteria for a rezone, adequate public and community facilities and services are available to the property and are sufficient to serve the residential land uses allowed in the R-2 zone district and the requested zone district is compatible with the surrounding single family uses/densities and is consistent with the Comprehensive Plan.

Staff presented a recommendation of approval with the following findings:

- The requested zone is consistent with the goals and policies of the Comprehensive Plan.
- The review criteria in Section 21.02.140 of the Grand Junction Municipal Code have all been met or addressed.

Mr. Peterson noted that a Neighborhood Meeting regarding the proposed zone change and subdivision application was held on May 22, 2017. Approximately 16 citizens along with the Applicant, the Applicant's representatives and staff were in attendance. Area residents in attendance voiced concerns regarding existing drainage conditions in the area, expansive bentonite soils and increased traffic on Meadows Way and S. Broadway. Written correspondence was received and was included within the Staff Report.

Questions for Staff

Commissioner Gatseos asked Mr. Peterson how much of the site is classified as Wetlands. Mr. Peterson stated that as part of the subdivision review, the applicant

would have to submit documentation of the wetlands area. Generally speaking, Mr. Peterson indicated that just less than half of the site was developable due to the drainage channel, the floodplain and the wetlands in the western portion of the site.

Chairman Reece asked if the density would be greater than 5 units/acre under the “cluster” provision. Mr. Peterson stated that if the zoning was approved as R-2, the density still could not be exceeded. The “cluster” provision would allow for smaller lots, with smaller setbacks and increased open space.

Commissioner Wade inquired about the access to the subdivision. Mr. Peterson stated that the City would not allow access off of South Broadway. The subdivision would have to come off the lower-order street, which in this case is Meadows Way. Coming off of Meadows Way, the access to the subdivision would have to be as far south as possible. Mr. Peterson noted that the spacing would be too close and they would need a Transportation, Engineering and Design Standards (TEDs) exception.

Questions for Applicant

Tracy States, Project Coordinator for River City Consultants noted that Kevin Bray, the Developer was also present. Ms. States indicated that they are aware of the concerns regarding the property and plan to have all testing done on the site as the project moves forward. Ms. States noted that they are requesting a rezone only at this point in time.

Chairman Reece asked if the tests to be done on the site included water table studies. Ms. States stated that geotechnical and soils testing, traffic studies, wetlands studies etc. will all be required.

Commissioner Wade asked if there was a timeline for the project. Ms. States indicated that it is pretty late in the year so it is anticipated that spring of next year is when they will begin.

Commissioner Deppe noted that the staff report included a letter from one of the neighboring properties that stated that in 2007 there was a geotechnical survey done and it deemed the property as unbuildable. Ms. States stated that she is not aware of that study and if the project moves forward, she would get a copy of that study, however, they would be doing their own studies as well.

Kevin Bray noted that they agree with the staff report and will be addressing the neighbors' concerns as the project moves forward.

Public Comment

Tim Donavan, 457 Feather Court, noted his concerns about the 2007 report that states the land unbuildable and also the “cluster” concept. Mr. Donavan does not believe the cluster style of homes does not fit into the density of the area and would affect their property values. Mr. Donavan expressed that he did not understand why the rezoning process would come before the design.

Commissioner Wade explained that the zoning comes before the subdivision plan.

Jerold Saef, 2162 Peregrine Ct. stated that his house is three years old. There were concerns about the water table at the time of the construction of his house as well as two other neighbors requiring redesign of the foundation. One of the homes required extensive redesign of the second floor. Lime Kiln Creek runs behind the houses of Peregrine Ct. and there has been a flash flood there every three to four years. The Creek runs year round and is not irrigation dependent. Mr. Saef's concern is that the development of the proposed property will obstruct the proper drainage of that flooded creek. Mr. Saef also noted that there are two undeveloped lots on Peregrine Ct. that will eventually be effected by the water table.

Mr. Saef also expressed concern about the potential of 16 additional houses that would access on Meadows Way and the congestion it would cause at the intersection of 24 Rd. and Redlands Parkway.

Commissioner Wade asked for the map to be displayed and Mr. Saef pointed out where his concerns are that he had discussed.

John Cassity, 2174 Peregrine Ct. stated that he is not against development in general, but he feels the proposed future development of this area will cause a drainage push-back effect and cause foundation problems in their homes. Mr. Cassity urged the Commissioners to take a walk through this area to see the gravity of the situation.

Mr. Cassity expressed concern about having the entryway to this subdivision at an already congested intersection. Mr. Cassity stated that the access point from Broadway to Meadows Way is less than 50 yards, and there is a bus stop at Dinosaur and Peregrine. He did not understand why the access would not be taken off Broadway to the West where there is a neighborhood near to Riggs Hill.

Mr. Cassity stated that he has spoken to the developers, and he believes their intentions are great, but he objects the effect of traffic from the proposed entryway and the drainage impact to their homes

Kim Gage, 460 Feather Ct., stated that they had moved from Denver four years ago and in buying a home on Feather Ct. they were trying to get away from the Denver housing where you have .10 or .12 acre lots. At the neighborhood meeting, it appeared that 1/3 of the site on the east side would be the developed area and the sites were between .10 or .12 acre lots which is very dense housing. She bought her house with RR zoning and feels 14 homes on 2.5 acres is too dense for the area.

Frank Nemanich, 441 Meadows Way, stated that he is a retired environmental scientist and has conducted environmental assessments on hundreds of properties in the valley. Mr. Nemanich pointed to the aerial photo and stated that this used to be a sewer plant for Meadows Way. Mr. Nemanich stated that he tried to get the map from the Corps of Engineers but he had to file a Freedom of Information Act and has not yet received the information.

Mr. Nemanich stated that he and his neighbors walk the area and is concerned about the potential traffic. In addition, Riggs Hill is a significant scientific site and there is already a problem with drainage at the site. Mr. Nemanich stated that there are people on the hill every day and it would be a shame to ruin their view. Mr. Nemanich added that there was soil drilling done last summer.

Dave Alstatt, 2188 Granite Ct. stated that he is the Vice-President of the homeowner's association at Monument Meadows. Mr. Alstatt noted that he worked for the engineering firm that did the 2007 geotechnical survey of the area. Mr. Alstatt added that he had worked in soils most of his career and realized you can build on anything if you have enough money. Building on Bentonite is very expensive and Mr. Alstatt knows the developers realizes that, but questions if the type of homes that will go in there will justify the type of foundations that will be required to go under the homes.

Mr. Alstatt, stated that he has the same concerns that everyone else has expressed. Commissioner Wade asked if Mr. Alstatt if he had a copy of the 2007 Geotechnical Survey that was done. Mr. Alstatt replied that he did not. Mr. Nemanich added that he had a soils report in his hand that indicated the types of soils present and they are not conducive to build on.

John Flanagan, 456 Feather Ct. stated that he echoed all the concerns that have been expressed. Mr. Flanagan wanted to emphasize the safety concern he has about the cars coming down Broadway. He stated that it is already difficult some mornings to take a left onto Broadway because of the line of site and the speed of the traffic.

Janey Wilding, 2172 Peregrine Ct. stated that you cannot tell the topography of the area from the map. Ms. Wilding indicated that the third house in the subdivision settled a few years ago and she believes it cost the homebuilder over \$100,000 to rebuild the piers and fix the foundation due to water and drainage problems. Ms. Wilding stated that she spoke to someone at the neighborhood meeting and asked who was responsible if, as an unintended consequence, floods her yard and raises her water table that causes her home to settle. Ms. Wilding stated that the response she got was "the HOAs can battle it out, or you can sue the City." Ms. Wilding stated that she has three small children and a small business and doesn't want to be in litigation and have to fight for that. Ms. Wilding stated that a few homes would be ok, but 14 is too dense.

Chris Taggart, 452 Feather Ct., echoed the concerns his neighbors had. Mr. Taggart feels the intersection will become unsafe and has concerns about the bus stop.

Andy Smith, 2175 Peregrine Ct. stated that his concern is the access to the proposed development. Mr. Smith noted that at the neighborhood meeting in May, it was mentioned that the Army Corp of Engineers would be studying the wetlands to determine the outreach of them and his concern is that the study has not been completed at this time. Mr. Smith feels the results may show that reasonable access to the subdivision off Meadow Way would not be feasible.

Valerie Samii, 2168 Peregrine Ct. stated that she has been there two years. Ms. Samii noted that when they purchased the land there was a covenant that all the houses on

the west side would need to have a full basement because the lots sloped down. Ms. Samii stated that when they excavated they had a large pool of water. Ms. Samii noted that her builder said he can mitigate it by putting in pilings for \$50,000 or they could do a half basement or crawl space. Ms. Samii added that since most of the houses on that side of the street had some type of water issue, they were allowed to put in a crawl space. Ms. Samii informed the Commission that not only is there a creek in the back, there are springs that flow under all those houses on that side of the street.

Mr. Tim Donovan came back to the podium and noted that the photos don't do justice to the conditions and asked the Commissioners if they ever do walkthroughs of a project area. Most of the Commissioners indicated that they had been out there.

Applicant's Rebuttal

Kevin Bray, stated that as part of the development process, he will be required to provide a detailed drainage report that indicates that the water flowing off his development will not negatively affect another property. Mr. Bray stated that since water is an existing problem in that subdivision, they would want to discuss that with them to see if there are any opportunities that could help alleviate their current problem.

Mr. Bray stated that the City has access standards and they will have to provide some type of traffic study to make sure they have safe vehicle access to the subdivision.

Mr. Bray noted that he had not heard of a past sewer plant being located at the site. He added that it was good information and requested that Mr. Nemanich provide the information to his office or to City Planning.

Mr. Bray stated that there was a comment made by a member of the public that claimed that he had made a comment saying that the "HOAs can battle it out or sue the City". Mr. Bray stated that it was not something he would say and maybe that is just one person's interpretation of what may have been said. Mr. Bray stated that he has customers that he is providing a service to and reputation matters, therefore they take great care in what they build.

Mr. Bray concluded that they purchased the property for the views, the amenity of Riggs Hills, and the Redlands area is a desirable area. Mr. Bray felt that the fear of the unknown is an issue at this point for the neighbors, but as they move forward in the process they will be able to address their concerns.

Questions for Staff

Commissioner Gatseos asked for clarification of Estate and R-2 zoning. Mr. Peterson explained that Estate is one house/5 acres and R-2 is two units/acre.

Commissioner Wade asked why access could not be taken off of South Broadway. Mr. Peterson explained that the TEDS Manual requires that access be taken from the lower order street, which in this case would be Meadows Way. Commissioner Wade asked if there are exceptions. Mr. Peterson stated that there is a provision to allow for

exceptions where they make sense, however it is highly unlikely that it would happen in this case due to the high volume and travel speeds on South Broadway.

Chairman Reece asked if there would need to be a TEDS exception for access off of Meadows Way, couldn't they ask for it to be off of South Broadway. Mr. Peterson stated that it would be up to the Engineering Department and Traffic Engineers to evaluate that once they had traffic study information that the applicant will be required to provide. Mr. Peterson speculated that a left turn lane may be considered to help mitigate the issue at the intersection. Chairman Reece asked if that would be included in a traffic study in the preliminary phase. Mr. Peterson explained that alternative options would be part of a traffic study.

Commissioner Buschhorn asked if Peregrine Estates, which is R-2, was brought in under a cluster provision. Mr. Peterson stated that although the lots are a little bigger, and there is an HOA tract of land to the north, he did not know if the subdivision was developed under the cluster provisions. Mr. Peterson added that the HOA tract does provide a little buffer to the proposed site.

Commissioner Discussion

Commissioner Deppe stated that although the criteria have been met from a textbook point of view, but from a practical view she questions whether the site should be left alone at this time. Commissioner Deppe stated that if it were not for the cluster provision she could see her way to the zoning change. Commissioner Deppe noted that she is aware that they are just voting on the zoning change, but has concerns about the door being left open for cluster development if the zoning is approved.

Commissioner Wade stated that they need to look at whether a zoning change meets the criteria of the Zoning Code which in this case it does. Commissioner Wade emphasized that as an advisory commission they cannot vote according to how they feel about the [future subdivision] proposal. Commissioner Wade stated he has concerns about the project as well, and urged the public that was present to become involved in the process and express their concerns as it moves forward.

Commissioner Buschhorn noted that the R-2 requested zoning fits and brings it into line with what the surrounding properties are. Commissioner Buschhorn expressed concern about the subdivision that will be proposed, but they are not voting on that at this time.

Commissioner Tolle stated that he agrees that the proposed rezone meets the Code criteria, however, he urged the neighbors to stay involved in the process. Commissioner Tolle emphasized his biggest concern is always safety.

Chairman Reece stated that she has been to the area and observed the topography and feels the cost to develop the area will be high. Chairman Reece added that Mr. Bray had stated that the costs will be weighed against the feasibility of building this project. Chairman Reece noted that Bray has been around the area a long time and is in the business of making money with a high quality product. Chairman Reece stated that they are not approving a subdivision plan, but are voting on a rezone.

Commissioner Gatseos expressed appreciation for the points that were presented by the neighbors, however he also feels the rezone meets the criteria of the code.

MOTION: (Commissioner Wade) “Madam Chair, on the Rezone request RZN-2017-296, I move that the Planning Commission forward a recommendation of approval for the rezone of 465 Meadows Way from R-R (Residential – Rural) to R-2 (Residential – 2 du/ac) zone district with the findings of fact listed in the staff report.”

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

Item 6 (below) was moved to the Consent Agenda.

15. Ridges Mesa Rezone

[File#RZN-2017-361]

Request to revoke all previous approvals associated with the Ridges Mesa PD, and consider a zoning change on the lapsed PD to the previous R-2 zone district.

Action: Recommendation to City Council

Applicant: Community Development Director
Location: 382 and 384 High Ridge Drive
Staff Presentation: Kathy Portner, Planning Manager

16. Adjournment

The meeting was adjourned at 7:28 pm.

Agenda 2

PLANNING COMMISSION AGENDA ITEM

Project Name: Conditional Use Permit for Monument Waste Material Recovery Facility
Applicant: Monument Waste Services
Representative: Ciavonne, Roberts & Associates, Ted Ciavonne
Address: 2410 Blue Heron Road
Zoning: I-2 (General Industrial)

I. SUBJECT

Consider a request for a Conditional Use Permit (CUP) for a proposed recycling center/material recovery facility (MRF) on a 6.8-acre property located at 2410 Blue Heron Road in an I-2 (General Industrial) zone district.

II. EXECUTIVE SUMMARY

The Applicant, Monument Waste Services with authorization from the property owner Grand Valley Land Company, LLC, is proposing to develop a Material Recovery Facility (MRF). All recycling facilities require a Conditional Use Permit (CUP) in the I-2 zone district. The MRF is planned to consist of two buildings, with the initial building being constructed first which will contain the transloading and recycling recovery activities. The first building is proposed to 10,800 square foot in size. The Applicant has proposed a second building of similar size and use for future construction, should the demand warrant its construction. The site for the MRF will also include a public drop off location that will utilize large collection containers for drop off and will be located on a paved area outside the transload building away from truck and equipment use areas. Materials will then be moved indoors for further recovery activities.

III. BACKGROUND

The 6.8-acre industrial property is located at 2410 Blue Heron Road at the west end of an existing cul-de-sac that currently serves two other industrial properties in the Blue Heron Lake Industrial Park. The property is currently vacant and zoned I-2 which requires a Conditional Use Permit (CUP) for a recycling facility as proposed by the Applicant. Should a CUP be approved, the Applicant will be required to submit a Major Site Plan for review as well as concurrently submit for a Floodplain Development Permit due to a portion of the property being located in an Area of Special Flood Hazard. The land surrounding the property is either vacant, or has existing industrial uses (Action Bindery and the GJ Tech Center). The abutting properties to the north, east, and south are zoned I-2, and City owned property to the west is zoned CSR.

Description of Proposed Operations

The proposed recycling facility will introduce an easier and safer way for the community to recycle, allowing users to combine all their recyclables into a single load for collection or drop off rather than having to separate the different materials. This will create an opportunity to increase recycling participation by businesses and households and enhance the variety of materials accepted for recycling. Proposed facility hours of operation will be 7:00 am – 4:30 pm Monday through Friday and 9:00 am – 1:00 pm on Saturdays, closed Sundays and holidays.

The facility will consist of scales, enclosed tipping floors, a transload bay, inside storage areas for baled products, a load out bay for outbound baled material, truck and equipment maintenance bays, offices for staff, an outside public drop off collection point and general outside uses including truck and container parking and storage. All recycle material received at this facility will be stored inside the building for transloading or processing. No loose material will be stored outside of the facility; only processed baled material will be staged outside while awaiting shipment to market. Site personnel will monitor and patrol the facility and grounds for any wind-blown litter and these materials will be collected for disposal/processing on a daily basis.

The facility's perimeter will be fully fenced with a 6-foot high chain link fence. There will be two access gates, one on the north side of the facility for all commercial trucks to enter and exit the facility, and a second gate located on the south side of the facility that will serve as a perimeter gate to keep the public separated from the commercial activities.

Public safety will be enhanced by dedicating a public drop off location that will utilize large collection containers for drop off and will be located on a paved area outside the transload building away from truck and equipment use areas. Materials will then be moved indoors for further recovery activities. The collection containers will be emptied as needed and site maintenance and cleaning will occur as containers are serviced.

All areas where recycle materials are to be unloaded, processed or loaded for shipment will be impervious surfaces consisting of asphalt or concrete. All landscaped and facility parking areas will be constructed consistent with the Code. Potable water and sanitary sewer services will be provided by the City of Grand Junction.

The facility will not accept any general waste such as typically accepted at the Mesa County landfill. All recycle material loads entering the facility will be weighed and load weights and volumes recorded. While the load is being weighed, it will be inspected to determine material type and identify any unauthorized materials. The applicant intends to continually educate customers and the general public about unauthorized materials to help reduce contamination and illegal dumping activity.

The following list will be the recycle commodity materials initially accepted by the facility but the Applicant anticipates that materials will be added and deleted as recycle markets fluctuate.

- Aluminum UBC's (used beverage containers)
- Tin and Steel Cans
- Newspaper (including inserts)
- Corrugated Cardboard
- Office Paper
- Mixed Paper - Chipboard (Cereal and Tissue Boxes) - Brown Paper Bags
- Phone Books
- Junk mail - Magazines
- Plastic (#1 - #7) Plastic Bottles or Tubs – Milk Jugs -
- Glass Bottles and Jars
- Aseptic Packaging (Milk and Orange Juice Cartons)

All facility personnel will be trained in the area of fire and spill prevention and all aspects of the material receipt, handling, processing and loading for material accepted at this facility. In addition, the facility will post emergency response procedures available to all personnel.

There will be an entrance sign into the facility which will identify the address, emergency contact information and hours of operation. Additional directional signs will be placed around the facility to assist users with material acceptance, unloading areas and other information as related to the recycle drop off process.

Site Characteristics

About 5.3 acres of the eastern side of property is flat and then it generally slopes to the west to the Leach Creek drainage ditch and a segment of the riverfront trail. The site has the following additional characteristics.

- An existing compacted base building pad, approximately 1 acre in size, abuts the cul-de-sac at the end of Blue Heron Road. This pad is raised a couple of feet above the site, and its existing elevation appears to be close to, possibly above, the 100-year floodplain.
- An existing 30-foot access and utility easement along the south boundary, presumably serving the 1-acre parcel at the west end of the easement.
- An existing 20-foot railroad and utility easement along the east boundary.
- Approximately 1.5 acres on the west portion of the property contains the Leach Creek drainage and a segment of the Colorado Riverfront Trail. There appears to be no existing easements for the creek or the trail. This is the only portion of the site with surface waters and potential wetlands.

The entire property is within the 100-year floodplain of the Colorado River. Construction on the site will require completion of a Floodplain Elevation Certificate for a Floodplain Permit to ensure the finished floor of the building is a minimum of 1 foot above the base flood elevation. The Floodplain Permit will be applied for and obtained concurrently with a Site Plan Review, that will be submitted should this CUP be approved.

The Applicant is proposing to dedicate the westerly approximately 160 feet of the property to the City, which includes segments of the Colorado Riverfront Trail and the Leach Creek drainage. Exact location of the new property line will be determined through the Site Plan Review process.

Neighborhood Meeting

A Neighborhood Meeting was held on July 5, 2017 at the 2410 Blue Heron Road site. One citizen was in attendance, the owner of the business to the south of the site (Action Bindery). There were questions about landscaping requirements and architectural design. It was explained that the landscaping requirements for industrial properties has changed since the neighbor's building was constructed and there are no architectural standards in the Zoning and Development Code that address building design in industrial zone districts. There were no objections or serious concerns presented at the meeting.

IV. ANALYSIS

Pursuant to 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) 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);

The concept plan included with the CUP application indicates that all standards of the I-2 zone district can be met. The development will be required to proceed through subsequent Site Plan Review which will ensure compliance with all district standards. Staff believes this criterion has been met.

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

There are no use specific standards related to the proposed type of recycling center. This criterion is not applicable.

(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.

Other uses complementary and pertinent to the proposed recycling facility are available, including existing roadway and access that were designed and constructed for heavy use by larger trucks. In addition, the property is bordered by a railroad spur which could be extended onto the property if the economics supported it. The proposed facility is located just off the Riverside Parkway in an easily accessible location for the general public as well as other complementary uses such as schools, hospitals, businesses, and commercial to use. Staff believes this criterion has been met.

(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;

Details of the design that implement the standards will be addressed during the subsequent Site Plan review. Staff is recommending that fencing proposed along the new western property line and around the 1-acre parcel on the southwest corner of the site include screening material due to the proximity of the property to the riverfront trail. This will provide reasonable visual and auditory privacy for the adjacent uses, including the riverfront trail. With addition of this screening, staff believes 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;

With the addition of the fencing proposed above, and dedication of the portion of the property to be dedicated to the City, the proposed use should have minimal negative impact on adjoining properties. With the addition of screening and dedication of the western side of the property, staff believes 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.

The site development standards, along with the Applicant's operational plan as previously discussed will ensure compatibility with adjacent uses. With the addition of screening and dedication of the western side of the property, staff believes this criterion has been met.

V. STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Monument Waste Material Recovery Facility request, file number CUP-2017-283, for a Conditional Use Permit for a Material Recovery Facility, and with the completion of the listed conditions, the following findings of fact have been made:

Conditions of Approval

1. The western side of the property shall be conveyed to the City of Grand Junction to include the existing Colorado Riverfront Trail and the Leach Creek Drainage; exact location of proposed property line to be determined during subsequent Site Plan Review.
2. The perimeter fencing placed along the proposed new western property line and along the along the property lines that adjoin the 1-acre parcel at the southwest corner of the site shall include screen material; details to be reviewed during subsequent Site Plan Review.

Findings of Fact

1. In accordance with Section 21.02.110 of the Grand Junction Zoning and Development Code, the criteria have been met.

Staff recommends approval of the request for a Conditional Use Permit for the proposed Monument Waste Material Recovery Facility (MRF).

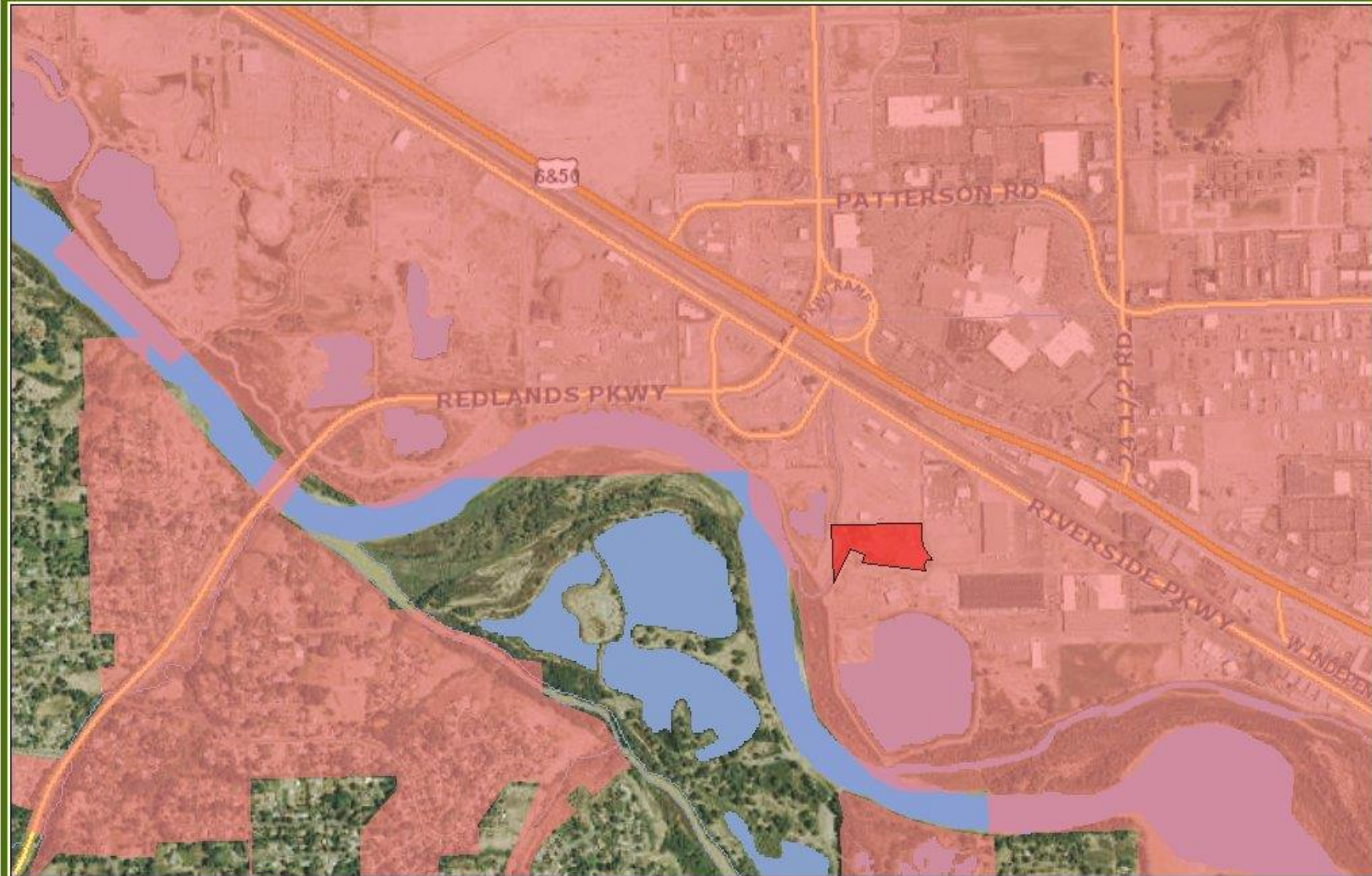
VI. RECOMMENDED MOTION

Madam Chairman, on the Monument Waste Services request for a Conditional Use Permit, file number CUP-2017-283, I move that the Planning Commission approve the Conditional Use Permit for the Material Recovery Facility with the Conditions of Approval and Findings of Fact listed in the staff report.

Attachments:

1. Vicinity Map
2. Aerial Photo Location Map
3. Comprehensive Plan Future Land Use Map
4. Existing Zoning Map
5. Neighborhood Meeting Notes
6. Monument Waste Services Operations Plan
7. Monument Waste Concept Plan with Aerial Photo
8. Monument Waste Concept Plan

2410 Blue Heron Road Vicinity Map with City Limits (Pink)



Printed: 9/14/2017

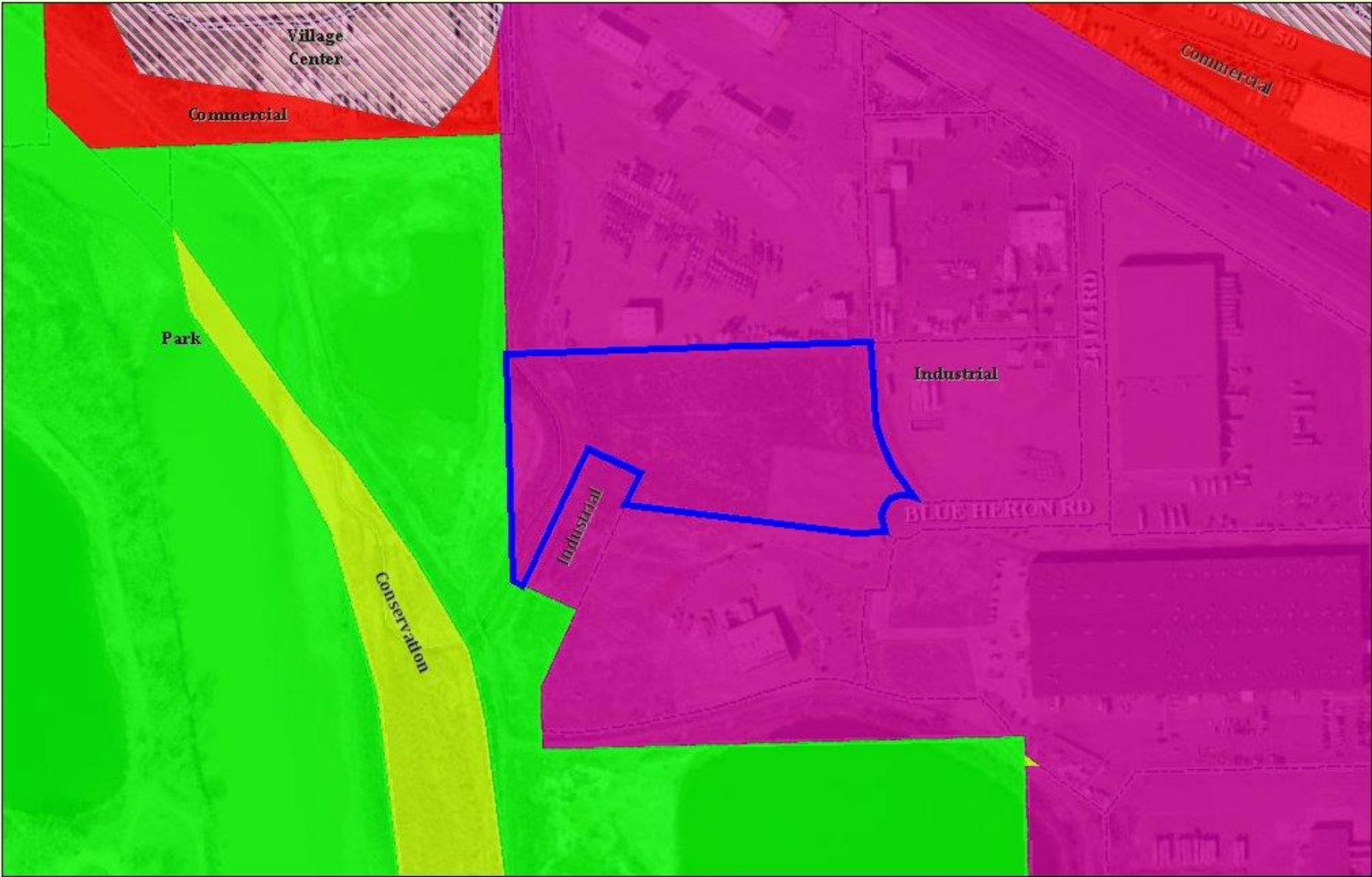
1 inch = 1,146 feet



2410 Blue Heron Road Aerial Location Map



Comprehensive Plan Future Land Use Map



Existing Zoning Map



NEIGHBORHOOD MEETING SIGN-IN SHEET

Wednesday July 5, 2017 @ 5:15 PM

FOR: CONDITIONAL USE PERMIT @ 2410 BLUE HERON ROAD

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE # / EMAIL</u>
TED J. CIAVONNE	222 N. JEFFERSON ST. CO	ted@ciavonne.com
Kristen Ashbeck	City of GJ	kristena@gjcity.org
GRADY BUSSE	2415 BLUE HERON RD	GRADYB @ ACTIONAGENDAS.COM

Notes from Neighborhood Meeting on July 5th, 2017 on Site

For: Conditional Use Permit

The following were in attendance:

Grady Busse 2415 Blue Heron Rd. gradyb@actionagendas.com

Also in attendance were:

Kristen Ashbeck, City Planner

Ted Ciavonne, Project Planner

Only one neighbor came to the meeting (Grady Busse who owns Action Agendas). The meeting informed the neighbor of this property requesting a Conditional Use Permit because all proposed recycling facilities need to do so. The neighbor has no objections to this project.

Questions/Comments were:

1. Will there be more landscape? Response: Code has changed; when he built there was a far greater requirement than now
2. Will the building have any architectural character? Response: yours was by choice, but there are no City codes that require it in this zone.



Monument Waste Services – Material Recovery Facility (MRF) Operations Plan – Collection and Transload Activity

INTRODUCTION

The proposed MRF facility will serve as a Recycle Transload / Processing Collection Point for Single-Stream Recycling.

The Recycle Transload Facility will introduce an easier and safer way for the community to recycle, Single-Stream Recycle allows the users to combine all their recyclable into a single load for collection or drop off, no more source separating materials. By introducing Single-Stream Collection onto the community we will create an opportunity to improve participation and enhance recycle commodities allowed under this program.

The facility will consist of scales, enclosed tipping floors, Transload bay, inside storage areas for baled products, load out bay for outbound baled material, truck and equipment maintenance bays, offices for staff, outside public drop off collection point and general outside uses including truck and container parking and storage.

Public safety will be enhanced by dedicating a Public Drop Off location, this location will utilize large collection

containers for Single-Stream drop off and will be located on a paved area outside the Transload building away from truck and equipment use areas. The collection containers will be emptied as needed and site maintenance and cleaning will occur as containers are services.

SITE DESCRIPTION

The proposed MRF will be located at 2410 Blue Heron Road, Grand Junction, CO. The property consists of 6.86 acres of Industrial Zoned land within the Blue Heron Industrial Park. The property is surrounded by like users with industrial needs including, storage, chemical processing, truck maintenance and services.

Access to the facility will be from Riverside Parkway to 24 ¼ Road to Blue Heron Road, which is a dead end cul-de-sac.

All access roads are designed and maintained for heavy tuck access and are maintained with sufficient equipment by the

City of Grand Junction and Mesa County.

All areas where recycle materials are to be unloaded, processed or loaded for shipment will be impervious surfaces consisting of Asphalt or Concrete. All landscaped and facility parking areas will be constructed to City of Grand Junction code. Culinary water and sanitary sewer services will be provided by the City of Grand Junction.

PROHIBITED ACTIVITIES

The MRF will not accept any municipal, residential or commercial waste for processing, transportation or disposal. Through the process of cleaning, processing and bailing material we will incur residual waste from contaminated recycle materials. This residual waste will be placed into waste containers and then emptied by a trash collection truck and properly disposed at the Mesa County Landfill. We will continually work to educate our customers, other haulers customers and the general public on "Contamination Issues" to help reduce the contamination and illegal dumping activity.

SIGNS AND POSTING

The entrance sign into the facility will be displayed in a prominent area which will identify the facilities address, emergency contact information and hours of operation. Additional signs will be placed around the facility to assist users with material acceptance, unloading areas and other information as related to the recycle drop off process.

RECYCLE MATERIAL TYPES ACCEPTED

The following will be recycle commodity types of material accepted at inception, material types will be added and deleted as recycle markets open and close. The process of operating a Transload Facility is it will open up a larger menu of acceptable materials for recycling as we will be able to access larger MRF's in larger Markets (Denver and Salt Lake City)

- Aluminum UBC's (used beverage containers)
- Tin and Steel Cans
- Newspaper (including inserts)
- Corrugated Cardboard
- Office Paper
- Mixed Paper - Chipboard (Cereal and Tissue Boxes) - Brown Paper Bags
- Phone Books
- Junk mail - Magazines
- Plastic (#1 - #7) Plastic Bottles or Tubs – Milk Jugs -
- Glass Bottles and Jars
- Aseptic Packaging (Milk and Orange Juice Cartons)

CONTROLS

All recycle material loads entering the facility will be weighed on a platform scale interfaced with a computer software program that will record load weights by recycle volume types. While the load is being weighed the scale operator will survey the load to determine recycle load material type and visually inspect the load for *unauthorized waste materials (contamination). If the unauthorized waste is of significant quantity and the load will be rejected, if the quantity is minimal the unauthorized waste material will be separate when the load is emptied and the waste material will be returned to the hauler for proper disposal. Throughout the day the floor personnel and loader operator will survey and inspect all stored material for unauthorized waste, if waste is identified our

personnel with separate the material and place it in a waste container for proper collection and disposal.

All unauthorized waste material collected and sent to the Mesa County Landfill for disposal will be measured and tracked for reporting.

* Unauthorized material is defined as material not included in the RECYCLE MATERIAL TYPES ACCEPTED list.

PREVENTION

All facility personnel will be trained in the area of Fire and Spill Prevention,

- Housekeeping guidelines for Fire Prevention
- Equipment Maintenance and monitoring for Fire Prevention
- Facility storage and inventory inspections for Fire Prevention
- Spill Prevention and Containment for Vehicle Fuel or Oil spills
- No SPCC Plan required for this facility, storage of petroleum products will be under the Small Quantity Generator limits.
- All Flammable Liquids and Aerosols will be maintained in a Fire Proof cabinet
- MSDS Sheets will be on file and available for all material product users

EMERGENCY RESPONSE

The facility will Post an Emergency Response Procedures Posting as a guideline to all personnel of what to do in the event of an emergency, the notification will include the following;

- Emergency Contact Information for Fire, Spills, Injuries and Accidents
- Evacuation Diagram, gathering point and designated person for headcount verification
- Hot Load Area – Designated area for loads on fire
- Fire Extinguisher locations
- Fire Hose location(s)
- First aid kit location(S)
- Spill Kit Location(S)

In addition to the posting of information, all personnel will receive documented hands on training for;

- Fire Extinguisher – What fire types you can / can't use them for
- Fire Hose – What fire types you can / can't use them for
- Facility Evacuation – Physical walk-thru training
- Basic First Aid training

TRAINING / SAFETY / COMMUNICATION

All personnel will be properly trained in all aspects of the material receipt, handling, processing and loading for material accepted at this facility.

All site personnel will wear company provided Hi-Viz PPE at all time, including safety glasses, gloves, shirts, vest, hats and footwear.

All personnel will be equipped with two-way radios while working on the tipping floor and within the facility.

ACCESS

The facility's perimeter will be fully fenced with a 6' high chain link fence. There will be two access gates, one being on the north side of the facility for all commercial trucks to enter and exit the facility, and a second gate located on the south side of the facility that will serve as a perimeter gate to keep the public separated for the commercial activities.

MATERIAL STORAGE AND MANAGEMENT

All recycle material received at this facility will be stored inside the building for transloading or processing. No loose material will be stored outside of the facility; only processed baled material will be staged outside while awaiting shipment to market.

Given this operation will be accepting dry recycle material for transloading or processing we don't foresee any issues with vectors such as birds, insects and rodents.

The building will be equipped with doors at the receiving bays that will be open during the day to receive truckload quantities of recycle material, and then closed at night or during periods of inclement weather.

Site personnel will monitor and patrol the facility and grounds for any wind blown litter, these materials will be collected for disposal/processing on a daily basis.

This facility is being designed and constructed as a "Dry Operation", meaning we will not accept any wet recycle or waste material for processing. This building will not have floor drains for wash down or cleanup, cleanup will be completed with a blower and broom sweep.

CONCLUSION

It is the intention of Monument Waste Services to operate the Material Recovery Facility (MRF) Transload Collection Center in accordance with local and state laws and regulations.

This MRF will provide the community of Grand Junction and Mesa County with a safe and convenient facility that will allow improvement in the overall recycling efforts of the residents, commercial businesses and municipalities.

DRAWN BY MRMH
 CHECKED TC
 JOB NO. 1705
 DATE 06-14-2017
 REVISIONS
 08-11-2017 Response to
 Comments Find 1

MONUMENT WASTE

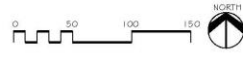
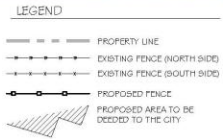
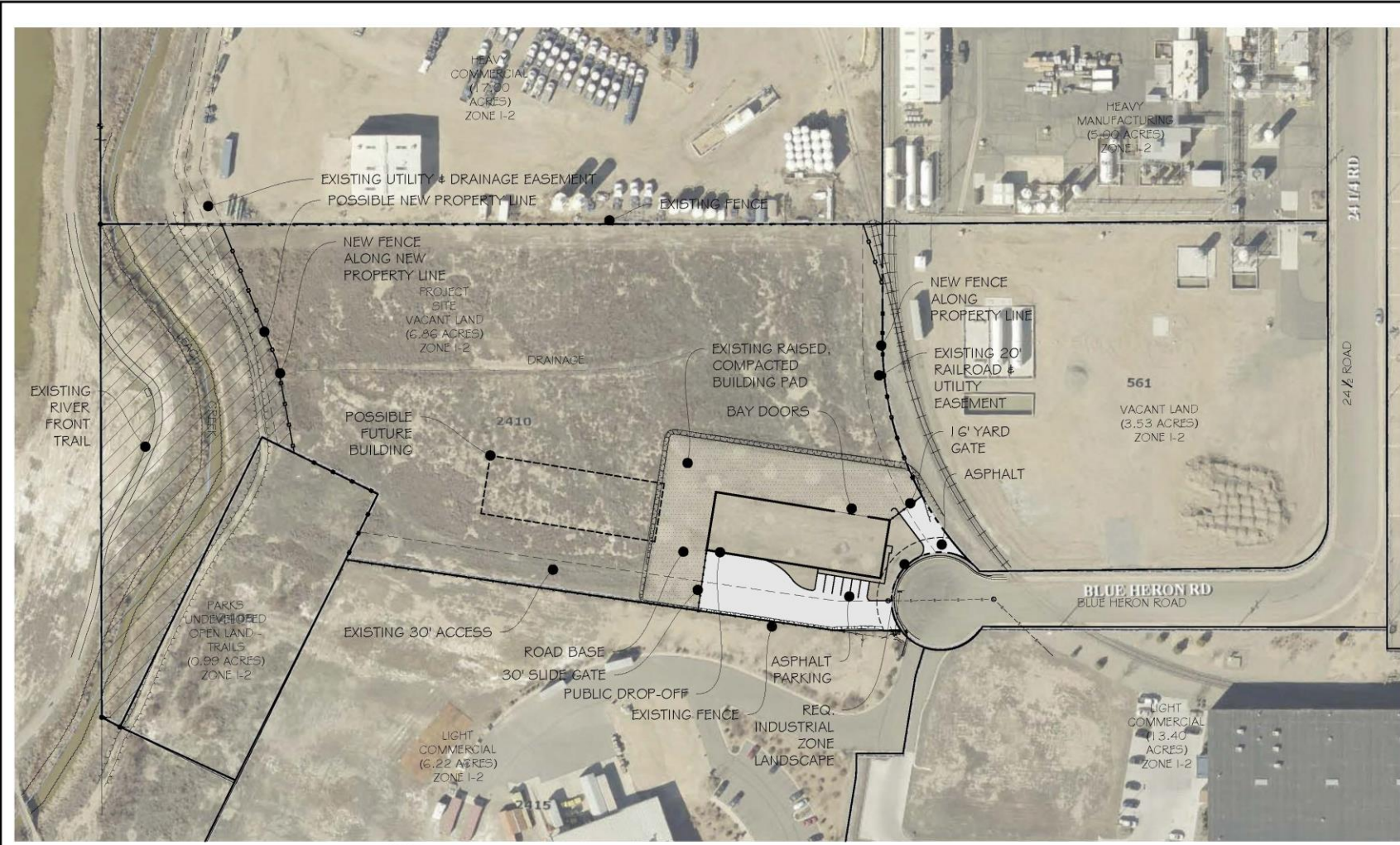
2410 BLUE HERON ROAD

CAVONNE, ROBERTS & ASSOCIATES, INC.
 LAND PLANNING AND
 LANDSCAPE ARCHITECTURE
 222 N. 39th STREET
 GRAND JUNCTION, CO 81501
 970-241-0385 F
 970-241-0385 F
 www.cavonne.com

MONUMENT WASTE

SITE SKETCH PLAN
 CONDITIONAL USE PERMIT

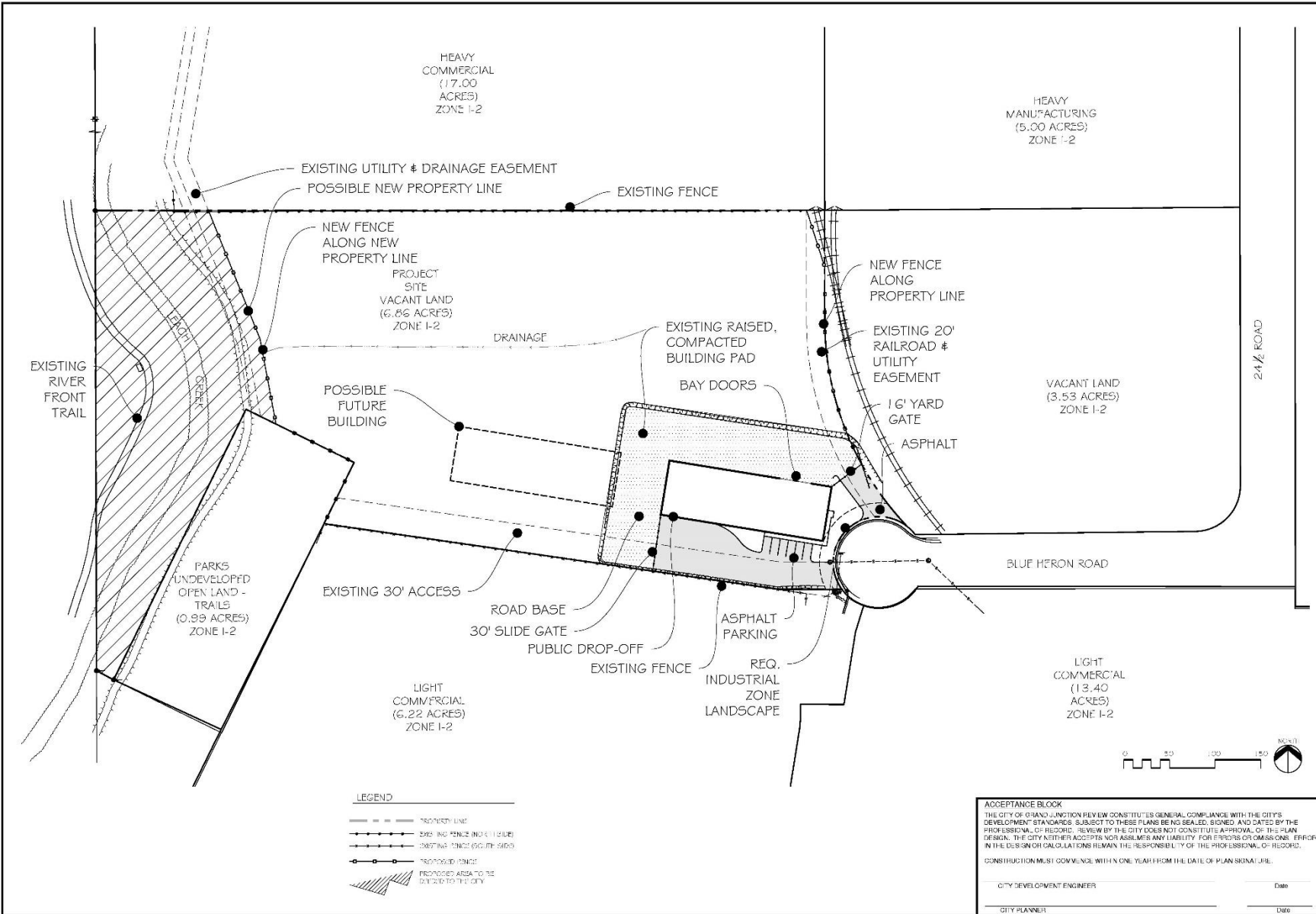
SHEET NO.
S-1



ACCEPTANCE BLOCK
 THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.

CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY DEVELOPMENT ENGINEER _____ Date _____
 CITY PLANNER _____ Date _____



LEGEND

	PROPERTY LINE
	EXISTING FENCE (NO. 411 CODE)
	EXISTING FENCE (SOUTH SIDE)
	PROPOSED FENCE
	PROPOSED ACCESS TO BE SUBMITTED TO THE CITY

ACCEPTANCE BLOCK
 THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.
 CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY DEVELOPMENT ENGINEER _____ Date _____
 CITY PLANNER _____ Date _____

DRAWN BY	MLMH
CHECKED	IC
JOB NO.	1705
DATE	06-14-2017
REVISIONS	
08-11-2017 Response to Comments Hnd 1	

MONUMENT WASTE

2410 BLUE HERON ROAD

CLAYTON, ROBERTS & ASSOCIATES, INC.
 LAND PLANNING AND
 LANDSCAPE ARCHITECTURE
 701 N. 37th STREET
 GRAND JUNCTION, CO 81501
 970.241.2742 P
 970.241.2091 F
 www.craonline.com

MONUMENT WASTE

SITE SKETCH PLAN CONDITIONAL USE PERMIT

SHEET NO.
S-1

Attach 3

PLANNING COMMISSION AGENDA ITEM

Project Name: Right-of-Way and Easement Vacation in Jarvis Subdivision
Applicant: City of Grand Junction
Representative: N/A
Address: 1001 S. 3rd Street
Zoning: B-P (Business Park)

I. SUBJECT

Consider a request to vacate right-of-way and easements within the Jarvis Subdivision plat.

II. EXECUTIVE SUMMARY

The City-owned 63-acre site, located between Highway 50 and the Riverside neighborhood along the Colorado River, was recently platted to accommodate future redevelopment. This proposal is to vacate certain rights-of-way and easements that are no longer needed to serve the property or the surrounding area. They include portions of Riverside Park Drive, Lila Avenue, alleys and sewer and utility easements.

III. BACKGROUND

The City acquired in 1990, the 63-acre site, referred to as the Jarvis property due to previous ownership by the Jarvis Family. The property is located on the north bank of the Colorado River between the Highway 50/railroad bridge and the Riverside neighborhood. Since that time, the property has been cleared, the Riverfront Trail was extended, and a backwater pond for endangered fish was created between the trail and River. The remaining acreage was intended for redevelopment.

The property was recently platted to serve future redevelopment. Since City acquisition, it has become clear that the existing platted rights of way and easements, some of which were dedicated with the O'Boyle Subdivision, will not accommodate the pattern of development that the City anticipates occurring on this large tract of land. This proposal is to vacate certain right-of-way and easements that are not currently used and are not anticipated to be needed to serve the property or the surrounding area. Future development plans for the property will establish new rights-of-way and easements as needed.

IV. ANALYSIS

Pursuant to Section 21.02.100 of the Zoning and Development Code, the vacation of public right-of-way or easement shall conform to the following:

- a. *The Comprehensive Plan, Grand Valley Circulation Plan, and other adopted plans and policies of the City.*

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

Policy C: The Regional Transportation Plan will be used as a basis for development review and to help prioritize capital improvement programming. The City and County will maintain Capital Improvement Plans (CIPs) which prioritize road and alley improvements based on needs for traffic flow, safety enhancements, maintenance and linkages.

The proposed right-of-way and easements to be vacated are not needed to serve the property or the surrounding area; therefore, the vacation of this right-of-way does not conflict and conforms with the Comprehensive Plan, the Grand Valley Circulation Plan and other adopted plans of the City. Staff believes this request conforms with this criterion.

b. No parcel shall be landlocked as a result of the vacation.

No parcels will be landlocked with the proposed vacations; therefore, this criterion has been met.

c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation.

Riverside Park Drive provided access through the property prior to the construction of the Riverside Parkway. This portion of the road has been blocked off and it no longer needed to provide access to or through the property. Previously, Lila Avenue and the alley's to be vacated provided access to individual lots that have since been replatted into one large parcel, so are no longer needed to provide access to individual lots. No access to any parcel will be restricted; therefore, this request conforms with this criterion.

d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).

No adverse impacts on the health, safety, and/or welfare of the general community have been identified and the quality of public facilities and services provided to any parcel of land will not be reduced as a result of this vacation request; therefore, this request conforms with this criterion.

e. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 of the Grand Junction Municipal Code.

There are no existing public facilities or services located within the right-of-way. Additionally, the easements reserved specifically for utilities and sewer do not contain any improvements; therefore, this request conforms with this criterion.

- f. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.*

Future development plans for the property will establish new rights-of-way and easements that will be intended to provide better access and improved traffic circulation to future lots. Staff believes this request conforms with this criterion.

V. STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing VAC-2017-92,93, a request to vacate right-of-way and easements contained within the Jarvis Subdivision plat, the following findings of fact have been made:

1. The proposal conforms with Section 21.02.100 (c) of the Grand Junction Zoning and Development Code.

Therefore, Staff recommends approval of the request to vacate the Jarvis right-of-way and easements.

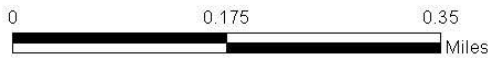
VI. RECOMMENDED MOTION

Madam Chairman, on the request to vacate certain rights-of-ways and easements within the Jarvis Subdivision Plat, VAC-2017-92,93, I move that the Planning Commission forward a recommendation of approval with the findings of fact as listed in the staff report.

Attachments:

1. Vicinity Map
2. Site Location Map
3. Proposed Ordinance

City of Grand Junction Jarvis Property

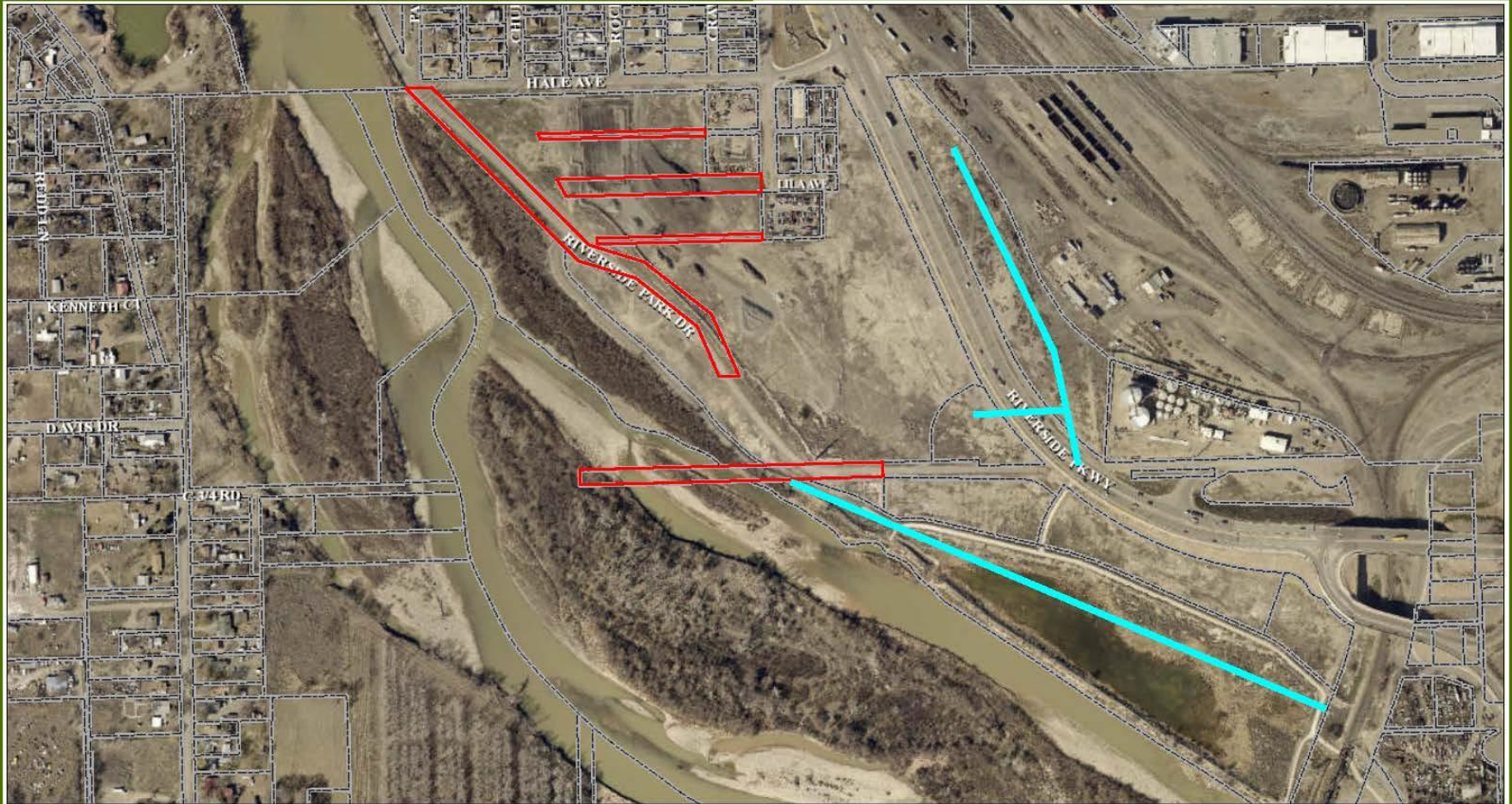


Date: 8/3/2017

1 inch = 458 feet



Easement and R/W Vacations



Date: 9/11/2017

1 inch = 300 feet

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE VACATING RIGHT-OF-WAY AND EASEMENTS WITHIN THE JARVIS
SUBDIVISION PLAT, LOCATED AT 1001 S. 3rd STREET**

Recitals:

The City acquired the 63-acre site, known as the Jarvis property, located on the north bank of the Colorado River between the Highway 50/railroad bridge and the Riverside neighborhood, in 1990. Since that time, the property has been cleared, the Riverfront Trail was extended, and a backwater pond for endangered fish was created between the trail and River. The remaining acreage was intended for redevelopment.

The property was recently platted to accommodate future redevelopment. This proposal is to vacate certain rights-of-way and easements that are no longer needed to serve the property or the surrounding area. Future development plans for the property will establish new rights-of-way and easements as needed.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, and upon recommendation of approval by the Planning Commission, the Grand Junction City Council finds that the request to vacate certain right-of-way and easements within the Jarvis Subdivision plat is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100 of the Grand Junction Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING DESCRIBED DEDICATED RIGHT-OF-WAY AND EASEMENTS ARE HEREBY VACATED:

Five (5) recorded rights of way lying in the Northeast Quarter (NE ¼) of Section 22, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

No. 1

ALL of that certain 60' road right of way, as same is recorded in Book 805, Page 14, Public Records of Mesa County, Colorado and entitled "Riverside Park Drive".
CONTAINING 1.97 Acres, more or less, as described. (Exhibit A)

No. 2

ALL of that portion of the 20.0 foot wide Alley lying within the O'Boyle's Sub-Division, as same is recorded in Plat Book 2, Page 43, Public Records of Mesa County, Colorado lying West of Lot 8, Block 3 and South of Lots 9 thru 30 of said Block 3.
CONTAINING 10,886 Square Feet or 0.25 Acres, more or less, as described. (Exhibit A)

No. 3

ALL of that portion of the 60.0 foot wide right of way for Lila Avenue lying within the O'Boyle's Sub-Division, as same is recorded in Plat Book 2, Page 43, Public Records of Mesa County, Colorado lying West of the West right of way for Lawrence Avenue (platted as Lawrence Street).

CONTAINING 39,153 Square Feet or 0.90 Acres, more or less, as described. (Exhibit A)

No. 4

ALL of that portion of the 20.0 foot wide Alley within Block 2 of the O'Boyle's Sub-Division, as same is recorded in Plat Book 2, Page 43, Public Records of Mesa County, Colorado lying West of the West line of the East 175.0 feet of Lot A of said O'Boyle's Sub-Division.

CONTAINING 10,936 Square Feet or 0.25 Acres, more or less, as described. (Exhibit A)

No. 5

ALL of that certain 50' road right of way, as same is recorded in Book 741, Page 138, Public Records of Mesa County, Colorado being the South 50.0 feet of the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 22, Township 1 South, Range 1 West of the Ute Principal Meridian, LESS HOWEVER, the East 314.35 feet thereof.

CONTAINING 49,943 Square Feet or 1.15 Acres, more or less, as described. (Exhibit B)

Vacation of 20' Sewer Easement (Book 973, Page 993)

ALL of that certain 20.0 foot wide Sewer Easement, as recorded in Book 973, Page 993, Public Records of Mesa County, Colorado and lying in the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 22 and the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 23, all in Township 1 South, Range 1 West of the Ute Principal Meridian.

CONTAINING 0.81 Acres, more or less, as described. (Exhibit C)

Vacation of 20' Utility Easement (Within Lot 2 of D & R G W Railroad Subdivision)

A certain parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 23, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of that certain North-South 20.0 foot wide Utility Easement lying within Lot 2 of D & R G W Railroad Subdivision, TOGETHER WITH that certain East-West 10.0 foot wide Utility Easement within said Lot 2 with the West end of said easement being 157.3 feet, more or less, North of the Southwest corner of said Lot 2, all recorded in Plat Book 13, Page 383, Public Records of Mesa County, Colorado.

CONTAINING 22,843 Square Feet or 0.524 Acres, more or less, as described. (Exhibit D)

Introduced on first reading this _____ day of _____, 2017 and ordered published in pamphlet form.

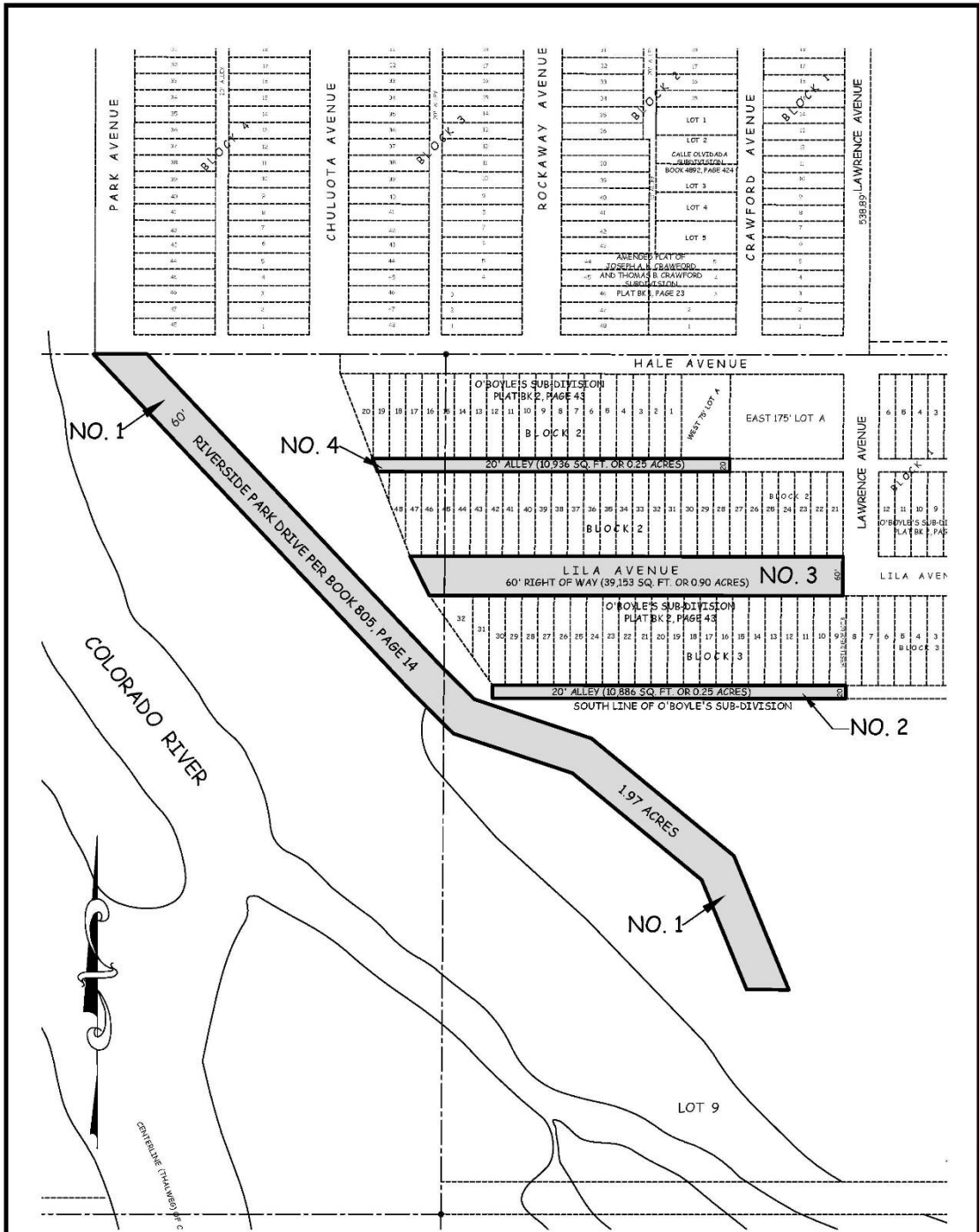
Adopted on second reading this _____ day of _____, 2017 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor

Exhibit A



The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

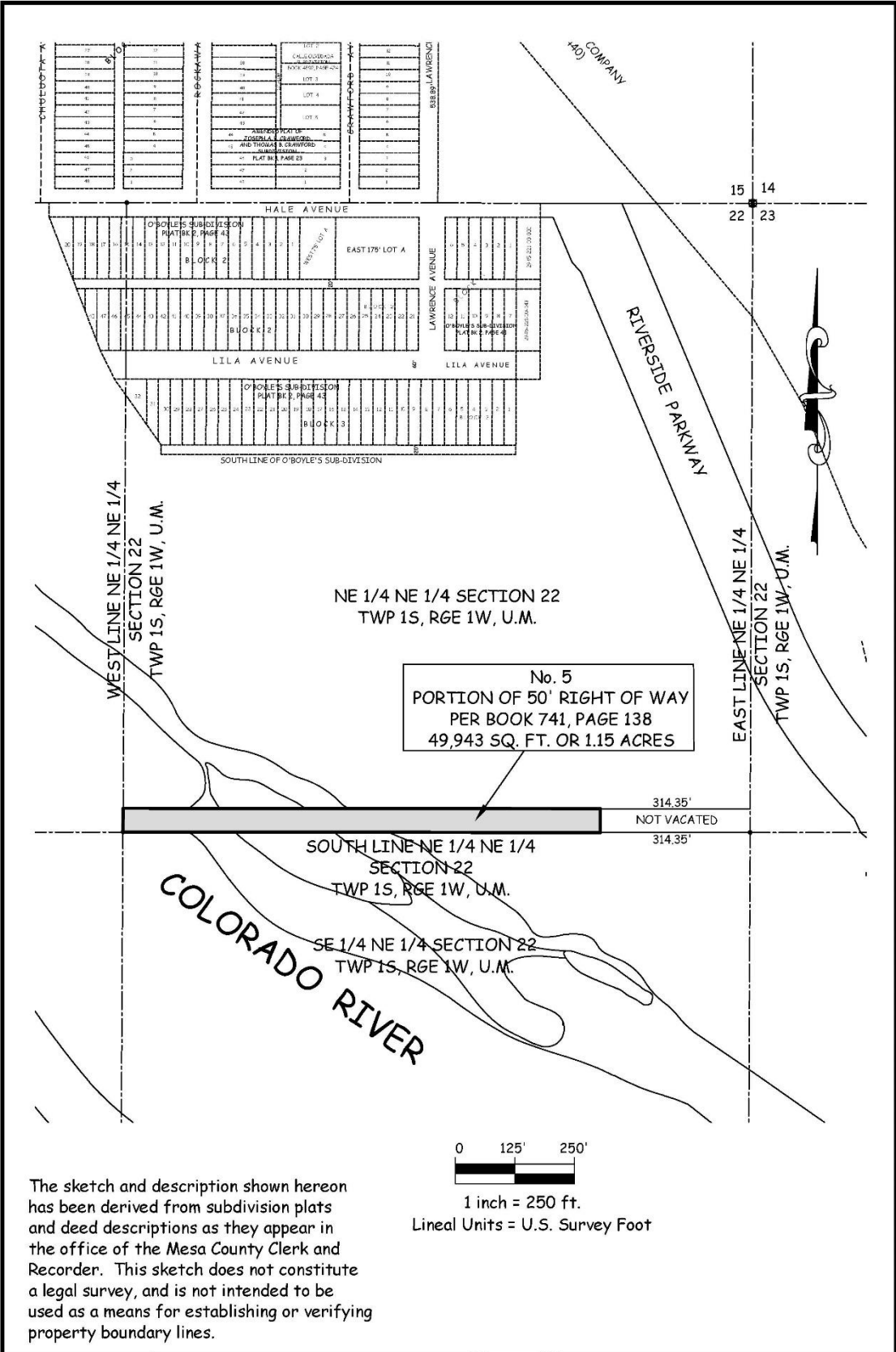
0 100' 200'
 1 inch = 200 ft.
 Lineal Units = U.S. Survey Foot

DRAWN BY: P.T.K.
 DATE: 02-09-2017
 SCALE: 1" = 200'
 APPR. BY: PTK

STREET AND ALLEY VACATIONS
 WITHIN THE
 NE 1/4 SEC 22, TWP 1S, R6E 1W, U.M.



Exhibit B

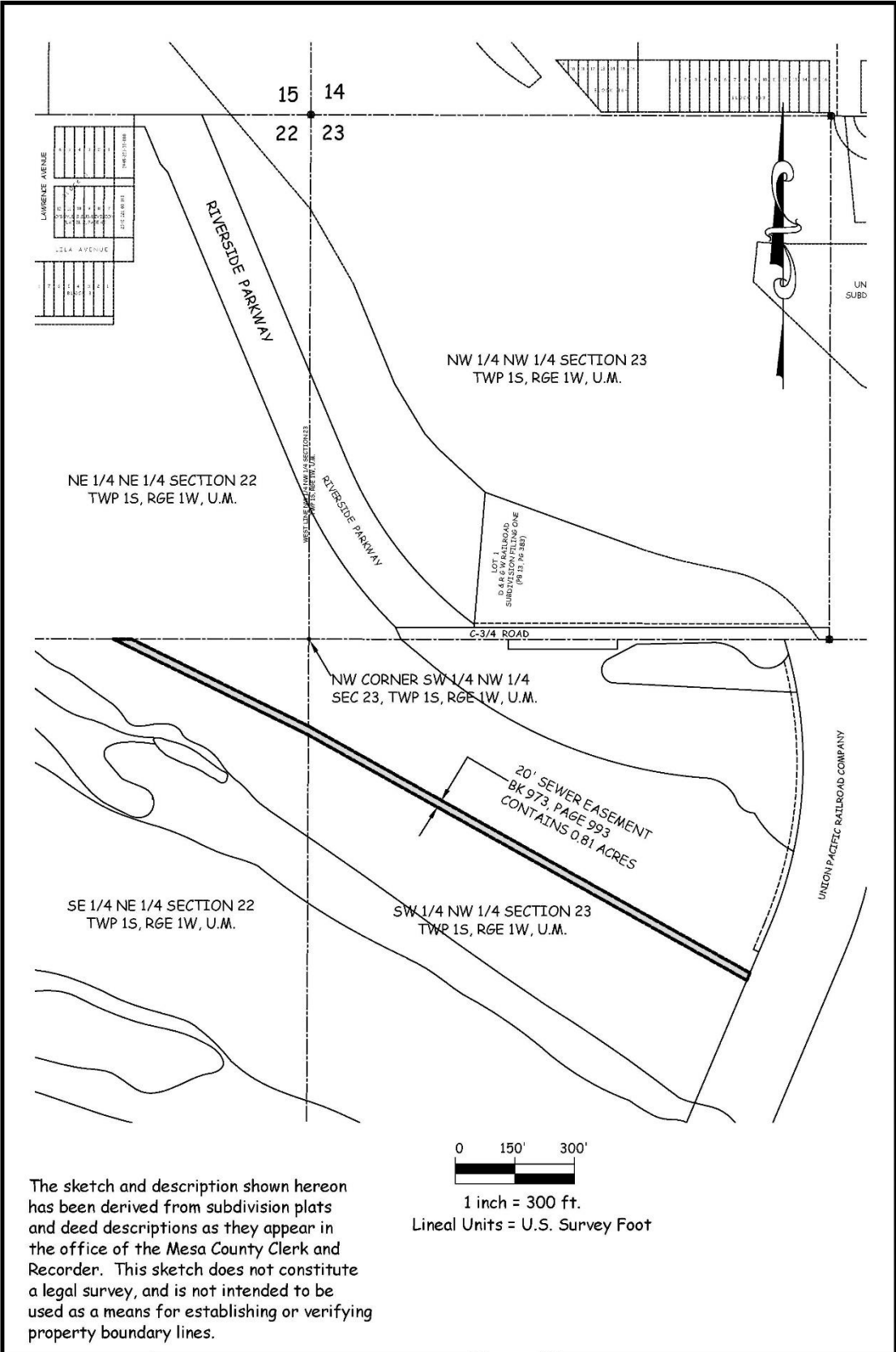


DRAWN BY: P.T.K.
 DATE: 02-09-2017
 SCALE: 1" = 250'
 APPR. BY: PTK

50' STREET VACATION
 PER BK 741, PG 138
 WITHIN THE NE 1/4 OF THE
 NE 1/4 SEC 22, TWP 15, RGE 1W, U.M.



Exhibit C



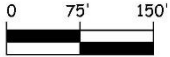
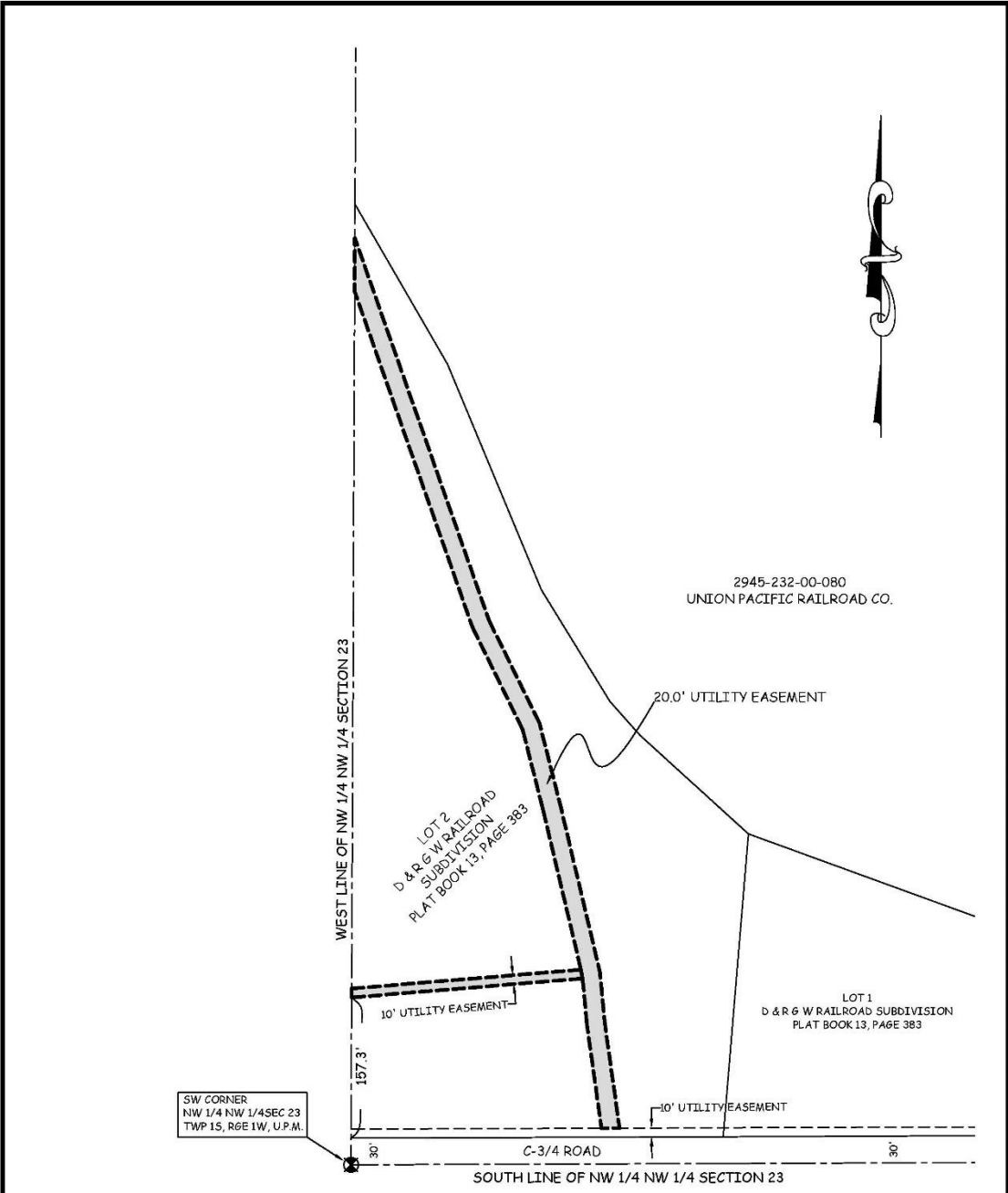
The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: P.T.K.
 DATE: 02-09-2017
 SCALE: 1" = 300'
 APPR. BY: PTK

VACATION OF
 20' SEWER EASEMENT BK 973, PG 993
 SE 1/4 NE 1/4 SEC 22
 SW 1/4 NW 1/4 SEC 23
 TWP 1S, RGE 1W, U.M.



Exhibit D



1 inch = 150 ft.
Lineal Units = U.S. Survey Foot

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: <u>P.T.K.</u> DATE: <u>02-09-2017</u> SCALE: <u>1" = 150'</u> APPR. BY: <u>PTK</u>	VACATION OF 20' SEWER EASEMENT WITHIN LOT 2 D & R G W RAILROAD SUBDIVISION PLAT BOO 13, PAGE 383	
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Attach 4

PLANNING COMMISSION AGENDA ITEM

Project Name:	Conditional Use Permit for GJ Pick-A-Part Yard
Applicant:	Felipe Cisneros
Representative:	Colorado Land Advisor Ltd, Jeffery Fleming
Address:	690 S. 6 th Street
Zoning:	Light Industrial (I-1)

I. SUBJECT

Consider a request for approval of a Conditional Use Permit (CUP) to establish a junk yard/impound vehicle lot on 1.32 +/- acres in an existing I-1 (Light Industrial) zone district.

II. EXECUTIVE SUMMARY

The Applicant, Felipe Cisneros, is requesting a Conditional Use Permit (CUP) to establish a junk yard and impound vehicle lot in accordance with Section 21.02.110 of the Zoning and Development Code, located at 690 S. 6th Street (Lot 1A, Replat of Lots 2 & 3, Second Amended Plat, D and RGW Railroad Subdivision, Filing 6).

III. BACKGROUND

The subject property is located at 690 S. 6th Street and is currently vacant. The applicant is requesting a Conditional Use Permit (CUP) to establish a junk yard and impound vehicle lot on an existing property that is zoned I-1 (Light Industrial) for the storage of up to 115 vehicles. The property is 1.32 +/- acres in size and is located in the lower downtown area, just east of the S. 5th Street bridge. In accordance with the Zoning and Development Code (Section 21.04.010), Junk Yard and Impound Lot requires a CUP within the I-1 zone district. All adjacent properties are zoned I-1. This property is located outside of the Greater Downtown Overlay District.

Properties subject to a CUP are also required to submit for Site Plan Review and can do so concurrently with a CUP application. As proposed on the Site Plan, the Applicant is proposing to store vehicles on the currently vacant lot as well as to make landscaping, screening, grading and access improvements as required by the Code. Specifically, the Applicant is proposing to provide the minimum 14' wide landscaping strip with trees and shrubs next to S. 6th Street along with a 6 tall solid opaque fence adjacent to the street and along the first 50 feet of the side perimeters which will help screen and buffer the operation from the street and adjoining industrial properties. The applicant is not requesting to store any items in excess of 6 feet in height as part of the CUP request. No outside lighting will be installed on-site which will help reduce visual impacts of the site during non-operational hours. Other than landscaping and the wall, other site development will consist of a 20 feet x 30 feet asphalt entrance to help prevent mud and dirt from leaving the site and tracking

onto S. 6th Street. On-site grading will be provided to include a berm located at the southwest corner of the property so that water run-off will be contained within an on-site stormwater pond so that on-site drainage will not affect adjacent properties. A State Industrial Stormwater Permit will be required and is currently being applied for by the Applicant.

The applicant is not proposing to construct any buildings at this time, but a future storage/tool shed building is proposed. If the proposed square footage of the building would be less than 200 sq. ft., no additional building permits would be required. Exact measurements have yet to be determined, but would be considered to be a part the approved site plan and no additional modification to the CUP would be required. With the site development, a gravel driving surface of up to 24 feet and 20 feet in width is being provided on-site for driving lanes which is in compliance with Fire Department access requirements. All stored vehicles will be kept out of required zoning district setbacks.

The City Fire Department has reviewed the proposed application and has no objection to the site as long as the applicant meets the 2012 International Fire Code (IFC). Hazardous materials and storage will be properly contained per the IFC and a hazardous material storage area is identified on-site. The hazardous materials storage area will have containment tubs for recycled fluids, parts, and other materials. Anticipated hazardous waste might include, batteries, parts, oil, fuel, and filters. The applicant will work with another company in the area to handle recovery/recycling of vehicle fluid disposals.

The proposed impound lot will store vehicles that have been towed and are waiting to be redeemed by their owners. These vehicles will have no fluids or parts removed. The salvage operation will be for vehicles that have been abandoned or are in poor working condition. These vehicles will then be sold as a whole or recycled and sold as parts. Salvage vehicles will be taken to an off-site auto salvage yard to be crushed.

Neighborhood Meeting:

A Neighborhood Meeting regarding the proposed Conditional Use Permit was held on May 30, 2017. The applicant, the applicant's representative and City Planning staff were in attendance, however no public attended. City Project Manager did receive one email after the Neighborhood Meeting voicing opposition to the proposed Conditional Use Permit and is attached for review.

IV. ANALYSIS

Pursuant to Section 21.02.110 of the Grand Junction Zoning and Development Code, the City may authorize the issuance of a Conditional Use Permit if the application demonstrates that the proposed development will comply with the following criteria:

- (1) *District Standards. The underlying zoning districts standards established in Chapter 21.03 Zoning and Development Code, except density when the application is pursuant to 21.08.020(c) [nonconformities];*

“Junk Yard” and “Impound Lot” requires a CUP within the I-1 zone district. This application is in compliance with the underlying zone district’s performance standards established in Section 21.03.080 (b) of the Zoning and Development Code. Therefore, Staff believes this criterion has been met.

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

“Junk Yard” and “Impound Lot” requires a CUP within the I-1 zone district. All use-specific requirements for this request as stated in Chapter 21.04.030 (d), New Car/Auto Recycler, End Recycler (Salvage Yard), Wrecking Yards, Appliance Recycler, Impound Lots and 21.04.040 (h), Outdoor Storage and Display, of the Zoning and Development Code have been met with this application. Therefore, Staff believes this criterion has been met.

(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.*

The property is centrally located in the lower downtown area, just east of the S. 5th Street bridge and is close to other major roadways, such as Riverside Parkway, which provides for easy access to the site. All adjacent properties are zoned I-1 and either have or are anticipated to have use that would be complementary to or compatible with this proposed project.

Therefore, Staff believes this criterion has been met.

(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;*

All adjacent properties are zoned I-1 which do not require any additional screening or buffering between properties. There are no residential properties nearby. As part of the site development, the Applicant is providing the minimum 14’ wide landscaping strip with trees and shrubs next to S. 6th Street along with a six-foot (6’) tall solid opaque fence adjacent to the street and along the first 50’ of the side perimeters which will help screen and buffer the operation from the street and adjoining industrial properties Proposed screening will also provide security for the facility. Staff believes 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;

The site provides efficient access and appropriate screening and landscaping while protecting the use and enjoyment of adjoining properties. On-site grading will be provided to include a berm located at the southwest corner of the property so that water run-off will be contained within an on-site stormwater pond resulting in on-site drainage that will not affect adjacent properties. Drainage has been a previous concern regarding water run-off impacting the adjacent property (722 S. 6th Street). This design solution will address this drainage issue. Staff believes 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.

The proposed development will not adversely impact the adjacent industrial area as all required IFC will be met for the project. Because this property is adjacent or near transportation corridors, is presently zoned I-1 (Light Industrial), and is in close proximity to existing industrial uses, the proposed use will coexist in a harmonious manner with nearby existing and anticipated development. Therefore, Staff believes this criterion has been met.

V. STAFF RECOMMENDATION AND FINDINGS OF FACT, CONDITIONS

After reviewing the GJ Pick-A-Part Yard's request for a Conditional Use Permit, file number CUP-2017-260, and with the completion of the listed conditions, the following findings of fact have been made:

Finding of Fact

1. In accordance with Section 21.02.110 of the Grand Junction Zoning and Development Code, one or more of the criteria have been met.

Conditions of Approval

1. Applicant shall be responsible for meeting all conditions as required by the City Fire Department as applicable from the International Fire Code for the storage of hazardous materials and waste products.

Therefore, Staff recommends conditional approval of the request for a Conditional Use Permit for the property located at 690 S. 6th Street.

VI. RECOMMENDED MOTION

Madam Chairman, on the Conditional Use Permit request CUP-2017-260, I move that the Planning Commission approve the Conditional Use Permit for GJ Pick-A-Part Yard with the Conditions of Approval and Findings of Fact listed in the staff report.

Attachments:

1. Site Location Map
2. Aerial Photo Map
3. Comprehensive Plan Future Land Use Map
4. Existing Zoning Map
5. Site Plan
6. Landscaping Plan
7. Correspondence received from the public





GVT Transfer Station

Aerial Photo Map

Site

090

620

657

711

515

510

007

077

222

50 AV

S 7TH ST

S 7TH ST

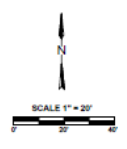
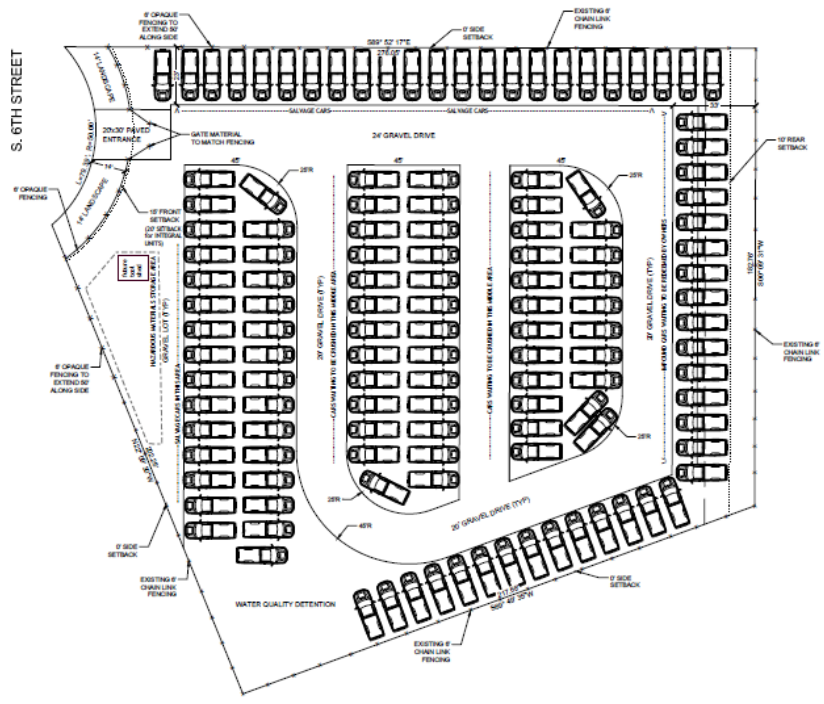
S 11TH ST

Comprehensive Plan Future Land Use Map





18-0000017-01-000001-000001



ACCEPTANCE BLOCK

THE CITY OF GRAND JUNCTION REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD.

CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY DEVELOPMENT ENGINEER _____ DATE _____

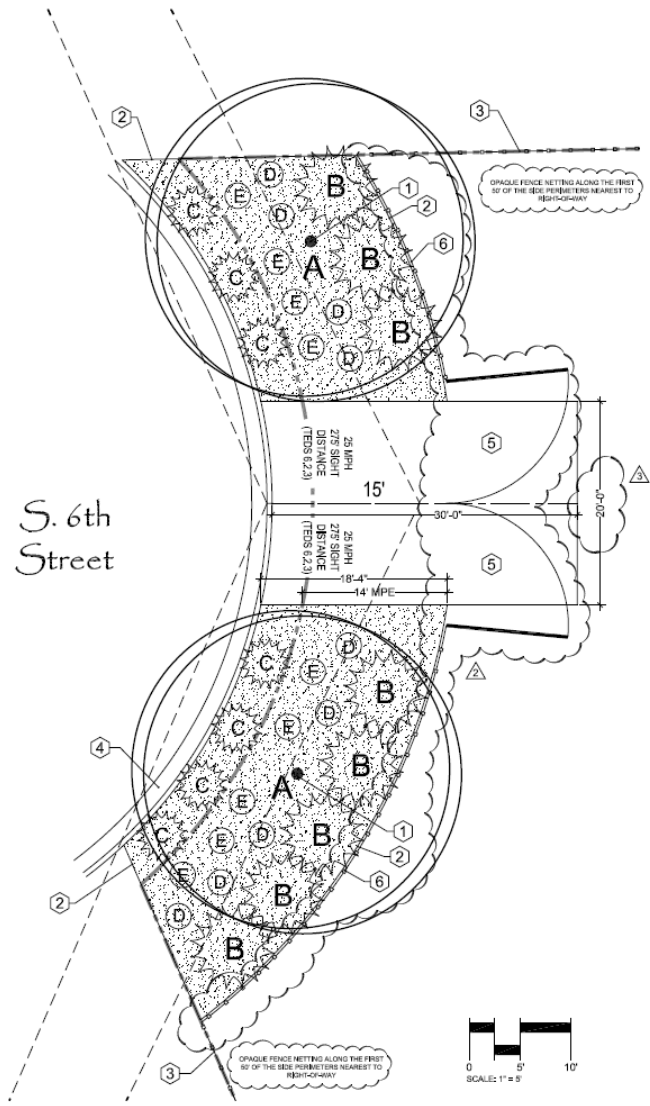
CITY PLANNER _____ DATE _____

PREPARED BY: DENNIS BEAMIS, P.E.
701.516.7548

CONCEPTUAL SITE PLAN
GRAND JUNCTION PICK A PART
600 SOUTH 6TH STREET
GRAND JUNCTION, CO



Project Name: PICK A PART
Project No.: REIPE OSNEROS
Client: AS NOTED
Scale: AS NOTED
Sheet Size: A-11 D 24" x 36"



Plant Schedule

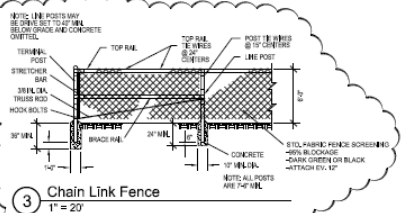
KEY	COMMON NAME	BOTANICAL NAME	H	W	SIZE	TYPE	QTY.
30" x 36" Deciduous Trees:							
A	Shadblow/Tromas Honeysuckle	Oenothera biocanthos var. nemis 'Shadblow'	40	40	2"	B&B	2
Total Trees: 2							
Upright Juniper:							
B	Gray Green Juniper	Juniperus scopulorum 'Gray Green'	15	8	6" x 6"	B&B	8
Creeping Juniper:							
C	Blue Rug Juniper	Juniperus horizontalis 'Wilder'	1.5	6	5 pk.	Cont.	7
Deciduous Shrubs:							
D	Mexican Hat	Ribes columbiana	2	2	1 Gal.	Cont.	8
E	Waxlow Low Currant	Nepeta racemosa 'Waxlow Low'	2	2	1 Gal.	Cont.	10
Total Shrubs: 33							

Verify plant availability at Chelsea Nursery - 3847 G. Rd. Dillon, CO 81520
970.464.8434 - www.chelseanursery.com

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES LISTED ABOVE AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR SUBSTITUTIONS.

Landscape Calculations

LANDSCAPE CALCULATIONS	Req'd	Shown
Public Right of Way Coverage Requirement	-1	
Total Length: S. 6th Street	80	LF
ROW Trees Required 1 per 40 LF Right of Way	2	EA
Total ROW Area: S. 6th Street	213	SF
ROW Shrubs Required 75% Coverage	160	SF
ROW Shrubs Required (20' of age)	8	EA
ROW Shrubs Shown (20' of age)	8	EA
Street Frontage Requirement		
Total Length: S. 6th Street	80	LF
Trees Required 1 per 40 LF Right of Way	2	EA
Total Street Frontage Area: S. 6th Street	878	SF
75% Street Coverage Required	659	SF
Street Frontage Shrubs Shown (20' of age)	33	EA
	33	EA
	100%	



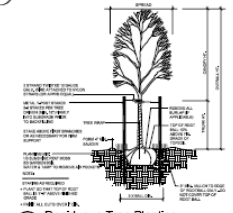
3 Chain Link Fence
1" = 20'

Irrigation Notes

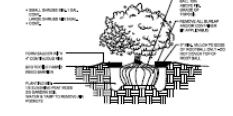
- THE IRRIGATION SYSTEM SHALL CONSIST OF AN UNDERGROUND PRESSURIZED SYSTEM THAT WILL PROVIDE DRIP COMPONENTS TO THE SHRUBS AND TREES.
- NO SPRAY IRRIGATION IS PROPOSED AS PART OF THIS PROJECT.
- IRRIGATION CONTROLLER SHALL BE A TYPICAL STREET MOUNTED IRRIGATION CONTROLLER. VERIFY EXISTING CONTROLLER AND REPLACE IF NECESSARY.
- LOCATE ALL CHANGES IRRIGATION VALVES AND PVC DRIP TUBES AND WHERE POSSIBLE, DISCARD ALL EXCESS TUBING.
- PROVIDE DRIP IRRIGATION TO ALL SHRUBS AND TREES (TREES 6" IN PER TREE, SHRUBS 6" IN PER 5 SHRUBS, PERENNIALS 6" IN PER PLANT).

Planting Notes

- METAL ROD MESH SHALL BE USED FOR SHRUBS. METAL WEEB BARRIER UNDERLAYMENT MATERIAL AND TOPDRESS WITH MULCH MATERIAL TO 1" DEPTH.
- TRIP ALL PLANTING AREAS WITH 1/2" x 1/2" x 1/2" PER 100 SF WITH GOOD QUALITY COMPOSTED ORGANIC MATTER (WEDIA MARK) OR EQUIVALENT. FIRST, DECOMPACT ALL PLANTING AREA SOIL TO A MIN. DEPTH OF 6" PRIOR TO TILING. TILL AND INCORPORATE AMENDMENT TO A MIN. DEPTH OF 6" MINIMUM.
- LANDSCAPE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE MEANS METHODS OR APPROPRIATENESS OF CONSTRUCTION AND SAFETY PROCEDURES CHOSEN BY ANY CONTRACTOR.
- PROVIDE WATERING SCHEDULE FOR EACH SPECIES OF THE PLANTS TO BE INSTALLED AS SHOWN ON DRAWINGS. ADJUST AS NEEDED FOR WINDY WEATHER.
- METAL TREES A MINIMUM OF FOUR FOOT PROTECTION OF 2" DIA. SPOD OR WALL OR CHAIN LINK FENCE SHALL BE PROVIDED FOR ALL TREES. TILL, MULCH AND WATER REGULARLY FOR 1 YEAR AFTER PLANTING OR PER MANUFACTURER'S INSTRUCTIONS.
- PLANT SPECIES ARE LISTED ON THE DRAWINGS. SEE PLANT SCHEDULE FOR KEY AND CLASSIFICATION.
- ALL PLANT MATERIAL OUTSIDE OF THE LIMIT OF CONSTRUCTION ARE MUST REMAIN UNDISTURBED.
- ALL MATERIALS NOT TO BE REMOVED WILL BE REMOVED ONLY BY THE PLANNING FIRM, PROTECTIVE FENCES OR OTHER APPROVED BARRIER PRIOR TO CONSTRUCTION.
- EXISTING LOCATIONS OF ALL UNDERGROUND UTILITIES THAT WERE NOT IDENTIFIED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- ALL PLANT MATERIALS SHALL MEET THE AMERICAN STANDARDS FOR NURSERY STOCK AND BE 100% GROWN AND BRED IN THE UNITED STATES.
- THE CONTRACTOR SHALL BE HELD COMPLETELY LIABLE FOR ANY CHANGES RESULTING FROM OMISSIONS, OMISSIONS OR AMENDMENTS TO THE PLAN. ANY CHANGES TO THE PLAN SHALL BE DONE ONLY BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. ALL CHANGES BY THE CONTRACTOR SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BY EITHER WRITING OR CHANGING ORDERS IN WRITING PRIOR TO CONSTRUCTION.



1 Deciduous Tree Planting
NTS



2 Shrub & Ornamental Grass Planting
NTS

APPROVED BY: [Signature] DATE: []/[]/[]
CITY PLANNER

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Project Name:
Impound Yard
690 S. 6th Street
Grand Junction, Colorado 81501

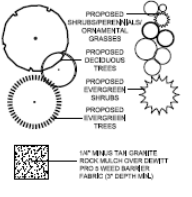
Client:
Jeffrey Fleming, CMs, RED+U
Colorado Land Advisory, Ltd.
305 Main Street, Suite C
Grand Junction, CO 81501
CO J 970.612.2288

Landscape Architect:

NISHKIN DESIGN STUDIO, INC.
1448 S. 20th Street, Grand Junction, CO 81501
Phone: 970.249.2288 Email: info@nishkin.com
Web: www.nishkin.com
Nishkin Design Studio, Inc. is an Equal Opportunity & Affirmative Action Employer.

Professional Seal:

Planting Symbology



Key Notes

- EXCAVATE EX. GROUND TO A DEPTH OF 20" TO ALL VESIC CONCRETE AND REMOVE S&L PER PLANTING DETAILS (ALL TREE LOCATIONS)
- STEEL EDGE
- CHAIN LINK FENCE
- EX. CURB & GUTTER
- PAVED DRIVEWAY
- PROPOSED CHAIN LINK FENCE LOCATION

Revisions:
 Δ VARIAS PLAN CHANGES PER ROUND 1 CITY COMPLETED 03/15/2017 RB 20170217
 Δ MOVED FENCE BEHIND PLANTING AREA RB 8/30/17
 Δ CHANGED DRIVEWAY TO 20" DEEP PER CITY COMPLETED 03/15/2017 RB 20170217

Scale: 1" = 5'

Project: 690 S. 6th St.
Date: April 26, 2017
Scale: 1" = 5'

Sheet: [] of 1 Sheet

Scott Peterson

From: Charles F. Reams <cfreams@reamslaw.com>
Sent: Friday, June 09, 2017 5:25 PM
To: Scott Peterson
Subject: CUP-2017-260-GJ Pull A Part Yard

Dear Mr. Peterson

I received the notice of the pending application for the development proposal of a salvage yard. As an affected neighbor, I would be opposed to the application.

Although an auto salvage business may have historic roots in that area, the City of Grand Junction and the community have gone to great expense, over decades, to change the appearance, attitude and use from salvage to something more aesthetically pleasing. I have fully supported those efforts. The construction of Las Colonias Park Amphitheater is the most recent dramatic investment in the vision of the future. That vision caused me to purchase my building and make substantial improvements. An auto salvage yard in that area is a huge step backward.

Charles F. Reams
Reams & Reams
Attorneys at Law
222 N 7th Street
Grand Junction, Colorado 81501
(970) 242-7847
(970) 242-7849 (fax)
cfreams@reamslaw.com
www.reamslaw.com
Public Administrator – Mesa County

Attach 5

PLANNING COMMISSION AGENDA ITEM

Project Name: Conditional Use Permit for Endura Products Corporation Storage of Hazardous Materials
Applicant: Endura Products Corporation
Representative: Mark Scully
Address: 2325 Interstate Avenue
Zoning: I-1 (Light Industrial)

I. SUBJECT

Consider a request by Endura Products Corporation to obtain a Conditional Use Permit (CUP) for storage of hazardous materials on their site located at 2325 Interstate Avenue. The property is .68 acres in size and zoned I-1 (Light Industrial)

II. EXECUTIVE SUMMARY

Endura Products Corporation is requesting a CUP so they may be able to store hazardous materials on their site located 2325 Interstate Avenue. The site is approximately 0.68 acres in size, is zoned I-1 and has an existing 4,040 square foot office/warehouse building on it. The company is proposing to store chemicals in the fenced portion of the rear yard and will be building a 40 X 40-foot concrete containment structure. The containment structure is designed to catch any leaking or residual fluids that may come from the chemical storage containers. Storage of hazardous materials requires a CUP in this zoning district. No other improvements are anticipated on the site at this time.

III. BACKGROUND

Endura Products Corporation is planning a relocation of their existing business to Grand Junction from Rifle, Colorado. The company is headquartered in Midland, Texas and serve the energy services industry. The site at 2325 Interstate Avenue is approximately 0.68 acres in size and has an existing 4,040 square foot office/warehouse building. No new construction is proposed for the site other than a concrete containment structure that will be used to contain any spills should one occur from the hazardous materials. The existing storage yard on the property is fenced. The hours of operation for this business will be 5:00 a.m. to 5:00 p.m. The company anticipates having four full-time employees operate out of this office.

A Neighborhood Meeting was held on August 14, 2017 at the Clarion Hotel on Horizon Drive. Seven citizens attended the meeting. The minutes of the meeting are attached. The information provided was informative and attendees' questions answered. There were no objections or serious concerns presented at the meeting.

IV. ANALYSIS

Pursuant to 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) *District Standards. The underlying zoning districts standards established in Chapter 21.03 GJMC*

(i) *Retail Sale Area. Areas devoted to retail sales shall not exceed 10 percent of the gross floor area of the principal structure, and 5,000 square feet on any lot or parcel.*

There are not retail sales associated with this business, therefore this section is not applicable.

(ii) *Vibration, Smoke, Odor, Noise, Glare, Wastes, Fire Hazards and Hazardous Materials. No person shall occupy, maintain or allow any use in an I-1 district without continuously meeting the following minimum standards regarding vibration, smoke, odor, noise, glare, wastes, fire hazards and hazardous materials. Conditional use permits for uses in this district may establish higher standards and conditions.*

(A) *Vibration. Except during construction or as authorized by the City, an activity or operation which causes any perceptible vibration of the earth to an ordinary person on any other lot or parcel shall not be permitted.*

There should be no vibration associated with this type of business.

(B) *Noise. The owner and occupant shall regulate uses and activities on the property so that sound never exceeds 65 decibels at any point on the property line.*

There will be no noise that exceeds 65 decibels associated with this type of business.

(C) *Glare. Lights, spotlights, high temperature processes or otherwise, whether direct or reflected, shall not be visible from any lot, parcel or right-of-way.*

No new lighting is proposed with this application.

(D) *Solid and Liquid Waste. All solid waste, debris and garbage shall be contained within a closed and screened dumpster, refuse bin and/or trash compactor. Incineration of trash or garbage is prohibited. No sewage or liquid wastes shall be discharged or spilled on the property.*

Liquid waste will be contained in portable water totes that can be disposed of properly after a rain event.

(E) Hazardous Materials. Information and materials to be used or located on the site, whether on a full-time or part-time basis, that are required by the SARA Title III Community Right to Know shall be provided at the time of any City review, including site plan. Information regarding the activity or at the time of any change of use or expansion, even for existing uses, shall be provided to the Director.

The applicants have been working with the Fire Department regarding the materials that will be stored on the site, in order to obtain a Conditional Use Permit.

(iii) Outdoor Storage and Display. Outdoor storage and permanent display areas may be located beside or behind the principal structure. For lots with double or triple frontage the side and rear yards that are to be used for permanent display areas shall be established with site plan approval. Portable display of retail merchandise may be permitted as provided in GJMC 21.04.040(h).

The outdoor storage will be behind the building on the south side of the property.

The proposal complies with all I-1 zone district standards. As such, Staff believes this criterion has been met.

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

This standard is not applicable as the Zoning and Development Code does not contain any use specific standards for the proposed use.

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

The site is proximate to I-70 with good transportation facilities in place. Other similar and supportive industrial uses are located near the proposed project. Staff believes there are complementary uses proximate to this project and there finds this criterion to have 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;

The property is surrounded by Industrial zoning and uses. There are no residential uses near the subject property. The property is enclosed with a chain-link fence to maintain security of the site and surrounding properties. Staff believes 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 properties;

The I-1 zoning designation on this property and the surrounding area allows for similar industrial uses therefore, negative impacts and the enjoyment of adjoining properties will not be compromised. Staff believes 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.

The existing structure was built in 1982. There are no additions planned for the existing office/warehouse building. The only addition to the site will be the concrete containment structure as required by the Fire Department for storing hazardous materials. This is an I-1 zoning district and the uses in the vicinity are of an industrial nature. The site will store hazardous materials, transferred there in their original container. The containers come ready to distribute to specific job sites. No dust or odors will be created by the storage and transfer of the containers. Staff believes this criterion has been met.

V. STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Endura Products Corporation's request for a Conditional Use Permit, file number CUP-2017-381, and with the completion of the listed conditions, the following findings of fact have been made:

Finding of Fact

1. The request is in accordance with Section 21.02.110 of the Grand Junction Zoning and Development Code.

Conditions of Approval

1. The Applicant shall be responsible for meeting all conditions as required by the City Fire Department as applicable from the International Fire Code for the storage of hazardous materials.

Therefore, Staff recommends approval of the request for a Conditional Use Permit.

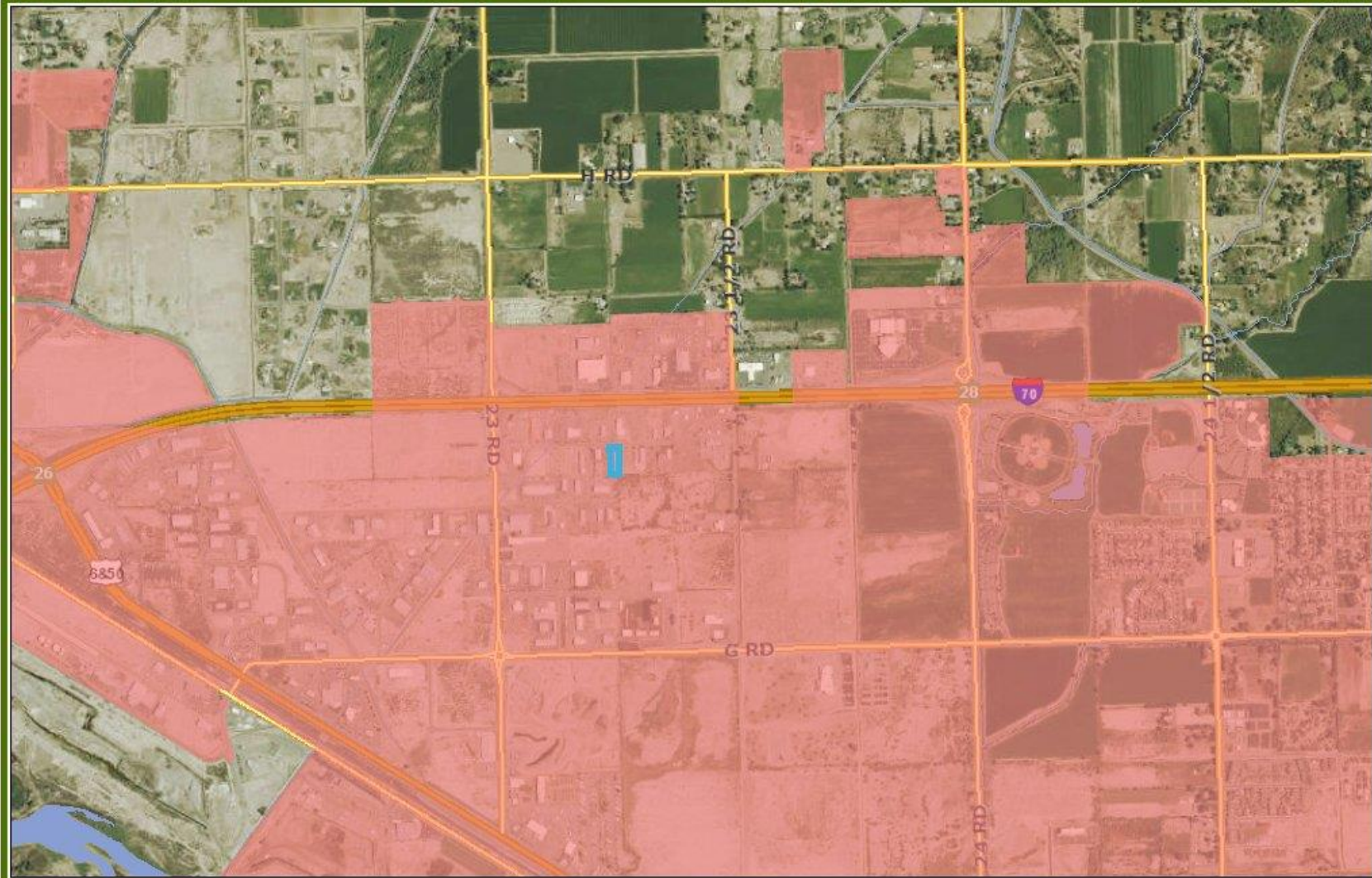
VI. RECOMMENDED MOTION

Madam Chairman, on the Endura Products Corporation request for a Conditional Use Permit, file number CUP-2017-381, I move that the Planning Commission approve the Conditional Use Permit with the Conditions of Approval and Findings of Fact listed in the staff report.

Attachments:

1. Site Location Map (Expanded)
2. Site Location Map (Aerial)
3. Comprehensive Plan Future Land Use Map
4. Existing Zoning Map
5. Neighborhood Meeting Minutes

City of Grand Junction / City Limits in Pink / Site Location Map (location shown in blue)



Printed: 9/13/2017

1 inch = 1,433 feet



Site Location Map for Endura Products Corporation



Printed: 9/5/2017

1 inch = 94 feet



Comprehensive Plan Future Land Use Map

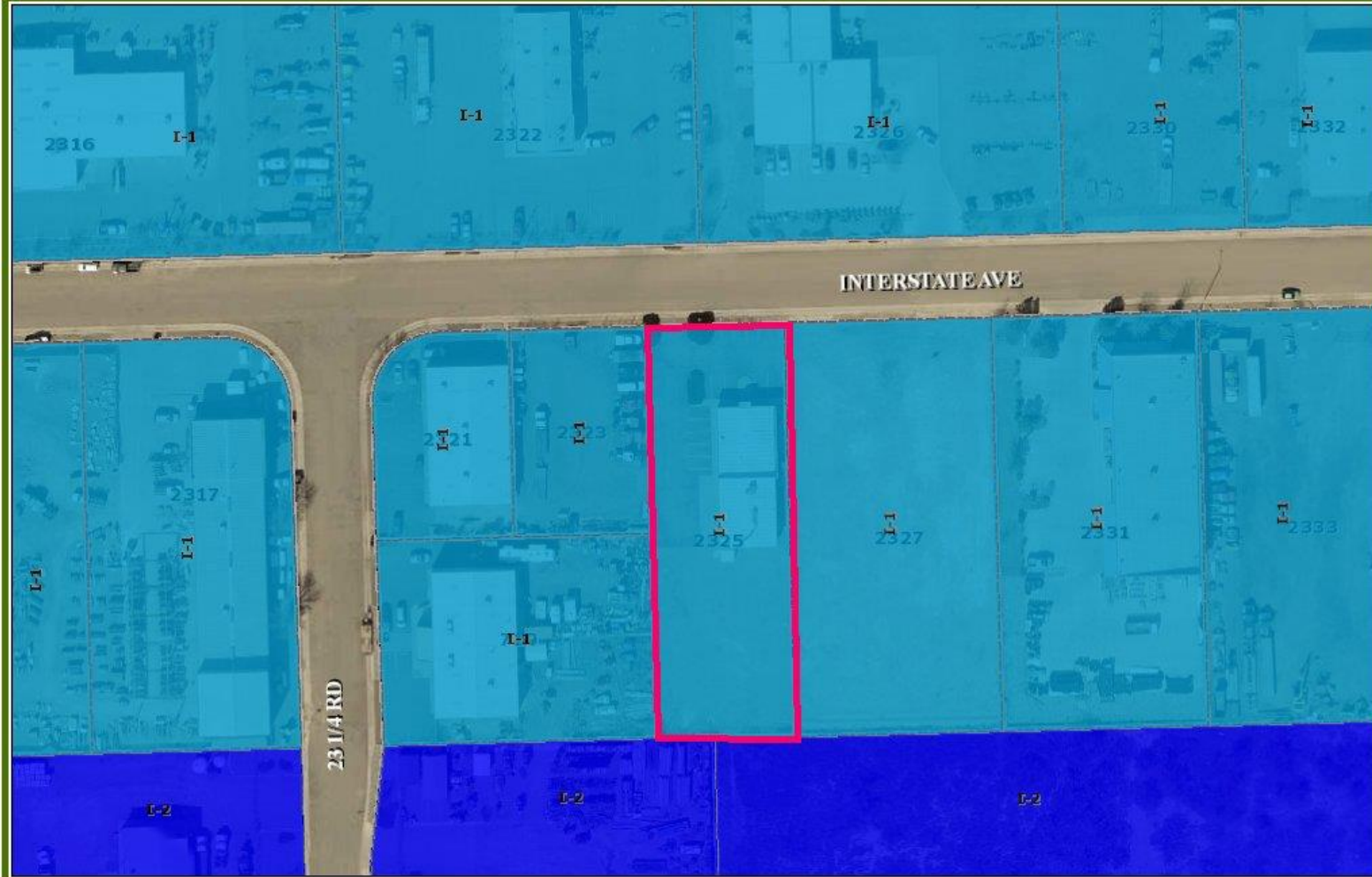


Printed: 9/5/2017

1 inch = 94 feet



Existing Zoning Map



Printed: 9/5/2017

1 inch = 94 feet





Endura Products Corp. Neighborhood meeting sign in sheet

Name	Company name	Date
1. Royal Amble	RJ Properties	8/14/17
2. James Alex	GTW Window	08/14/17
3. Lori Bowers	City of G.T	8/14/17
4. Willie Brumley	Interstate Commercial	8/14/17
5. Andy Carr	TEETHEE INC.	8/14/17
6. Scott McCulloch	Teetheetee Inc	8-14-17
7. CARL CRISSEL	WCSD	8/14/17
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Endura Products Corp neighborhood meeting minutes.

August 14, 2017

- 5:30 - Endura Products Corp was founded in 1995 headquartered in Midland Texas. We provide chemicals and technical services to pipeline and production companies. Endura has experienced continued growth and has expanded its geographical footprint which includes the Permian basin, Rocky Mountain and south Texas regions. Endura has currently been operating in Rifle Colorado since October 2015. After evaluating our current residence we have decided to move our operation into Grand Junction. We plan on running normal every day operations out of this building without any remodeling to the inside of the building. The building is one story and 4,040 sq. feet with seven offices, one conference room and two bathrooms. This will give us plenty of space and options to run and grow our business. We will be storing chemicals in the back fenced portion of the yard and will be building a 40X40X10 cement containment designed to catch any fluids that may have any chemical residue and or chemical that is released. We will monitor this area daily and after every rain storm using portable pumps we will suck out the fluid and put it into a water tote that we can dispose of properly at a later date. At this time we have four full time employees that will operate out of this office from the hours of 5:00 am to 5:00 pm. There will be emergency contacts posted if a neighbor or the city has a concern and needs to contact Endura. This should be an easy and smooth transition for everyone involved.
- 5:40pm Carl Cassel asked – If there was any danger of storing the chemicals?
 - Chemicals are classified as due to the methanol, the methanol helps keep the chemical from freezing but does not make it highly flammable. DOT regulations makes it classified as flammable.
 - Multichem is close by and has stored significantly more chemical without incident.
- 5:45 James Adcox asked – Where the containment will be?
 - Containment will be on south side of building and the open lot to the east will remain open.
- 5:50 Royce Carville questions – Is there a sprinkler system?
 - There is no sprinkler system in the building and there will be no flammable chemicals stored inside the building.
- DO we plan to move?
 - No plans to move until we completely outgrow the building.
- Where is the majority of our work?
 - The majority of our work is out east towards Rifle. Our trucks will continue to travel in that direction. Most of the gas producers and our employees reside in Grand Junction.
- 6:00 Andy Carr asked – How are our chemicals transported?

- Everything we get delivered to us are either in 330 gallon totes or 55 gallon drums. We don't do any bulk transport. So there won't be any danger of spillage trying to transfer chemicals.
- Where will we be unloading our deliveries?
 - The yard is big enough and has enough room to bring the trucks in and unload so we won't be blocking the road at any time.
- 6:15 – There was no more questions at this point. Mark Scully thanked everyone for coming and we closed the meeting out.

Attach 6

PLANNING COMMISSION AGENDA ITEM

Project Name: Zoning of the Holder Annexation
Applicant: Kenneth Holder and Wayne Holder
Representative: Cindy and Steve Coop
Address: 3040 E Road
Zoning: County Single Family Residential – 4 Units per Acre (RSF-4)

I. SUBJECT

Consider a request to zone 2.83 acres from County RSF-4 (Residential Single Family – 4 Units per Acre) to a City B-1 (Neighborhood Business) zone district. The property is located at 3040 E Road.

II. EXECUTIVE SUMMARY

The Applicants, Kenneth Holder and Wayne Holder, have requested zoning of a 2.83-acre property located at 3140 E Road as Neighborhood Business (B-1). This property is also being considered for annexation into the City. The annexation is being compelled by the Persigo Agreement due to the Applicants' interest in selling the property to be developed as self-service storage units. Under the 1998 Persigo Agreement, developments within the 201 service area boundary which require a public hearing or land use review, are subject to annexation into the City. When a property is annexed, the City must also assign it a zoning designation that works to implement the Comprehensive Plan.

III. BACKGROUND

The Holder annexation consists of one 2.83-acre parcel of land located at 3040 E Road. The property is currently vacant and is adjacent to existing city limits, within the Persigo 201 boundary and is annexable development as defined in the Persigo Agreement. The property owners have signed a petition for annexation and the potential buyer will be submitting an application for the proposed self-storage units concurrent with the annexation process. There is no dedicated right-of-way included in the annexation but a portion of the developed E Road with the annexation along the frontage of the property. Right-of-way for E Road will be obtained by the City during development of the property.

Under the 1998 Persigo Agreement with Mesa County, the City shall zone newly annexed areas with a zone district that is either identical to current County zoning or to a zone district that implements the City's Comprehensive Plan Future Land Use Map. The proposed zoning of B-1 will implement the Future Land Use Map, which designates the property as Commercial.

Properties adjacent to and surrounding the subject parcel are primarily residential although the two properties directly to the east have been annexed and zoned B-1 and the property adjacent to the west has a County PUD zoning which allows uses other than single family residential. The nearest commercial uses are located at the I-70B and 30 Road intersection approximately four tenths of a mile from the property and along the north side of I-70B approximately 500 feet from the property.

A Neighborhood Meeting was held on July 20, 2017. Nine citizens were present at the meeting. Future use and impacts from it in terms of lighting and size of buildings were the main discussion topics but the citizens were generally supportive of the proposed use. Irrigation laterals along the north and south sides of the property were also a concern. The consulting engineer for the buyers also attended the meeting and responded that they will look into the irrigation concerns as the development proceeds. Staff has received no additional comments from the public since the meeting.

IV. ANALYSIS

Pursuant to Section 21.02.140(a) of the Grand Junction Municipal Code the City may rezone a property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and meet one or more of the following criteria:

Section 21.02.140(a)

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

The current zoning in unincorporated Mesa County is RSF-4 (Residential Single Family 4 Units per Acre), which is inconsistent with the Comprehensive Plan Future Land Use Map designation that was adopted subsequent to the original zoning. The Future Land Use Map, adopted in 2010, has designated the property as Commercial which may be implemented by the requested zone district. Staff believes 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

As seen in the attached aerial photographs, this area is generally developed with a commercial core at the intersection of I-70B, surrounded by single family residential development, some of which is in the City and some is under County jurisdiction. There have been two other properties on the north side of E Road within the Commercial future land use designation that were annexed and zoned B-1 in 2006. These properties have not yet been developed but are currently on the real estate market for potential uses that are compatible within the B-1 zoning. There has not been significant development or change in the area and there are many vacant or underutilized parcels within the commercially-designated area so the overall character of the area has not changed. Thus, staff believes 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

There are adequate public utilities available in E Road which serves as the access to this parcel. Utilities include potable water provided by the Clifton Water District, sanitary sewer service maintained by the City 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.

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 miles northeast on F Road. There are adequate public facilities to serve this property if it is zoned B-1, therefore staff believes 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

One percent of the City's area is zoned B-1. Of the one percent, only 15 percent remains vacant. The purpose of the B-1 zone district is to provide small areas for office and professional services combined with limited retail and commercial uses, designed in scale with surrounding residential uses. A B-1 zone district in this location fits this purpose and serves as a buffer between the residential areas to the south and the busy and more intensely developed I-70B corridor. There is currently an inadequate supply of B-1 designated and undeveloped property, therefore staff believes this criterion has been met.

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

The B-1 zone district allows for lower intensity commercial and neighborhood services development. This type of development will provide a significant and immediate benefit to the community in that the proposed and potential B-1 uses will serve the neighborhood as well as provide a buffer between the residential areas to the south and the busy and more intensely developed I-70B corridor. Staff believes it will be of benefit to the community to provide for future B-1 uses on this property and thus this criterion has been met.

Comprehensive Plan

The zoning request is consistent with the following vision, goals and/or policies of the Comprehensive Plan.

Goal 3 / Policy A.: To create large and small "centers" throughout the community that provide services and commercial area.

Section 21.02.160(f)

Section 21.02.160(f) of the Grand Junction Municipal Code, states that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. The Comprehensive Plan shows this area to develop in the Commercial category. The Applicants' request to rezone the property to B-1 is consistent with the Comprehensive Plan. The Applicants will be able to develop the property with self-storage units, which is an

asset to the neighborhood both for its use as well as serving as a barrier/buffer between residential areas and the I-70B corridor.

V. STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Zoning of the Holder Annexation, ANX-2017-325, a request to zone the 2.83-acre property to the B-1 zone district, the following findings of fact have been made:

1. The requested zone is consistent with the goals and policies of the Comprehensive Plan.
2. More than one of the applicable review criteria in Section 21.02.140 of the Grand Junction Municipal Code have been met.
3. The applicable review criteria in Section 21.02.160(f) of the Grand Junction Municipal Code have been met.

Therefore, Staff recommends approval of the request to zone the Holder Annexation at 3040 E Road of 2.83 acres to Neighborhood Business (B-1).

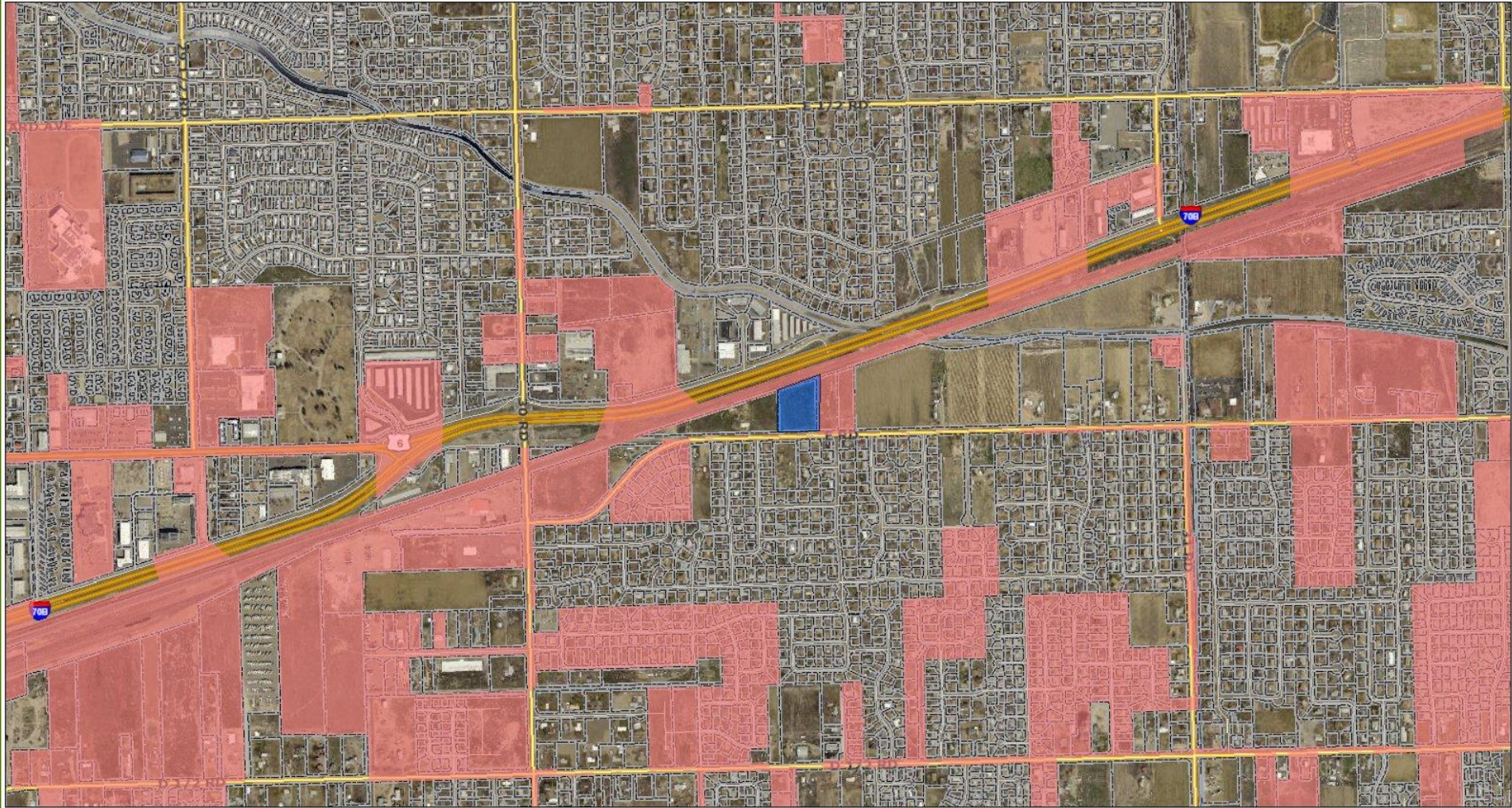
VI. RECOMMENDED MOTION

Madam Chairman, on the Holder Zone of Annexation, ANX-2017-325, I move that the Planning Commission forward to the City Council a recommendation of approval of the B-1 (Neighborhood Business) zone district for the Holder Annexation with the findings of fact listed in the staff report.

Attachments:

1. Expanded City Limits Location Map
2. Annexation Boundary Map
3. Close in City Limits Map
4. Comprehensive Plan Future Land Use Map
5. Existing City and County Zoning Map
6. Ordinance

Expanded City Limits Location Map

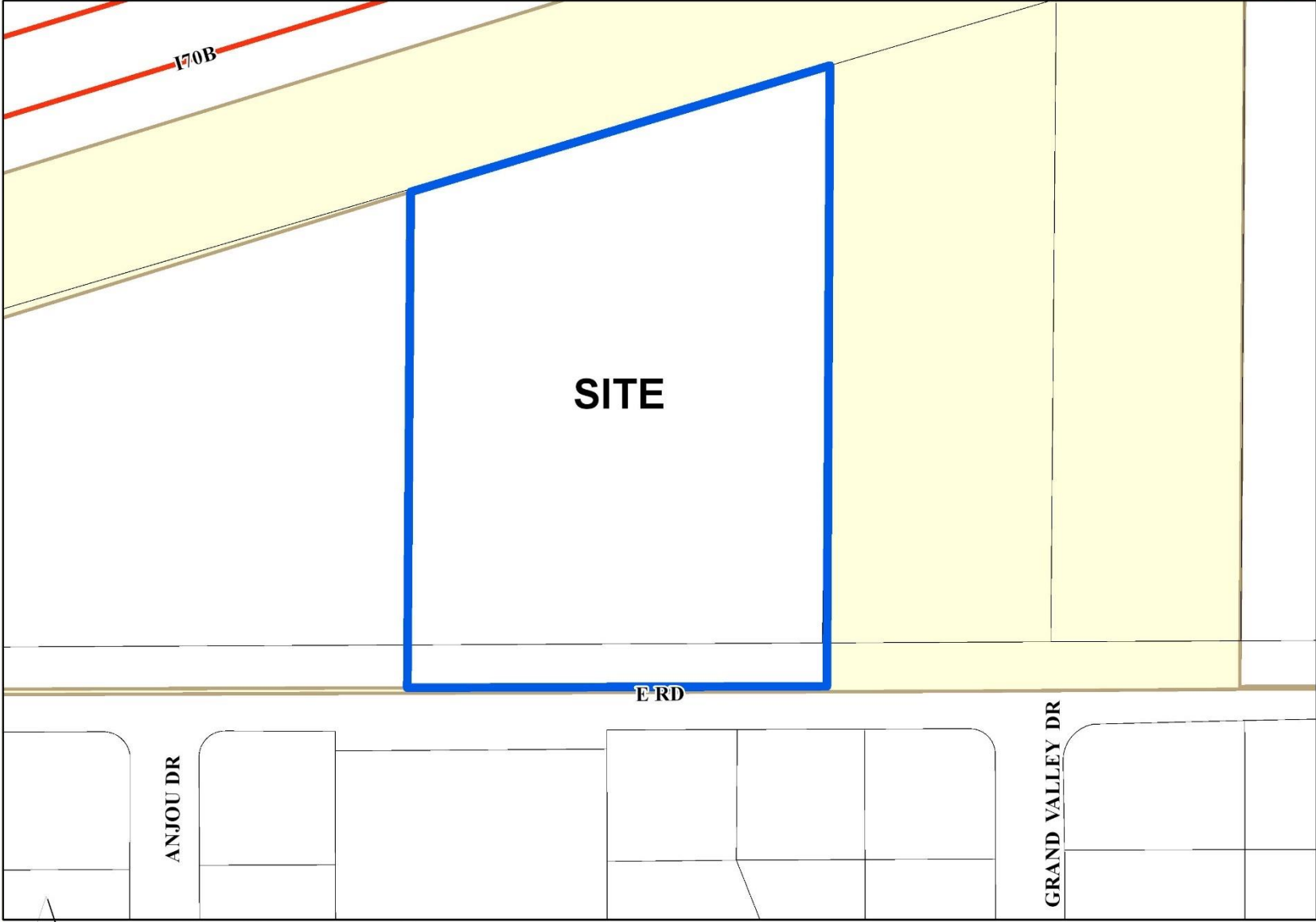


Date: 8/29/2017

1 inch = 732 feet



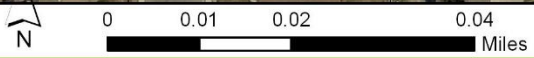
Holder Annexation



0 0.01 0.02 0.04
Miles

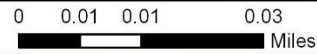
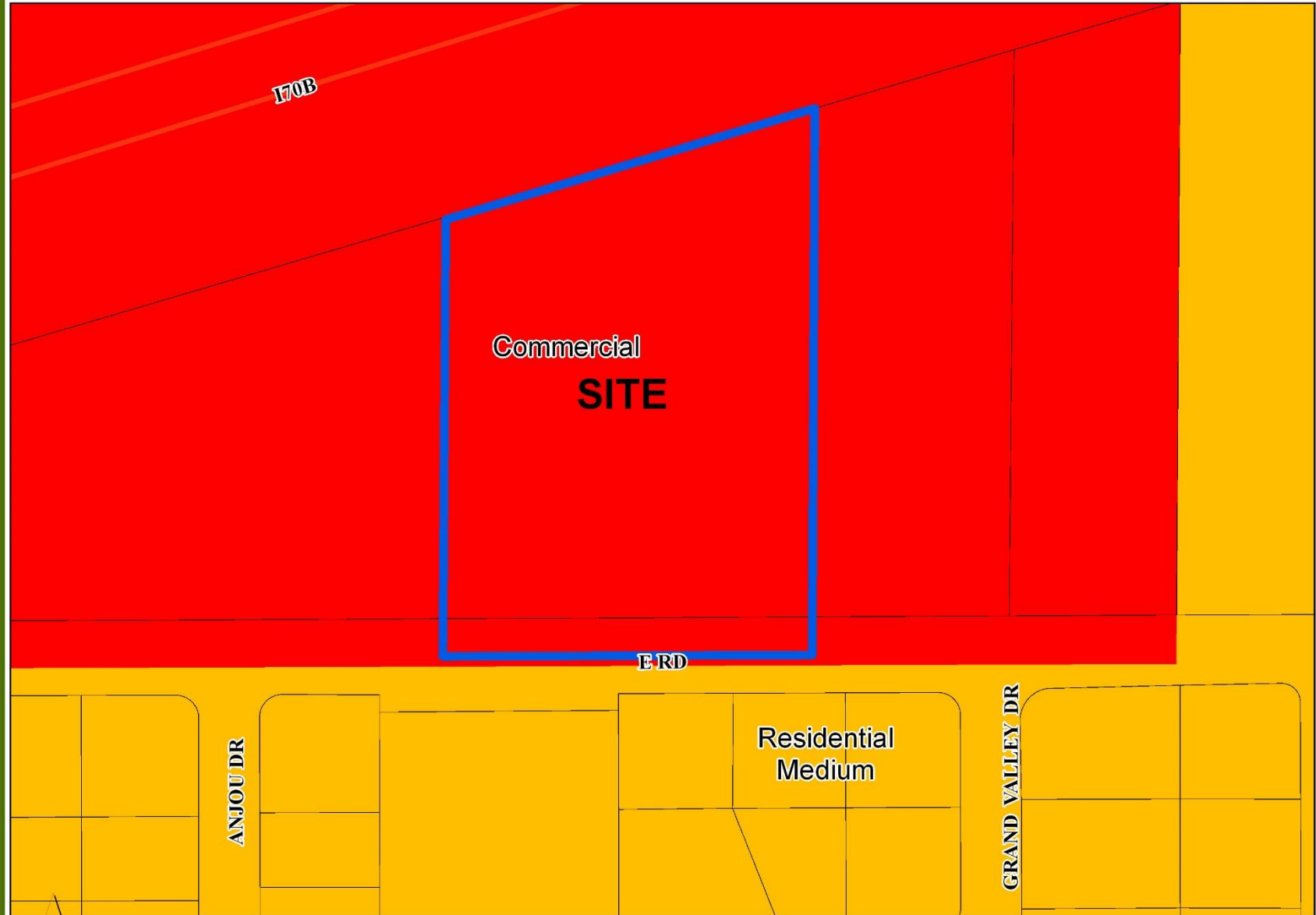
 Annexation Boundary

Holder Annexation



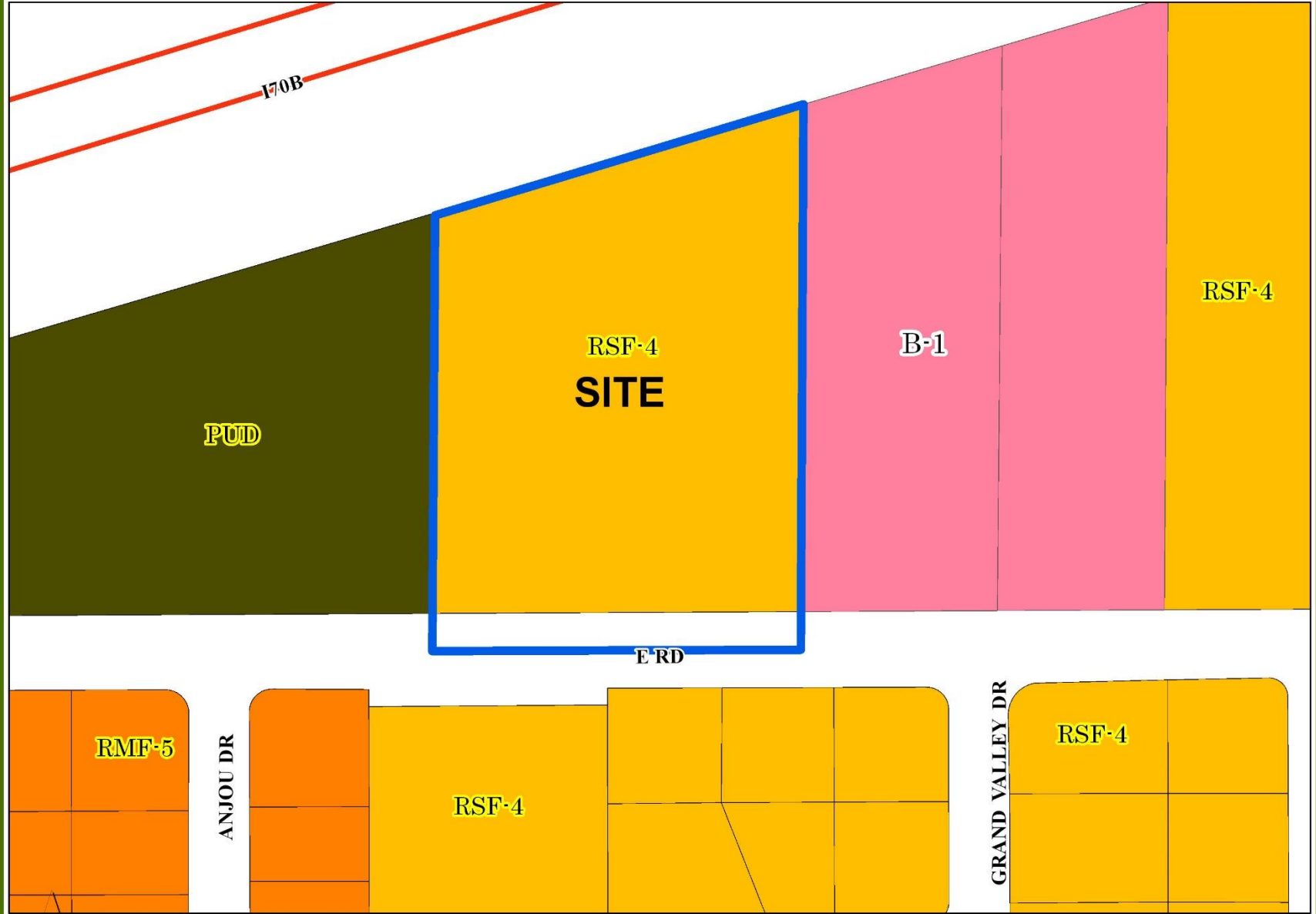
 Annexation Boundary

Holder Annexation - Future Land Use



 Annexation Boundary

Holder Annexation - Zoning



0 0.01 0.02 0.04 Miles

CITY ZONING

COUNTY ZONING

Annexation Boundary

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE ZONING THE HOLDER ANNEXATION
TO B-1 (NEIGHBORHOOD BUSINESS)**

LOCATED AT 3040 E ROAD

Recitals

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of zoning the Holder Annexation to the B-1 (Neighborhood Business) zone district finding that it conforms with the recommended land use category 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. The zone district meets the criteria found in Section 21.02.140 of the Grand Junction Municipal Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the B-1 (Neighborhood Business) zone district is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

The following property be zoned B-1 (Neighborhood Business).

HOLDER ANNEXATION

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 9, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of the SE 1/4 SW 1/4 of said Section 9 and assuming the South line of the SE 1/4 SW 1/4 of said Section 9 bears S 89°54'32" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°05'46" W along the East line of the SE 1/4 SW 1/4 of said Section 9, a distance of 2.00 feet; thence S 89°54'32" W, along the North line of Timm Annexation No. 2, Ordinance No. 3186 as recorded in Book 2646, Page 308, Public Records of Mesa County, Colorado, being a line 2.00 feet North of and parallel with the South line of the SE 1/4 SW 1/4 of said Section 9, a distance of 201.67 feet; thence N 00°05'37" W along the East line Timm Annexation No. 1, Ordinance No. 3185 as recorded in Book 2646, Page 305, Public Records of Mesa County, Colorado, a distance of 2.00 feet; thence S 89°54'32" W, along the North line of said Timm Annexation No. 1, being a line 4.00 feet North of and parallel with the South line of the

SE 1/4 SW 1/4 of said Section 9, a distance of 100.34 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°54'32" E, a distance of 302.00 feet; thence N 00°05'27" W, along the West line of that certain parcel of land described in Book 2150, Page 734, Public Records of Mesa County, Colorado, a distance of 362.71 feet, more or less, to the South line of Southern Pacific Railroad Annexation No. 2, Ordinance No. 3159 as recorded in Book 2616, Page 715, Public Records of Mesa County, Colorado; thence N 72°58'00" E, along the South line of said annexation, a distance of 315.70 feet; thence S 00°05'24" E, along the East line of said parcel of land recorded in Book 2616, Page 715 and the West line of Pine E Road Commercial Annexation, Ordinance No. 3186 as recorded in Book 4253, Page 720, Public Records of Mesa County, Colorado, a distance of 454.71 feet, more or less, to the Point of Beginning.

CONTAINING 123,430 Square Feet or 2.833 Acres, as described above.

INTRODUCED on first reading the ___ day of ___, 2017 and ordered published in pamphlet form.

ADOPTED on second reading the _____ day of _____, 2017 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk

Attach 7

PLANNING COMMISSION AGENDA ITEM

Project Name: Downtown Development Authority Plan of Development Revision
Applicant: Downtown Development Authority (DDA)
Representative: Brandon Stam, Executive Director
Address: N/A
Zoning: N/A

I. SUBJECT

Consider a request by Downtown Development Authority (DDA) to modify their existing Plan of Development to be inclusive of the improvements contemplated as part of the Las Colonias Business and Recreation Park development.

II. EXECUTIVE SUMMARY

The Plan of Development for the DDA was originally adopted in 1981 and needs to be updated to address the recent development opportunities along the Riverfront corridor. The Plan of Development identifies public improvements to the Las Colonias area including providing parks and other public improvements such as streetscape improvements and parking, but does not explicitly identify the proposed business-related improvements. The proposed amendment to the Plan of Development would identify the Las Colonias Business Park as a project under Section VII of the Plan of Development.

Pursuant to C.R.S. 31-25-807(4)(b), Prior to its approval of a plan of development, the governing body shall submit such plan to the planning board of the municipality, if any, for review and recommendations. The planning board shall submit its written recommendations with respect to the proposed plan of development to the governing body within thirty days after receipt of the plan for review.

III. BACKGROUND

The purpose of the Grand Junction DDA is to plan and propose public facilities and other improvements to public and private property of all kinds which will aid and improve the downtown development area with the goal of preventing and remediating slum and blight within the DDA boundaries. Further, In cooperation with the planning board and the planning department of the municipality, the DDA is enabled to develop long-range plans designed to carry out the purposes of the authority (as stated in C.R.S 31-25-801) and to promote the economic growth of the district and may take such steps as may be necessary to persuade property owners and business proprietors to implement such plans to the fullest extent possible.

As identified in Section V of the Plan of Development, the purpose of the Plan of Development is to establish a mechanism whereby the Authority and City can implement projects and programs that aid in halting the economic and physical decline of the Plan of Development area and Commercial Renovation Districts, and assist in the revitalization of and reinvestment in the downtown generally.

Specifically, the Plan of Development, Section V outlines the following specific objectives:

1. Prevent the decline of property values.
2. Prevent the deterioration of existing structures.
3. Promote the efficient and economical use of costly land.
4. Maintain an intensity of activity at a pedestrian scale.
5. Conserve the historical character of the City of Grand Junction.
6. Promote appropriate development.
7. Maximize the return on public investments made in the downtown over the years.
8. Prevent the social problems associated with declining commercial areas.

Section VII of the Plan of Development identifies public facilities and improvements that can be used to support and encourage private redevelopment activities. This includes a list of 18 projects of varying specificity. This amendment would add the Las Colonias Business and Recreation Park as a project under this section of the Plan of Development. The Las Colonias Business and Recreation Park will provide public improvements to the Riverfront Corridor and help spur private investment in the area which aligns with the goals and objectives of the Plan of Development. Currently the Las Colonias Property is owned by the City and is within the DDA Boundaries. The Las Colonias Business Park will be added to page 38 of Section VII of the Plan of Development as project number 19 as proposed below:

19. Improvements will be made to the Las Colonias property located in the City's River District Corridor. Improvements include the development of public park amenities, including lakes and green spaces for public and private use. Additional public improvements include utilities, parking, streets passive and active recreation, and streetscape improvements. These public improvements will be utilized to attract outdoor recreation businesses and manufacturers as well as riverfront retail and restaurants in order to spur development in the currently blighted area.

The Board of the Downtown Development Authority met on September 14th to review the revisions to the Plan of Development and unanimously voted to approve the proposed revisions.

IV. ANALYSIS

Pursuant to C.R.S. 31-25-807(4)(b), Prior to its approval of a plan of development, the governing body shall submit such plan to the planning board of the municipality, if any, for review and recommendations.

In accordance with C.R.S. 31-25-802(5.5) the governing body of the DDA is the City Council. The governing body shall hold a public hearing on a plan of development or substantial modification of an approved plan of development. Following such hearing, the governing body may approve a plan of development if it finds that there is a need to take corrective measures in order to halt or prevent deterioration of property values or structures within the plan of development area or to halt or prevent the growth of blighted areas therein, or any combination thereof, and if it further finds that the plan will afford maximum opportunity, consistent with the sound need and plans of the municipality as a whole, for the development or redevelopment of the plan of development area by the authority and by private enterprise.

V. STAFF RECOMMENDATION AND FINDINGS OF FACT

Staff has reviewed the proposed revision to the DDA's Plan of Development in Section VII, #19. The proposed modification is consistent with the approved Outline Development Plan as well as the City's overall vision, as included in the Comprehensive Plan, for this River District area. Further, staff finds that the plan will afford maximum opportunity, consistent with the sound need and plans of the municipality as a whole, for the development or redevelopment of the plan of development area and therefore recommends approval of this revision to the DDA's Plan of Development.

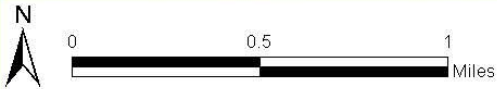
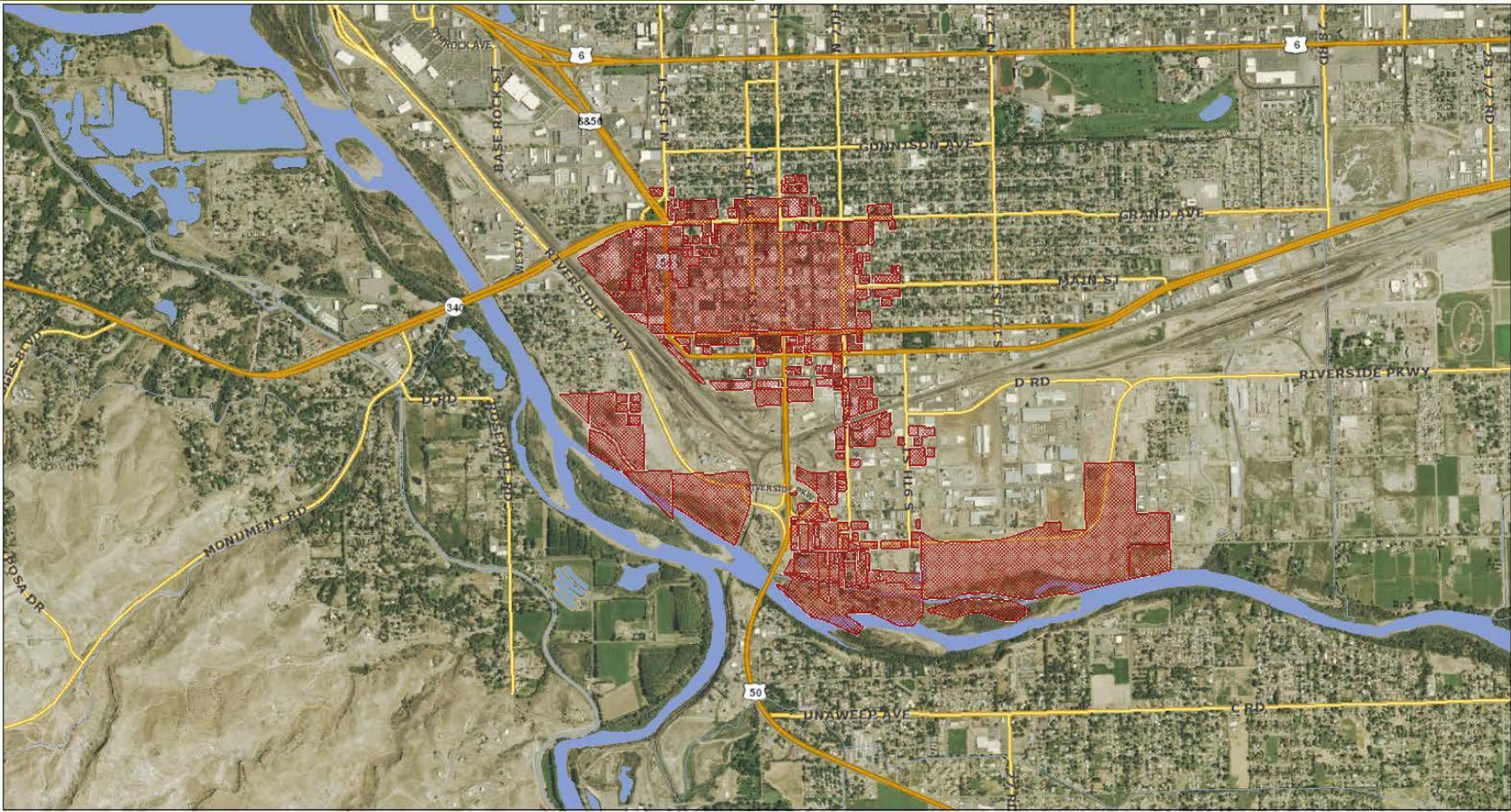
VI. RECOMMENDED MOTION

Madam Chairman, on the Plan of Development for the Grand Junction CPA-2017-427, I move that the Planning Commission forward a recommendation of approval of the proposed revisions to the Grand Junction Downtown Development Authority's Plan of Development.

Attachments:

1. Grand Junction Downtown Development Authority Plan of Development dated December 16, 1081
2. DDA Boundary
3. Proposed Ordinance

City of Grand Junction-DDA Boundary



Date: 9/12/2017

1 inch = 1,465 feet



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

**AN ORDINANCE AMENDING THE DOWNTOWN DEVELOPMENT AUTHORITY
PLAN OF DEVELOPMENT TO INCLUDE THE LAS COLONIAS BUSINESS PARK**

Recitals

The Plan of Development for the DDA was originally adopted in 1981 and needs to be updated to address the recent development opportunities along the Riverfront corridor. The Plan of Development identifies public improvements to the Las Colonias area including providing parks and other public improvements such as streetscape improvements and parking, but does not explicitly identify the proposed business-related improvements. The proposed amendment to the Plan of Development would identify the Las Colonias Business Park as a project under Section VII of the Plan of Development.

Pursuant to C.R.S. 31-25-807(4)(b), Prior to its approval of a plan of development, the governing body shall submit such plan to the planning board of the municipality, if any, for review and recommendations. The planning board shall submit its written recommendations with respect to the proposed plan of development to the governing body within thirty days after receipt of the plan for review.

After public notice and public hearing, the Planning Commission recommended approval of the amendment to the Plan of Development and the City Council finds that the proposed amendment is consistent with the approved Outline Development Plan for Las Colonias, as well as the City's overall vision, as included in the Comprehensive Plan, for this River District area. Further, the City Council finds that the plan will afford maximum opportunity, consistent with the sound need and plans of the municipality as a whole, for the development or redevelopment of the plan of development area.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
GRAND JUNCTION THAT THE DOWNTOWN DEVELOPMENT AUTHORITY PLAN
OF DEVELOPMENT BE AMENDED AS FOLLOWS:**

The Las Colonias Business Park will be added to page 38 of Section VII of the Plan of Development as project number 19 as proposed below:

19. Improvements will be made to the Las Colonias property located in the City's River District Corridor. Improvements include the development of public park amenities, including lakes and green spaces for public and private use. Additional public improvements include utilities, parking, streets passive and active recreation, and streetscape improvements. These public improvements will be utilized to attract outdoor recreation

*businesses and manufacturers as well as riverfront retail and restaurants
in order to spur development in the currently blighted area.*

INTRODUCED on first reading the ___ day of ___, 2017 and ordered published in pamphlet form.

ADOPTED on second reading the _____ day of _____, 2017 and ordered published in pamphlet form.

ATTEST:

President of the Council

City Clerk

Attach 8

PLANNING COMMISSION AGENDA ITEM

Project Name:	Weeminuche Subdivision Outline Development Plan and Rezone to PD with a Default Zone of R-2
Applicant:	26 Road LLC, Owner
Representative:	Vortex Engineering Inc., Robert Jones II
Address:	Between 26 & 26 ½ Roads, south of H ¾ Road
Zoning:	Planned Development (PD)

I. SUBJECT

Consider a request of an Outline Development Plan (ODP) for Weeminuche Subdivision and a rezone to Planned Development (PD) with an R-2 default zone district, located between 26 & 26 ½ Roads, south of H ¾ Road.

II. EXECUTIVE SUMMARY

The Applicant, 26 Road LLC, is requesting a rezone to Planned Development (PD) with an R-2 (Residential – 2 du/ac) default zone district as well as the approval of an Outline Development Plan (ODP) for Weeminuche Subdivision. The proposed plan will develop a 303 lot, single-family detached residential subdivision on 151.18 +/- acres. The Outline Development Plan establishes specific performance standards that the development will be required to meet and conform with through each and every development phase, as authorized by Section 21.02.150 (b) of the Zoning and Development Code. The project is located between 26 & 26 ½ Roads, south of H ¾ Road.

III. BACKGROUND

The Zoning and Development Code (“The Code”) sets the purpose of a Planned Development (PD) zone that can be used for 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. In this case, the following long-term community benefits are derived; such as over 33 acres of open space, including expansive buffered landscape tracts adjacent to major roadways and an integrated trail system of hard and soft surface trails, picnic shelters and play areas.

The subject property is currently vacant unplatted land located between 26 & 26 ½ Roads, south of H ¾ Road and is currently zoned PD (Planned Development) with a default zone of R-4 (Residential – 4 du/ac). A previous ODP for this property was approved in January, 2008 by the City Council for a 362 dwelling units/lots project; however, that plan lapsed. The property owner now wishes to apply for a new Planned

Development zone district with a default zone of R-2 (Residential – 2 du/ac) and lower the number of dwelling units/lots proposed to 303.

The property was annexed in 1995; however, prior to annexation, a formal agreement between the City of Grand Junction and the previous property owner (known as the Saccomanno Girls Trust) specified that zoning of the property shall not be more than two (2) dwelling units to the acre. Therefore, the City Council in 1995 annexed and zoned the property PR (Planned Residential), with a density equivalent to RSF-2 (Residential Single Family – 2 du/ac) and a requirement that higher density be located towards the eastern edge and lower density locate towards the western edge of the property. In 2007 the property was rezoned to PD (Planned Development) with a density of 4 dwelling units per acre.

The subject property retained the PR/PD zoning until 2007 when a new ODP application was submitted and ultimately approved by City Council in January 2008 to rezone the property to PD (Planned Development) with a default zone of R-4 (Residential – 4 du/ac) and which ultimately allowed more density on the property, 362 dwelling units/lots total, with a lot layout that included higher density located towards the eastern edge and lower density located towards the western edge of the property.

The proposed PD zone is still consistent with the Comprehensive Plan Future Land Use designation of Residential Medium Low (2 - 4 du/ac) and the original Saccomanno Girls Trust agreement from 1994/1995. The Applicant's original request to City staff in March 2017 was to move forward with a new ODP request for 389 +/- lots with a default zone of R-4 (Residential – 4 du/ac). However, after feedback from the Neighborhood Meeting, the applicant has scaled back significantly the ODP request to develop 303 single-family detached lots with a default zone of R-2.

Establishment of Uses:

The Plan allows only Single Family detached units.

Density:

The proposed density for the Weeminuche Subdivision is 2 dwelling units per acre. The Comprehensive Plan Future Land Use Map designates this property as Residential Medium Low (2 – 4 du/ac). The Applicant is requesting a default zone of R-2, which has no minimum density and allows up to a maximum density of 2 dwelling units/acre.

Access:

The proposed subdivision will take access from 26 Road in two locations and from 26 ½ Road in two locations. One access point is proposed from H ¾ Road along with a separate street connection with the existing Freedom Heights subdivision to the south (Liberty Lane). Center left turn lanes in the two entrance locations within 26 ½ Road will be constructed as part of the subdivision development. Internal streets and private shared drive-ways will be constructed per the Code.

Open Space and Pedestrian Amenities:

The Plan provides over 33 acres of open space (21% of the total acreage of the property). Some of this open space acreage will be tracts held by a homeowner's

association (HOA) for purposes of landscaping and respective utility companies such as Grand Valley Water User's Association for retention of their existing drainage infrastructure and the City of Grand Junction. The HOA tracts will be landscaped along with the construction and development of hard and soft surface trails within the subdivision which will provide an integrated bicycle and pedestrian system. When fully developed, the Weeminuche subdivision will provide over 14,500 linear feet (2.74 miles) of hard and soft surface trails open for public use.

Within the proposed publicly City of Grand Junction owned tract adjacent to Leach Creek at the southeast corner of the property, a 10-foot-wide concrete trail will be constructed and will connect with the existing 10-foot-wide concrete trail located within the Freedom Heights Subdivision as required as part of the Urban Trails Master Plan. Also, in-lieu of constructing the minimum of 5' wide sidewalks adjacent to 26, 26 ½ and H ¾ Road, the Applicant is proposing to construct an 8-foot wide trail within a public pedestrian easement within a 69 foot to 115-foot-wide landscape buffer HOA tract of land adjacent to 26 Road, a 30-foot wide HOA tract of land adjacent to H ¾ Road and a 40-foot wide tract of land adjacent to 26 ½ Road. A small pocket park with an irrigation pond, play area and picnic shelter will also be located in the center of the development and will be improved with an 8-foot wide gravel walking trail around the perimeter of the pond.

As identified, the amount of developed open space meets Code requirements for clustering. In addition, the public trails being proposed, other than the Leach Creek trail, are not required by Code and serve as a community benefit for the Planned Development.

All pedestrian trails will be constructed with each individual phase and appropriate public pedestrian easements will be dedicated at that time.

Phasing:

The Plan provides for seven (7) phases of development. Each phase will be required to be developed within 2 -3 years to account for construction and full market absorption before the next filing will begin. The following phasing schedule is proposed (approval of final plat):

- Filing One (31 Lots): By December 31, 2018
- Filing Two (39 Lots): By December 31, 2020
- Filing Three (46 Lots): By December 31, 2023
- Filing Four (36 Lots): By December 31, 2026
- Filing Five (43 Lots): By December 31, 2029
- Filing Six (25 Lots): By December 31, 2032
- Filing Seven (83 Lots): By December 31, 2035

The seven phases are proposed to be completed with the filing of the Phase 7 plat by December 31, 2035; a 17-year phasing and development schedule. Specific phases of the project can found in the attached maps. Pursuant to Section 21.02.150 (B) (4) (iii) Validity, the effective period of the ODP/phasing schedule shall be determined concurrent with ODP approval. However, the phasing schedule is limited to a period of

performance between one year but not more than 10 years in accordance with Section 21.02.080.(n)(2)(i). The schedule as proposed exceeds this 10-year period by 7 years.

The Applicant continues to request a development schedule as outlined above. The Applicant has provided specific rationale for reasons related to this timeframe including the significant size (“three times the size of an average subdivision in the Grand Valley”) and the “reasonable expectations for market absorption” of their product. In addition, the Applicant provides that the inclusion of all of the property in a single ODP allows for the developer to master plan the entire site (instead of piecemeal) and will provide “predictability and assurances to neighborhood” as to the density, design and development of infrastructure related to the overall development.

Should the City be unable to provide a phasing and development schedule consistent with the Applicant’s request, the Applicant has suggested that a development and phasing schedule provide for Filing One to commence on or before December 31, 2018, with the last filing to be recorded 10 years from the date of approval.

Cluster Provisions:

The Applicant is interested in developing the Weeminuche Subdivision as a residential single-family detached subdivision to meet the R-2 zone district densities and proposes to utilize the cluster provisions of the Code to preserve and incorporate open space areas of the property. The amount of open space proposed (33 acres) would allow for minimum lot size of 10,050 sq. ft. in accordance with the Cluster Development provisions of Section 21.03.060 (c)(2). As proposed, each lot exceeds these minimum requirements. The cluster development provisions allow the applicant to utilize the bulk requirements (building setbacks, minimum lot width, lot coverage, etc.), of the zoning district which has the closest lot size, which, in this case, is the R-4 (Residential – 4 du/ac) zone district.

Subdivision Signage:

The Applicant is proposing to have two subdivision signs located at each of the six subdivision entrances (12 signs total). Subdivision signage will be placed in an HOA tract that abuts the public right-of-way and will not exceed 8’ in height and will each be 16 sq. ft. Requested number of signs, square footage and sign height are all in conformance with Section 21.02.150 (b) of the Zoning and Development Code.

Long-Term Community Benefit:

The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Section 21.03.040 of the Zoning and Development Code. 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;
2. Reduced traffic demands;
3. A greater quality and quantity of public and/or private open space;
4. Other recreational amenities;

5. Needed housing types and/or mix;
6. Innovative designs;
7. Protection and/or preservation of natural resources, habitat areas and natural features; and/or Public art.

The proposed residential development has met the following long-term community benefits, corresponding to the list above:

#2 Reduced traffic demands. An approval of this plan will increase traffic from what exists today, however, this plan will reduce traffic demand in relation to the 2007 PD and Outline Development Plan on the property that had an approved density of 4 units per acre.

#3 Greater quality and quantity of public and/or private open space. The Applicant is proposing over 33 acres of open space (21% of the total acreage of the property), which will be owned and maintained by a homeowners' association and respective utility companies such as Grand Valley Water User's Association and the City of Grand Junction. Trails will be constructed by the developer(s) and maintained by the HOA for the benefit and use of the public. The HOA tracts will be landscaped along with the construction and development of hard and soft surface trails within the subdivision and will provide an integrated bicycle and pedestrian system. When fully developed, the Weeminuche subdivision will provide over 14,500 linear feet of paved and soft surface trails (2.74 miles). All trails will be dedicated for general public use and, other than the Leach Creek trail, the proposed trails are not required by Code and serve as a community benefit for the Planned Development. All pedestrian trails and passive recreational areas will be constructed with each individual phase and appropriate public pedestrian easements will be dedicated at that time.

#7 In addition, the proposed development preserves environmentally sensitive areas (Leach Creek) and proposes both active and passive recreational areas throughout the development that includes trails, picnic shelters and play areas within HOA tracts.

Default Zone:

Under the Cluster Development Provision of the Code, the Applicant is proposing to utilize the dimensional standard for the R-4 (Residential – 4 du/ac) zone district as follows:

Front yard setback (Principal/Accessory): 20'/25'.

Side yard setback (Principal/Accessory): 7/3'.

Rear yard setback (Principal/Accessory): 25'/5'

Maximum building height: 40'.

Maximum Lot Coverage: 50%.

Minimum Lot Area: 10,050 sq. ft.

Section 21.030.030 (d) (5) of the Code can also be utilized for setback reduction purposes for lots abutting open space tracts.

Deviations:

No special deviations are requested by the applicant as part of the ODP application. Proposed residential development will meet or exceed all Zoning Code requirements as identified.

Drainage:

As part of the subdivision development, the applicant will be relocating the existing Corchoran Wash at the northwest corner of the development. The existing drainage channel will be piped underground in an anticipated 30" to 36" pipe and rerouted along the H ¾ Road and 26 Road rights-of-way and reconnected downstream. Applicant has obtained approval for this relocation from Grand Valley Water Users Association which maintains the wash. The Applicant's engineer has also provided information stating that drainage will not damage or impact existing drainage patterns either upstream or downstream with this proposed relocation.

Neighborhood Meeting:

A Neighborhood Meeting regarding the proposed Outline Development Plan (ODP) was held on March 30, 2017. The applicant's representative and City Planning staff were in attendance along with over 50 citizens. Comments and concerns expressed by the attendees centered on the proposed density of the development (proposed to be an R-4 density at the time of the Neighborhood Meeting), increased traffic, road networks and capacity, sewer availability, open space, proximity to the airport, nighttime lighting and drainage concerns. Since the Neighborhood Meeting, City Project Manager has received numerous inquiries regarding the proposed subdivision requesting more information along with two official emails commenting on the proposed development, which are attached for review.

IV. ANALYSIS

Pursuant to Section 21.02.150 (b) of the Grand Junction Zoning and Development Code, requests for an Outline Development Plan (ODP) shall demonstrate conformance with all of the following:

- a) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;

The proposed Outline Development Plan complies with the Comprehensive Plan, specifically, Goals 3, 5 & 8, as provided below. Regarding the Future Land Use Map, the proposed development is within the residential density range of the Residential Medium Low (2 – 4 du/ac) category as identified on the Future Land Use Map. This Outline Development Plan request is consistent with the following vision, goals and/or policies of the Comprehensive Plan:

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

Policy B: Create opportunities to reduce the amount of trips generated for shopping and commuting and decrease vehicle miles traveled thus increasing air quality.

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.

Policy C: Increasing the capacity of housing developers to meet housing demand.

Goal 8: Create attractive public spaces and enhance the visual appeal of the community through quality development.

Policy A: Design streets and walkways as attractive public spaces.

No changes to the existing Grand Valley Circulation Plan or street network is proposed with the exception of the construction of center left turn lanes in the two entrance locations within 26 ½ Road. As proposed, the application is in conformance with the Grand Valley Circulation Plan and other applicable adopted plans and policies.

In-lieu of constructing the minimum of 5' wide sidewalks adjacent to 26, 26 ½ and H ¾ Road, the Applicant is proposing to construct an 8' wide trail within a public pedestrian easement within a 69 foot to 115-foot-wide landscape buffer HOA tract of land adjacent to 26 Road, a 30-foot-wide HOA tract of land adjacent to H ¾ Road and a 40-foot-wide tract of land adjacent to 26 ½ Road. All HOA tracts of land will be fully landscaped and will provide an attractive landscape corridor along these road frontages.

b) The rezoning criteria provided in Section 21.02.140 (a) of the Grand Junction Zoning and Development Code.

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

A previously adopted PD has lapsed, requiring that the property be rezoned.

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

The character and/or condition of the area has seen some increased growth and development since the time of the previous approved Planned Development for the property in 2008. A new single-family residential subdivision has been developed to the south (Freedom Heights) and additional single-family homes have been constructed to the west. The Summer Hill Subdivision further to the east has also added additional filings in 2015 and 2016. The applicant is requesting to develop a residential subdivision as a Planned Development within the allowable density range as identified with the Comprehensive Plan Future

Land Use Map designation of Residential Medium Low (2 – 4 du/ac). The request for rezone is consistent with the Plan, therefore, staff finds that this criterion has been met.

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

Existing public and community facilities and services are available to the property and are sufficient to serve the single-family residential land uses allowed in the PD zone district. Ute Water is located within the 26, 26 ½ and H ¾ Road rights-of-way and City sanitary sewer is presently stubbed to the property from the adjacent Freedom Heights Subdivision to the south. The property can also be served by Grand Valley Power electric and Xcel Energy natural gas. Located within the vicinity and along Horizon Drive are commercial centers that include general offices, grocery store, banks, restaurants, convenience stores and car wash, etc. St. Mary's Hospital is located a little over two miles directly to the south on 26 ½ Road. The public and community facilities are adequate to serve the type and scope of the residential land use proposed, therefore, staff finds 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 Weeminuche property is a large acreage, undeveloped parcel of land that is adjacent to all existing utility infrastructure and is ready for development without the need to assemble adjacent parcels of land. The applicant is requesting to develop a residential subdivision within an existing residential zone, as a Planned Development that provides additional community benefits that would not otherwise be required under conventional zoning, such as an integrated bicycle and pedestrian system of hard and soft surface trails located within HOA tracts of land. This property is proposed to be zoned PD to allow for design flexibility and additional long-term community benefits. Because PD is a zone category based on specific design and is applied on a case-by-case basis, staff finds this criterion is not applicable to this request, and, therefore has not been met.

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

The community will derive benefits from the zoning of PD (Planned Development) by the proposed development providing an extensive amount of open space and trail systems, both internally and externally. An internal trail that bisects the subdivision will provide a convenient off-street connection between 26 and 26 ½ Roads. A detached trail will also be constructed around the perimeter of the subdivision that will be located within a large HOA tract of land that separates the trail from the road rights-of-way. The proposed subdivision will reduce traffic demands in the area from what could have been developed on the property under the previous approved ODP from 2008 that was approved under the default zone of the R-4 zone district. A proposed 10-foot wide concrete trail

will be constructed adjacent to Leach Creek that will connect to the existing trail that was constructed as part of the Freedom Heights residential subdivision to the south. The proposed subdivision also includes both active and passive recreational areas throughout the development that includes HOA tracts that will include picnic shelters and play areas. Staff, therefore finds this criterion has been met.

c) The planned development requirements of Section 21.05.040 (f) of the Zoning and Development Code;

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

Reduced building setbacks are not proposed by the applicant other than what would be allowed under the Cluster Development provisions of the Code, in this case the R-4 zone district.

(2) Open Space. All residential planned developments shall comply with the minimum open space standards established in the open space requirements of the default zone.

The applicant is proposing over 33 acres of open space (21% of the total acreage of the property). Portions of this open space acreage will be developed as tracts of land and will be dedicated to the homeowner's association (HOA) and respective utility companies such as Grand Valley Water User's Association and the City of Grand Junction. The HOA tracts will be landscaped along with the construction and development of hard and soft surface trails both internally and externally to the subdivision which will provide an integrated bicycle and pedestrian system. When fully developed, the Weeminuche subdivision will provide over 14,500 linear feet (2.74 miles) of hard and soft surface trails. The minimum open space requirement for this project is 10%. The Applicant has exceeded this minimum standard and therefore has met this criterion.

(3) Fencing/Screening. Fencing shall comply with GJMC 21.04.040(i). Fencing will be provided around the perimeter of the subdivision and in the open space areas. Fence materials will vary depending on the location of the fence but will include one of three types of materials; vinyl, composite or split rail and will comply with all applicable requirements of the Code.

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

Landscaping is being provided in all open space tracts and will meet or exceed the requirements of the Code. Section 21.06.040(g)(5) of the Zoning and Development Code requires a 14-foot wide landscape buffer outside a perimeter enclosure adjacent to arterial and collector streets. The proposed width of the perimeter HOA tracts are 69 feet to 115 feet adjacent to 26 Road, 30 feet

adjacent to H $\frac{3}{4}$ Road and 40 feet adjacent to 26 $\frac{1}{2}$ Road. All tracts will include pedestrian amenities (trails), fencing, trees, shrubs and ground cover. A small pocket park with an irrigation pond, play area and picnic shelter will also be located in the center of the development and will be improved with an 8-foot-wide gravel walking trail around the perimeter of the pond.

(5) Parking. Off-street parking shall be provided in accordance with GJMC 21.06.050.

Off-street parking will be applied in accordance with the Zoning and Development Code for single-family residential development.

(6) Street Development Standards. Streets, alleys and easements shall be designed and constructed in accordance with TEDS (GJMC Title 29) and applicable portions of GJMC 21.06.060.

All proposed streets and easements will be designed in accordance with the TEDS Manual and the Code.

d) The applicable corridor guidelines and other overlay districts.

The property is proposed to be developed as a Planned Development. There are no corridor guidelines that are applicable for this development. The property is however, located within the Airport Area of Influence and the Applicant will file an Avigation Easement at the time of Final Plan recording.

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

Existing public and community facilities and services are available to the property and are sufficient to serve the single-family residential land uses allowed in the PD zone district. Ute Water is located within the 26, 26 $\frac{1}{2}$ and H $\frac{3}{4}$ Road rights-of-way and City sanitary sewer is presently stubbed to the property from the adjacent Freedom Heights Subdivision to the south. The property can also be served by Grand Valley Power electric and Xcel Energy natural gas. Located within the vicinity and along Horizon Drive are commercial centers that include general offices, grocery store, banks, restaurants, convenience stores and car wash, etc. St. Mary's Hospital is located a little over 2 miles directly to the south on 26 $\frac{1}{2}$ Road.

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

The proposed subdivision will take access from 26 Road in two locations and from 26 $\frac{1}{2}$ Road in two locations. One access point is proposed from H $\frac{3}{4}$ Road along with a separate street connection with the existing Freedom Heights Subdivision to the south (Liberty Lane). Center left turn lanes in the two entrance locations within 26 $\frac{1}{2}$ Road will be constructed as part of the subdivision

development. Internal streets and private shared drive-ways will be constructed per City Code requirements for residential streets. The ODP is consistent with the City's adopted Circulation Plan for this area.

- g) Appropriate screening and buffering of adjacent property and uses shall be provided;

The applicant is proposing to construct an 8-foot wide trail within a public pedestrian easement within all HOA tracts surrounding the subdivision. The width of these HOA tracts will be 69 feet to 115 feet adjacent to 26 Road, 30 foot' wide adjacent to H $\frac{3}{4}$ Road and 40-foot wide adjacent to 26 $\frac{1}{2}$ Road. As a comparison, under a straight zone subdivision development, the minimum landscaping width requirement would be 14' adjacent to these street frontages. All HOA tracts will be landscaped. Fencing will be provided around the perimeter of the subdivision and in the open space areas. Fence materials will vary depending on the location of the fence but will include one of three types of materials; vinyl, composite or split rail.

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

The proposed density for Weeminuche Subdivision is 2 dwelling units/acre, which is within the Future Land Use Map residential density requirements of the Residential Medium Low (2 – 4 du/ac) designation.

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

The applicant is proposing an R-2 default zone district for establishing density and R-4 zone for establishing dimensional standards, with no deviations. All other minimum standards associated with the Zoning and Development Code have been met or exceeded. The cluster provisions of the Zoning and Development Code allow the applicant to utilize the bulk requirements (building setbacks, minimum lot width, lot coverage, etc.), of the zoning district which has the closest lot size to the proposed lot size of the overall development, which, in this case, is the R-4 (Residential – 4 du/ac) zone district, while still meeting the R-2 zone district densities.

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

The applicant is proposing to develop this subdivision in seven phases, with full completion by December 31, 2035. Each filing will be allotted 2 -3 years for approval to account for construction and full market absorption before the next filing will begin.

V. STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the application for a rezone to PD with an R-2 default zone district and an Outline Development Plan for the proposed Weeminuche Subdivision, PLD-2017-221, the following findings of fact have been made:

1. The Planned Development is in accordance with all criteria in Section 21.02.150 (b) (2) of the Grand Junction Zoning and Development Code.
2. Pursuant to Section 21.02.150(a), the Planned Development has been found to have long term community benefits including:
 - a. The provision of over 33 acres of open space, including expansive buffered landscape tracts adjacent to major roadways, and
 - b. The dedication and construction an integrated public trail system of hard and soft surface trails, picnic shelters and play areas.
3. The Planned Development is consistent with the vision, goals and policies of the Comprehensive Plan.
4. Pursuant to Section 21.02.150 (B) (4) (iii) Validity, the first filing shall commence by December 31, 2018 and the final filing shall be approved within 10 years of the ODP approval.

Therefore, Staff recommends approval of the request for a Planned Zone and Outline Development Plan (ODP) for the Weeminuche Subdivision.

VI. RECOMMENDED MOTION

Madam Chairman, on the Rezone to Planned Development (PD) with an R-2 (Residential – 2 du/ac) default zone district and an Outline Development Plan to develop a 303 single-family detached residential subdivision, file number PLD-2017-221, I move that the Planning Commission forward a recommendation of approval to City with the findings of fact listed in the staff report.

Attachments:

1. Site Location Map
2. Aerial Photo Map
3. Comprehensive Plan Future Land Use Map
4. Existing Zoning Map
5. Outline Development Plan
6. Phasing Plans
7. Open Space Plan
8. Correspondence received from the public
9. Ordinance (Proposed)

Attachment 1



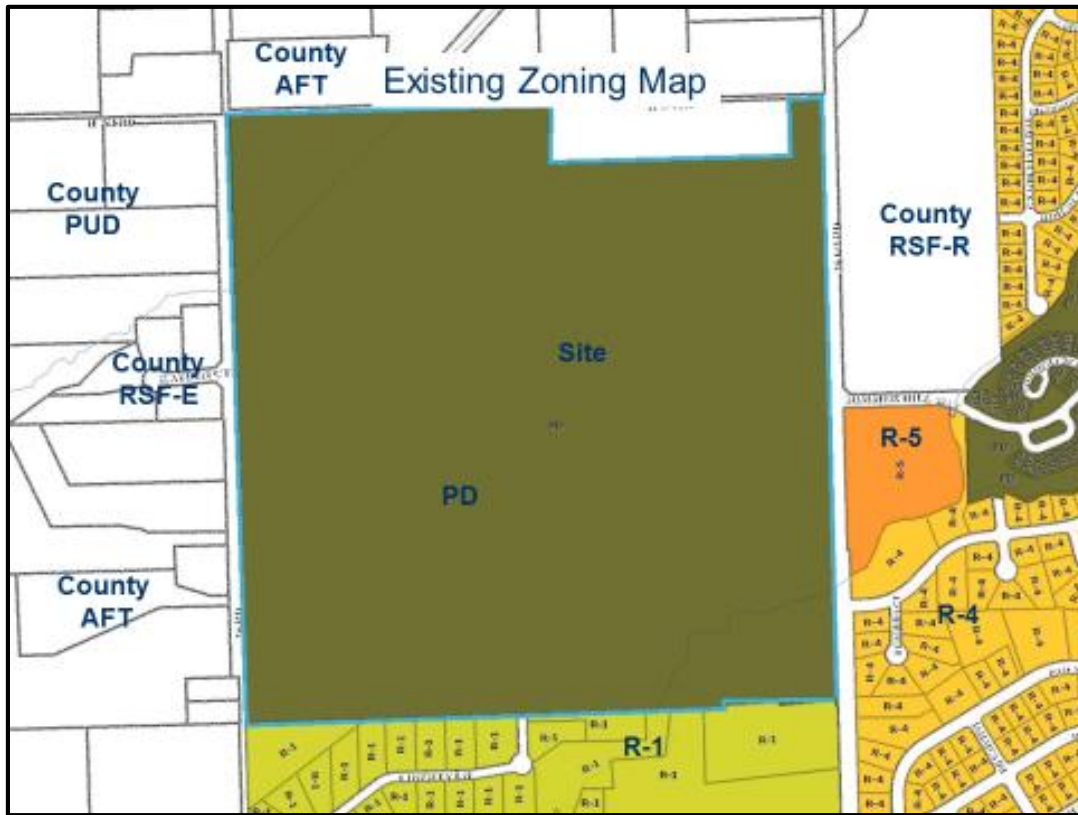
Attachment 2



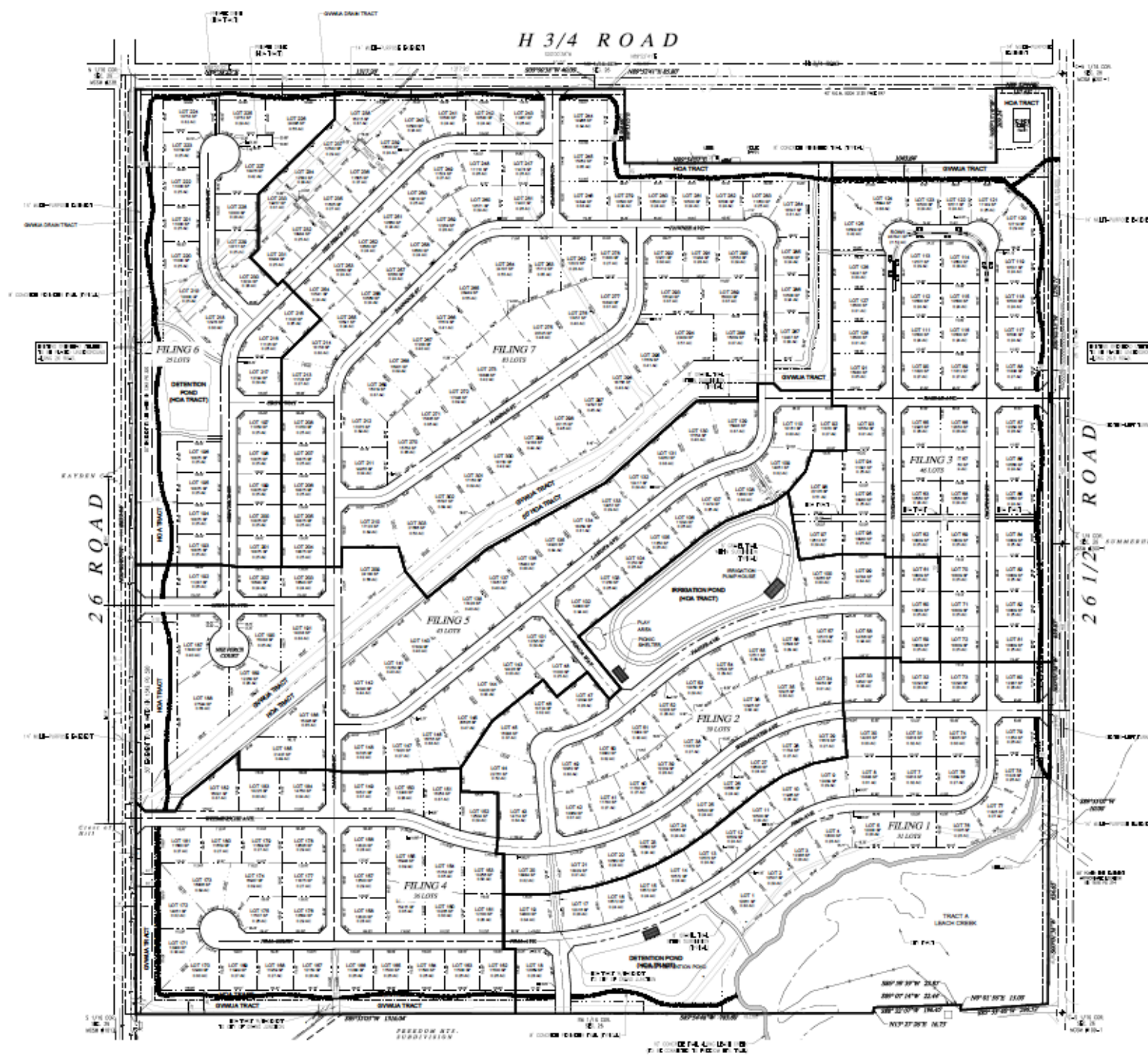
Attachment 3



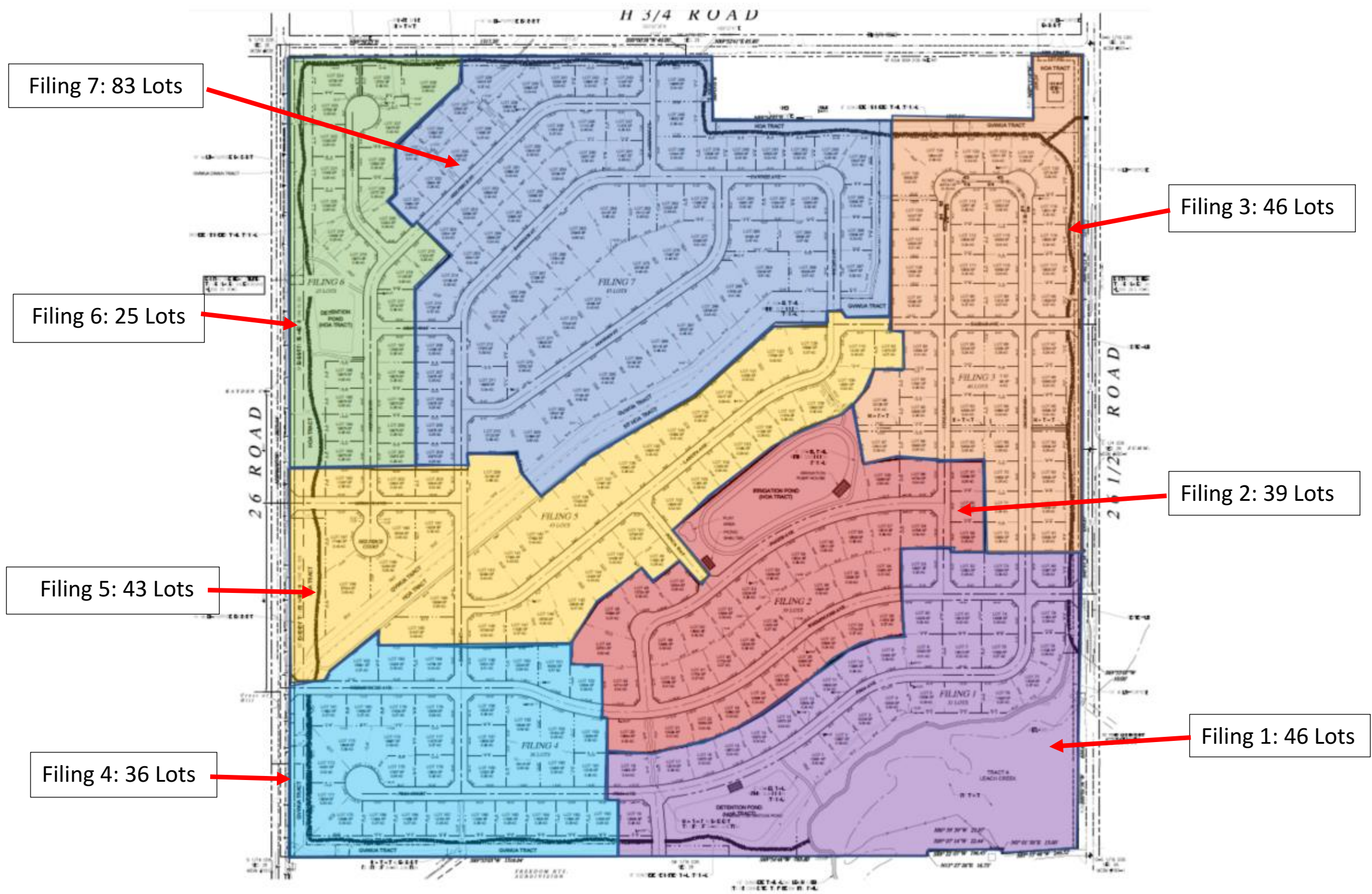
Attachment 4



Attachment 5
Outline Development Plan



Attachment 6
Phasing Plan



Filing 7: 83 Lots

Filing 6: 25 Lots

Filing 5: 43 Lots

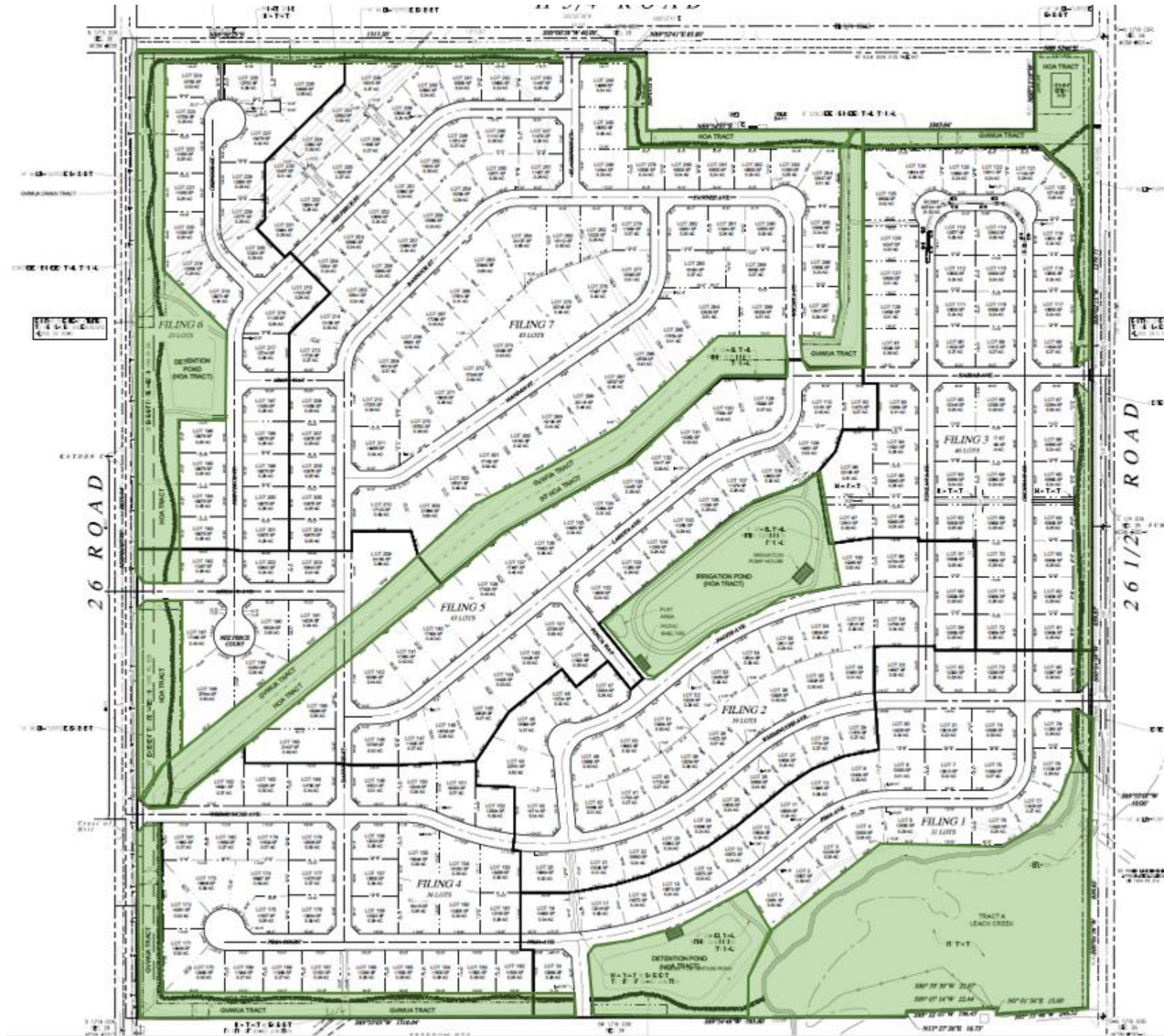
Filing 4: 36 Lots

Filing 3: 46 Lots

Filing 2: 39 Lots

Filing 1: 46 Lots

Attachment 7 Open Space Plan



Attachment 8

Scott Peterson

From: Mark Gardner <mark@whitewater.construction>
Sent: Tuesday, May 30, 2017 9:37 AM
To: Scott Peterson
Subject: RE: Weeminuche Subdivision - Proposed Lot Layout

Scott want to put in a comment for Weeminuche Subdivision.

The Weeminuche Subdivision does not transition to neighboring properties. The average lot size across from me is approximately .30 acres and the existing properties are between 2 to 5 acres. The Freemont Heights Subdivision went in with lot sizes of .70 acres with bordering properties of 1 to 2.5 acres.

As for the number of lots over the total acres, that is a numbers games. The Detention Ponds and the Irrigation Pond should not be counted as open space Leach Creek is not developable because of flood plain. Take those acres out and your lots per acre soar.

The property should be developed more like the original plan. That plan had better transition from higher density in the SE portion to lower in the NW. That type of transition reflects the surrounding areas.

In conclusion I am not against the development of Weeminuche Subdivision but I think it does not reflect or protect existing properties.

Mark Gardner
2612 H ¼ Road
Grand Junction, Co. 81506
970-242-7538

From: Scott Peterson [mailto:scottp@gjcity.org]
Sent: Friday, May 26, 2017 4:08 PM
To: Mark Gardner
Subject: Weeminuche Subdivision - Proposed Lot Layout

Mark,

See attached PDF of the proposed lot layout for the Weeminuche Subdivision.

Let me know if you have any further questions.

Thank you.

Scott Peterson
Senior Planner
City of Grand Junction
scottp@gjcity.org
(970) 244-1447

Scott Peterson

From: jim@thehighchaparralgroup.com
Sent: Wednesday, June 14, 2017 4:00 PM
To: Scott Peterson
Subject: PLD-2017-221 Weeminuche Subdivision Comments

Scott,

I would like to add these concerns and comments to the record for the proposed Weeminuche Subdivision PLD-2017-221:

Pedestrian and bicyclist safety:

There are no bike lanes or improved shoulders or sidewalks in either direction on any of the four boundary roads for this project (H Road, 26 Road, H-3/4 Road, and 26-1/2 Road). These are currently rural roads and have are highly used by both cyclists and joggers. I feel there is a legitimate concern for the safety of these people and that the subdivision should be required to add bike lanes in addition to the boundary sidewalks along all of the boundary roads that contact the subdivision. This will allow the pedestrians and cyclists to be off of the traffic lanes as the quantity of traffic increases.

Increased traffic concerns:

The last traffic study was completed in 2006 and should be updated for current traffic patterns. Of particular concern are the narrow feeder I-70 overpasses at 26 and 26-1/2 Roads. I would expect that the major flow of traffic to and from the subdivision would be over these two bridges as homeowners go to work and into town for shopping and activities. Neither of these bridges has shoulders or acceptable pedestrian crossings. Further it would require a major expense to improve these bridges, and I believe these to be a "pinch point" for access to the subdivision which has not been appropriately vetted. Additionally, the high speed limits on 26 and 26-1/2 Roads combined with the hilly topography make for unsafe ingress and egress from the subdivision. There are currently no provisions to include turning lanes which would allow traffic to safely get into and out of the area and I believe these should be required at all access points including that which leads into the new Freedom Heights subdivision.

Sound, visual, and light mitigation:

The addition of over 300 homes on 10,000 sq.ft. minimum lots surrounded on all sides (with the exception of those homes in Paradise Valley that border 26-1/2 Road near H Road) by rural homes on large 2+ acre lots will put an undue burden on quiet enjoyment of the bordering properties, and possibly negatively affecting their values. Specifically, we expect there to be additional noise from traffic, yard work, outdoor activities and other sources. There will also be additional light sources from the street lights, vehicles, and homes themselves that will affect the night sky of the surrounding homes. I would request that an increased setback of at least 100' be required along the entire perimeter of the subdivision which should include the addition of 8' high earthen berm topped with an appropriate 6' high solid fence of which vinyl would not be appropriate in this rural setting. (Stucco, stained wood, or stone veneer would be more appropriate).

Violation of the Intent of the original Planned Development application:

It is my understanding that the intent of the PD was to have higher density housing generally to the eastern edge and the lower density housing to be generally to the west. This is referenced in the OPD provided by Vortex. Although this requirement may have been changed or ignored over the last ten years of this process, I believe it is still a sound requirement. The current ODP plat map shows that the largest lots are centered in the subdivision. I believe this requirement should be reinstated and the developer held to it as was originally required.

Specific Concern about entrance to subdivision:

It appears that southern entrance on 26 Road to the subdivision is directly across the street from the homes at 835 and 837 26 Road. This will make it more difficult for these homeowners to safely enter and

exit their properties. Additionally, lights from traffic exiting the subdivision will adversely affect the quiet enjoyment of their properties and no provision to remediate this has been given. We request that this be a requirement for approval.

Thank you for taking these concerns and requests into account and I am requesting that they be made part of the public record.

Jim Sufka
835 26 Road
Grand Junction, CO 81506
970.270.7979

City of Grand Junction Planning Office
250 N 5th St
Grand Junction CO 81501



17 September 2017

Ordinance 2842: The City's compromise promise to preserve the neighborhood

The criteria for development of the 151.35 acre tract bounded by H.75 Rd, 26 Rd, and 26.5 Rd was defined from a long and contentious meeting of the City Council by Ordinance 2842, which passed 4-3 after several failed motions:

The following properties are zoned PR (with a density equivalent to RSF-2) and with a requirement that higher density locate towards the eastern edge & lower density locate towards the western edge of the properties: (legal description follows)

These requirements for density gradation were reaffirmed and application of gross density denied in a 1 June 1995 letter from City Manager Mark Achen to *Dr. Saccomanno* (excerpt of paragraphs 6 and 7 of 8):

We do not agree with your attorney's view that the maximum should be 300 units. City Code establishes a minimum lot size of 21,500 square feet in RSF-2 zones. This requires that the maximum number of lots be calculated on net acreage available after public-rights-of-way, open spaces, wetlands, etc. have been identified.

You are welcome to submit more detailed materials to assist our calculation of the maximum number of units. If you wish to do so, please provide such by Friday, June 9, 1995. This will allow us a week to evaluate your materials. Otherwise, we shall establish the maximum number of units that can be developed on the Trust property at 220.

The current plan to build 303 dwellings on the Weeminuche Subdivision (Figure 2) is similar to plans rejected by the City Council in 1995 (see above quotation) and dishonors two requirements of City Ordinance 2842. These requirements, clarified by City Manager Mark Achen a month after its passage, allow no more than 220 dwellings, and specify a density gradation from east to west. The neighborhood surrounding 95% of the perimeter of the Weeminuche Subdivision, a 151.35 acre tract, is entirely rural and almost entirely built out. This plan will severely degrade the character of the surrounding area, is inconsistent with the City's Comprehensive Plan, and dishonors the promised development plan made at the 3 May 1995 City Council meeting to residents who were unanimously opposed to zoning desired by the landowner. Most residents of the 88 parcels within the 1/4 mile wide swath surrounding on the west, south, and north sides who were at that meeting still reside here and vividly recall promises documented by the verbatim of that meeting and clarifications added after. We expect rejection of the proposed plan and await a plan that honors the visionary compromise of Ordinance 2842. As described below, the stark contrast and disharmony between existing neighborhoods and the proposed subdivision will entirely disappear if Ordinance 2842 is followed.

Elements of the compromise visionary plan by the City Council in 1995

At the 1995 meeting, the landowner asked the City to change zoning to RSF-4 (quarter acre minimum lot size) with annexation, whereas virtually all other residents desired to retain AFT zoning (5 acre lots) specified by the Appleton Plan that preceded annexation. The compromise of Ordinance 2842 by the 1995 City Council offers an opportunity to develop a visionary plan that gracefully grades from suburban parcel densities of Paradise Hills and Summer Hill to the east into the vast rural low density area that extends unbroken to Fruita. Within this vast rural low density region are Quail Run, Red Ranch, Northside, and many other subdivisions that blend in well with surrounding agricultural land and are unrecognizable in Figure 3. We provide an example (Figure 4) that precisely calculates the number of parcels within each 40 acre tract of land within Weeminuche Subdivision to match the average of the three adjacent 40 acre tracts outside the subdivision. In this example model, the total number of parcels within Weeminuche Subdivision is 122, and the density decreases from east to west. Parcel densities calculated for western Weeminuche Subdivision are virtually identical to those of Quail Run, whereas those for eastern Weeminuche Subdivision are virtually identical to those of Paradise Hills. All four 40 acre quadrants of Weeminuche Subdivision are within RSF-2 zone and R-2 as well. Every resident, whether inside or outside of the subdivision, enjoys a compatible neighborhood on all sides. We ask the City to reject the current proposal for Weeminuche Subdivision and to await a proposal that honors the zoning requirements promised to residents in 1995; most of these same residents now await its fulfillment.

Contrasting neighborhoods: Well established rural neighborhood and suburban

By 1995 the area surrounding the Weeminuche Subdivision was well established as rural, with about 1/3rd of the surrounding parcels currently grazing horses, llamas, alpacas and other large animals. All major thoroughfares negotiate hilly terrain and are virtually devoid of shoulders (Figure 1). Only 7 of the 303 parcels exceed 1/2 acre in the proposed plan. The addition of 303 dwellings (Figure 2) within an area of 0.235 square miles adds a population that is 165% of the existing population of the 1.25 square mile area surrounding the development on 3 sides, that is, a density contrast of 9, and embeds 1 of every 50 residents of the City within the midst of farm animals. Imagine trying to ease your horse trailer out onto a single lane roadway used by residents in a hurry to make it to the office on time. The current plan does not address transition from rural to suburban, dishonoring both Ordinance 2842 and goal 7 of the Comprehensive Plan.

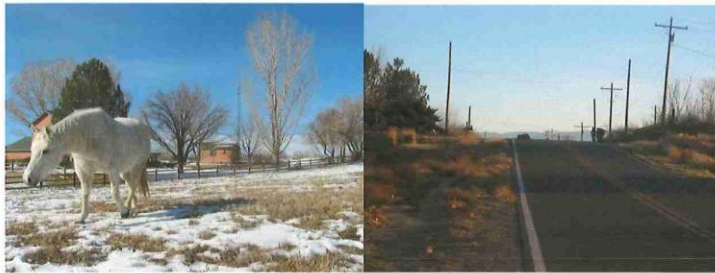


Figure 1. Left: Farm animals are common residents of area surrounding proposed development. Right: View north on 26.5 Rd (7th St) 1/4 mile north from H Rd.

Residents who have migrated to our type of neighborhood, attracted by its quality living and extraordinary stability, include highly accomplished professionals such as a recent City mayor, doctors and lawyers, and many other occupations. Such professionals are well known to be supporters of the arts and sciences, and often philanthropic, great assets to any community. The City will not attract such residents into the Weeminuche Subdivision as currently planned, and many who reside outside will relocate; some already have. Development as promised by Ordinance 2842 offers a similar neighborhood within the western part of the Weeminuche Subdivision to attract residents like those who have typically lived here for 30 years.

No services are available or planned, with the closest market or any service available 3 miles distant from the proposed subdivision. To reach any required service, new residents will exit mostly to the south via 26 and 26.5 Roads, greatly increasing traffic density. To be sure, roads will eventually be upgraded to standards for the markedly increased traffic flow, but until then the present residents of the surrounding area will find the roadways, particularly 26 Road and H.75 Road highly unsafe with suburban traffic flow rates on rural roadways. No road enclosing the proposed subdivision has any shoulder to accommodate the recreational walkers, runners, or bicyclists that use these roads in great numbers, including us. These roads are not designed for such volume and will be unsafe for drivers as well. The proposed Weeminuche Subdivision will greatly endanger the use of the rural roads that surround it.

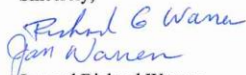
Infill: A key concept of the Comprehensive Plan

Figure 3, which shows parcel densities throughout the Grand Valley, demonstrates that the proposed subdivision certainly does not "reduce sprawl" to support the goal of Infill, which is "a high priority of the Comprehensive Plan".

Honor the promise of Ordinance 2842, a visionary compromise by the 1995 City Council

The compromise of Ordinance 2842 by the 1995 City Council offers an opportunity to develop a visionary plan that gracefully grades from suburban parcel densities of Paradise Hills and Summer Hill to the east into the vast rural low density area that extends unbroken to Fruita. Every resident, whether inside or outside of the subdivision, will have compatible neighborhoods on all sides when the original compromise is honored. The City has received its 30 acre parcel across 26.5 Rd from the Catholic Church, the landowner obtained zoning coupled with sewer service from annexation that allows the highest density consistent with surrounding, established rural neighborhoods. Now residents of 183 rural parcels and 818 suburban parcels within the half mile surrounding Weeminuche Subdivision await fulfillment of our end of the bargain: a plan that preserves neighborhoods surrounding proposed development. We ask the City to reject the current proposed plan and to await a proposal that honors the zoning requirements promised to the residents in 1995. Our neighborhood awaits a plan that best suits and preserves this lovely part of the Grand Valley, one that honors the visionary compromise of Ordinance 2842.

Sincerely,


Jan and Richard Warren
2622 H Road
Grand Junction, CO 81506

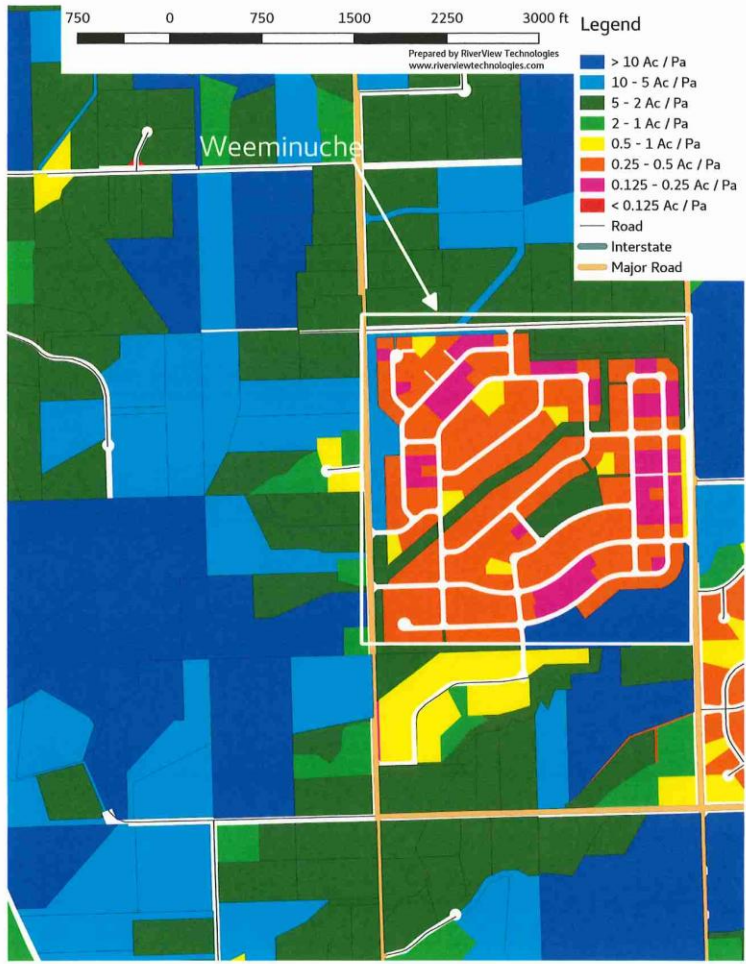


Figure 2. Parcel density for proposed 151.35 acre Weeminuche subdivision, 303 total parcels.

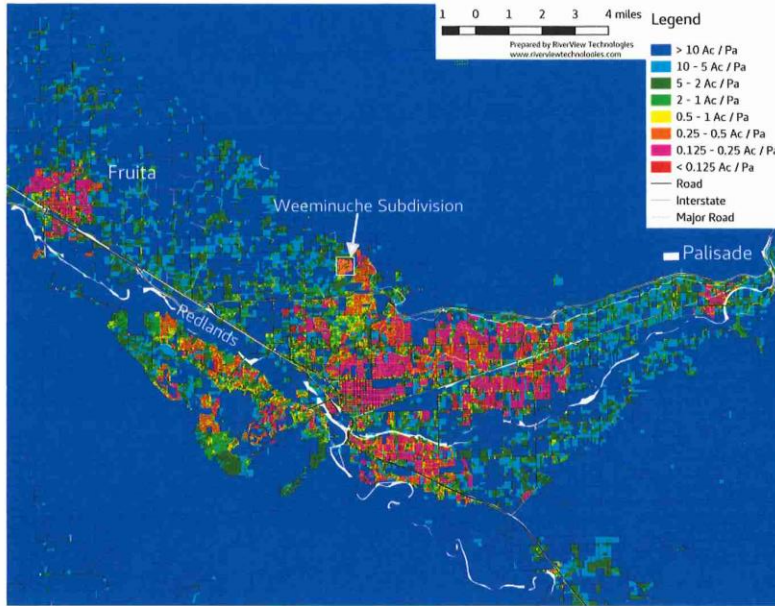


Figure 3. Parcel density for proposed 151.35 acre Weeminuche subdivision, 303 total parcels, compared to densities throughout Grand Valley.

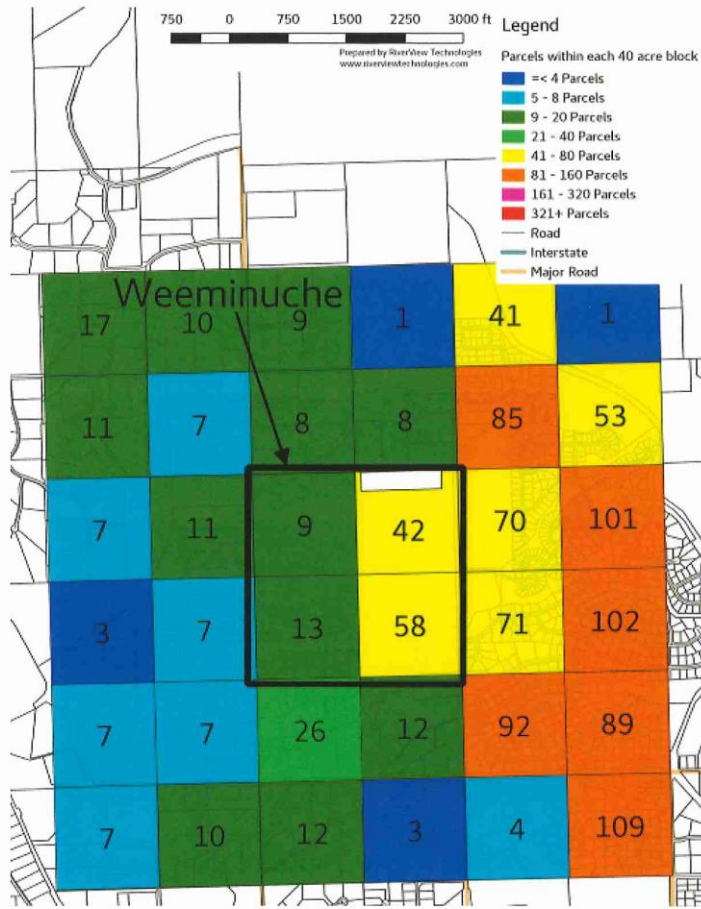


Figure 4. Number of parcels for each 40 acre tract calculated for 151.35 acre Weeminuche subdivision to match average for three immediately adjacent 40 acre tracts outside subdivision. Number of parcels for northeasterly 40 acre tract within subdivision is adjusted for smaller (31.35 acre) area.

Attachment 9

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE APPROVING THE OUTLINE DEVELOPMENT PLAN AS A PLANNED DEVELOPMENT WITH A DEFAULT ZONE OF R-2 (RESIDENTIAL –2 DU/AC) FOR THE DEVELOPMENT OF 303 SINGLE-FAMILY DETACHED DWELLING LOTS TO BE KNOWN AS WEEMINUICHE SUBDIVISION

LOCATED BETWEEN 26 & 26 ½ ROADS, SOUTH OF H ¾ ROAD

Recitals:

The applicant, 26 Road LLC, proposes to develop a 303 lot, single-family detached residential subdivision to be located between 26 & 26 ½ Roads, south of H ¾ Road on a total of 151.18 +/- acres to be constructed within seven phases.

The request for an Outline Development Plan as a Planned Development with a default R-2 (Residential—2 du/ac) has been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning, deviations and conditions of approval for the Outline Development Plan for Weeminuche Subdivision.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed Outline Development Plan 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” by providing;

1. *Reduced traffic demands.* An approval of this plan will increase traffic from what exists today, however, this plan will reduce traffic demand in relation to the 2007 PD and Outline Development Plan on the property that had an approved density of 4 units per acre.
2. *Greater quality and quantity of public and/or private open space.* The Applicant is proposing over 33 acres of open space (21% of the total acreage of the property), which will be owned and maintained by a homeowners’ association and respective utility companies such as Grand Valley Water User’s Association and the City of Grand Junction. Trails will be constructed by the developer(s) and maintained by the HOA for the benefit and use of the public. The HOA tracts will be landscaped along with the construction and development of hard and soft surface trails within the subdivision and will provide an integrated bicycle and

pedestrian system. When fully developed, the Weeminuche subdivision will provide over 14,500 linear feet of paved and soft surface trails (2.74 miles). All trails will be dedicated for general public use and, other than the Leach Creek trail, the proposed trails are not required by Code and serve as a community benefit for the Planned Development. All pedestrian trails and passive recreational areas will be constructed with each individual phase and appropriate public pedestrian easements will be dedicated at that time.

3. In addition, the proposed development preserves environmentally sensitive areas (Leach Creek) and proposes both active and passive recreational areas throughout the development that includes trails, picnic shelters and play areas within HOA tracts. (see attached Exhibit A)

After reviewing the application for a rezone to PD with an R-2 default zone district and an Outline Development Plan for the proposed Weeminuche Subdivision, PLD-2017-221, the following findings of fact have been made:

1. The Planned Development is in accordance with all criteria in Section 21.02.150 (b) (2) of the Grand Junction Zoning and Development Code.
2. Pursuant to Section 21.02.150(a), the Planned Development has been found to have long term community benefits including:
 - a. The provision of over 33 acres of open space, including expansive buffered landscape tracts adjacent to major roadways, and
 - b. The dedication and construction an integrated public trail system of hard and soft surface trails, picnic shelters and play areas.
3. The Planned Development is consistent with the vision, goals and policies of the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE OUTLINE DEVELOPMENT PLAN AS A PLANNED DEVELOPMENT FOR THE WEEMINUCHE SUBDIVISION IS APPROVED WITH THE FOLLOWING STANDARDS AND DEFAULT ZONE:

- A. This Ordinance applies to the following described property:

A parcel of land situate in the S 1/2 NW 1/4 and the N 1/2 SW 1/4 of Section 26, Township 1 North, Range 1 West, City of Grand Junction, Mesa County, Colorado, being more particularly described as follows:

Beginning at the N 1/16 corner of said Section 26, the basis of bearing being N89°58'25"E along the north line of said S 1/2 NW 1/4 to the NW 1/16 corner of said Section 26; thence N89°58'25"E a distance of 1317.20 feet to the NW 1/16 corner; thence S00°00'28"W a distance of 40.00 feet to the south right-of-way line of H 3/4 Road as recorded in Book 2139 at Page 647; thence N89°52'41"E a distance of 85.80 feet along said south line; thence S00°15'15"E a distance of 208.66 feet; thence N89°54'37"E a distance of 1043.64 feet; thence N00°13'19"W a distance of 209.24 feet to

said south right-of-way line; thence N89°52'41"E a distance of 157.63 feet along said south line; thence S00°02'15"W a distance of 1279.71 feet running parallel with and 30.00 feet west of the east line of said S 1/2 NW 1/4; thence S00°01'38"W a distance of 659.87 feet running parallel with and 30.00 feet west of the east line of said N 1/2 SW 1/4; thence S89°55'07"W a distance of 10.00 feet; thence S00°01'38"W a distance of 634.65 feet running parallel with and 40.00 feet west of the east line of said N 1/2 SW 1/4; thence along the northerly line of a boundary agreement as recorded in Book 4249 at Page 204 the following six courses:

1.) S85°55'46"W a distance of 246.52 feet 2.) N00°01'56"E a distance of 15.00 feet 3.) S86°59'39"W a distance of 23.87 feet 4.) S89°07'14"W a distance of 22.44 feet 5.) S88°22'07"W a distance of 196.46 feet 5.) S13°27'26"W a distance of 16.70 feet to the south line of said N 1/2 SW 1/4; thence S89°54'58"W a distance of 783.60 feet to the SW 1/16 corner of said Section 26; thence S89°55'03"W a distance of 1316.04 feet to the S 1/16 corner of said Section 26; thence N00°01'07"W a distance of 2639.94 feet to the point of beginning.

Said parcel contains 151.18 acres more or less.

- B. This Property is zoned PD (Planned Development) with the following standards and requirements:

Establishment of Uses:

The Plan allows only Single Family detached units.

Density:

The proposed density for the Weeminuche Subdivision is 2 dwelling units per acre. The Comprehensive Plan Future Land Use Map designates this property as Residential Medium Low (2 – 4 du/ac). The Applicant is requesting a default zone of R-2, which has no minimum density and allows up to a maximum density of 2 dwelling units/acre.

Access:

The proposed subdivision will take access from 26 Road in two locations and from 26 1/2 Road in two locations. One access point is proposed from H 3/4 Road along with a separate street connection with the existing Freedom Heights subdivision to the south (Liberty Lane). Center left turn lanes in the two entrance locations within 26 1/2 Road will be constructed as part of the subdivision development. Internal streets and private shared drive-ways will be constructed per the Code.

Open Space and Pedestrian Amenities:

The Plan provides over 33 acres of open space (21% of the total acreage of the property). Some of this open space acreage will be tracts held by a homeowner's association (HOA) for purposes of landscaping and respective utility companies such as Grand Valley Water User's Association for retention of their existing drainage infrastructure and the City of Grand Junction. The HOA tracts will be landscaped along with the construction and development of hard and soft surface trails within the

subdivision which will provide an integrated bicycle and pedestrian system. When fully developed, the Weeminuche subdivision will provide over 14,500 linear feet (2.74 miles) of hard and soft surface trails open for public use.

Within the proposed publicly City of Grand Junction owned tract adjacent to Leach Creek at the southeast corner of the property, a 10-foot-wide concrete trail will be constructed and will connect with the existing 10-foot-wide concrete trail located within the Freedom Heights Subdivision as required as part of the Urban Trails Master Plan. Also, in-lieu of constructing the minimum of 5' wide sidewalks adjacent to 26, 26 ½ and H ¾ Road, the Applicant is proposing to construct an 8 foot wide trail within a public pedestrian easement within a 69 foot to 115-foot-wide landscape buffer HOA tract of land adjacent to 26 Road, a 30-foot wide HOA tract of land adjacent to H ¾ Road and a 40-foot wide tract of land adjacent to 26 ½ Road. A small pocket park with an irrigation pond, play area and picnic shelter will also be located in the center of the development and will be improved with an 8 foot wide gravel walking trail around the perimeter of the pond.

As identified, the amount of developed open space meets Code requirements for clustering. In addition, the public trails being proposed, other than the Leach Creek trail, are not required by Code and serve as a community benefit for the Planned Development.

All pedestrian trails will be constructed with each individual phase and appropriate public pedestrian easements will be dedicated at that time.

Phasing:

Pursuant to Section 21.02.150 (B) (4) (iii) Validity, the first filing shall commence by December 31, 2018 and the final filing shall be approved within 10 years of the Outline Development Plan approval.

Cluster Provisions:

The Applicant is interested in developing the Weeminuche Subdivision as a residential single-family detached subdivision to meet the R-2 zone district densities and proposes to utilize the cluster provisions of the Code to preserve and incorporate open space areas of the property. The amount of open space proposed (33 acres) would allow for minimum lot size of 10,050 sq. ft. in accordance with the Cluster Development provisions of Section 21.03.060 (c)(2). As proposed, each lot exceeds these minimum requirements. The cluster development provisions allow the applicant to utilize the bulk requirements (building setbacks, minimum lot width, lot coverage, etc.), of the zoning district which has the closest lot size, which, in this case, is the R-4 (Residential – 4 du/ac) zone district.

Subdivision Signage:

The Applicant is proposing to have two subdivision signs located at each of the six subdivision entrances (12 signs total). Subdivision signage will be placed in an HOA tract that abuts the public right-of-way and will not exceed 8' in height and will each be 16 sq. ft. Requested number of signs, square footage and sign height are all in conformance with Section 21.02.150 (b) of the Zoning and Development Code.

Default Zone:

Under the Cluster Development Provision of the Code, the Applicant is proposing to utilize the dimensional standard for the R-4 (Residential – 4 du/ac) zone district as follows:

- Front yard setback (Principal/Accessory): 20'/25'.
- Side yard setback (Principal/Accessory): 7/3'.
- Rear yard setback (Principal/Accessory): 25'/5'
- Maximum building height: 40'.
- Maximum Lot Coverage: 50%.
- Minimum Lot Area: 10,050 sq. ft.

Section 21.030.030 (d) (5) of the Code can also be utilized for setback reduction purposes for lots abutting open space tracts.

Deviations:

No special deviations are requested by the applicant as part of the ODP application. Proposed residential development will meet or exceed all Zoning Code requirements as identified.

Drainage:

As part of the subdivision development, the applicant will be relocating the existing Corchoran Wash at the northwest corner of the development. The existing drainage channel will be piped underground in an anticipated 30" to 36" pipe and rerouted along the H ¾ Road and 26 Road rights-of-way and reconnected downstream. Applicant has obtained approval for this relocation from Grand Valley Water Users Association which maintains the wash. The Applicant's engineer has also provided information stating that drainage will not damage or impact existing drainage patterns either upstream or downstream with this proposed relocation.

Introduced for first reading on this _____ day of _____, 2017 and ordered published in pamphlet form.

PASSED and ADOPTED this _____ day of _____, 2017 and ordered published in pamphlet form.

ATTEST:

President of City Council

City Clerk

Exhibit A – Outline Development Plan

