



**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET
TUESDAY, JUNE 12, 2012, 6:00 PM**

Call to Order

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

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

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

Announcements, Presentations and/or Prescheduled Visitors

Consent Agenda

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

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

1. Minutes of Previous Meetings

None available at this time.

2. Summer Hill Subdivision Amendment – Planned Development – Amendment[Attach 2](#)

Request a recommendation of approval to City Council to amend the existing PD, Planned Development Ordinance and Preliminary Plan for Summer Hill Filing 6 and Future Filings to modify the minimum side yard building setback requirement from 7' to 5' for principal structures, to change the maximum lot coverage from 50% to 70% and to clarify the bulk requirements and allowed housing types. Request is also to approve a phasing plan of up to 6 years or until 2018 in order to obtain approval for Future Filings 7 & 8.

FILE #: PLD-2012-247
PETITIONER: Kevin Bray – Paradise Hills Properties
LOCATION: Summer Hill Court
STAFF: Scott Peterson

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

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

Public Hearing Items

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

3. None**General Discussion/Other Business****Nonscheduled Citizens and/or Visitors****Adjournment**

**Attach 2
Summer Hill Subdivision**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

MEETING DATE: June 12, 2012
STAFF PRESENTATION: Scott D. Peterson

AGENDA TOPIC: Summer Hill Subdivision, Planned Development Amendment – PLD-2012-247

ACTION REQUESTED: Recommend approval of amendment to Planned Development (PD) to City Council.

BACKGROUND INFORMATION					
Location:		Summer Hill Court			
Applicant:		Paradise Hills Properties			
Existing Land Use:		Residential subdivision comprising of single-family attached/detached units and vacant land			
Proposed Land Use:		N/A. Application is to amend bulk requirements on the previously adopted Preliminary Plan and Ordinance 3647.			
Surrounding Land Use:	North	Grand Junction Regional Airport			
	South	Residential (Summer Hill Filings 3 and 5)			
	East	Grand Junction Regional Airport			
	West	Residential (Grand Vista Subdivision Filings 1 and 2)			
Existing Zoning:		PD, (Planned Development)			
Proposed Zoning:		N/A			
Surrounding Zoning:	North	PAD (Planned Airport Development)			
	South	PD (Planned Development)			
	East	PAD (Planned Airport Development)			
	West	R-4 (Residential – 4 du/ac)			
Future Land Use Designation:		Residential Medium Low (2 – 4 du/ac)			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: Request to amend Ordinance 3647 to amend the bulk standards for Filing 6 and future filings within the PD for small lots (less than 14,000 square feet) and revise the Preliminary Plan in accordance with the amendment for Summer Hill Planned Development.

RECOMMENDATION: Recommend approval to City Council.

ANALYSIS

1. Background:

Summer Hill is zoned PD (Planned Development) with an underlying default zone of R-4 and R-8 depending on lot sizes within the applicable filings. A Preliminary Plan was approved in 1999 and amended in 2009 authorizing development of a maximum of 201 dwelling units on approximately 86.7 +/- acres in eight filings, with a mixture of detached and attached single-family dwelling units. Six filings have been approved and recorded to date.

The Preliminary Plan adopted in 2009 and the PD Ordinance adopted in 2004 specified a 7' side yard setback for principle structures and a lot coverage maximum of 50% for "single-family attached filings." The developer, Paradise Hills Properties, now wishes to modify these two bulk requirements and amend the Plan to authorize construction of either attached or detached dwelling types in Filing 6 and future filings on the lots smaller than 14,000 square feet (small lots) approved originally for attached units.

The applicant asserts that due to present market conditions and banking restrictions on lending for construction of single-family attached units, it is unable to build and market attached units. The applicant would therefore like to construct additional single family detached units with larger square footage in Filing 6 and future filings on the small lots. In order to do so while maintaining the approved lot configuration and density, the applicant requests a decrease in the minimum side yard setback from 7' to 5' and an increase in maximum lot coverage from 50% to 70%. No change to the minimum side yard setback for accessory structures is requested; that will remain the same at 3'.

I support the request for the following reasons. In 2010, with the adoption of the revised Zoning and Development Code, the City approved changes to the R-8 default standards. The changes that are requested (a 5' side yard setback and 70% maximum lot coverage) are consistent with the default standards now in place for an R-8 zone. The land area in the PD to be subject to these new underlying standards is not particularly different from any other R-8 zone. In fact, the minimum lot size will be larger than that in a normal R-8 zone which will continue to provide more openness to the development. Therefore, the applicant is not requesting a side yard setback that is different from what other property owners in an R-8 zoning district in the City limits are required to meet. Also, a 5' side yard setback increases the amount of functional square footage space available for construction while still maintaining adequate spacing between structures. The attached drawings illustrate that for the existing principal structures there is a 7' side yard setback on one side of each unit. The proposed amendment will have 5' on either side, for a total of 10' of spacing per principal structure. This spacing does preserve the character of the neighborhood while allowing construction of a different housing type on already configured lots. I have not independently verified the applicant's claims about the market or the banking restrictions, but from a planning perspective the proposed change is consistent with the overall character of the PD and the underlying R-8 zoning district standards.

The applicant did contact the residents within Filing 6 for input concerning the proposed changes through a letter to the residents followed later by a neighborhood meeting. Filing No. 6 has 26 platted lots, nine of these lots are presently owned by someone other than the applicant. The applicant has found that five owners supported the proposed change to the 5' side yard setback for the principle structure; one owner was against the change with another owner having no opinion. Two property owners did not provide feedback (See attached Owner Survey).

I also support the request to allow a choice of either detached or attached dwelling units within Filing 6 and future filings. When originally approved in 1999, the preliminary plan for Summer Hill specified a certain number of attached and a certain number of detached units. When it was amended in 2009, the preliminary plan was described as permitting 201 single family dwellings, without reference to how many of those would be attached and how many would be detached. Over time the maximum number of detached units specified in the 1999 Plan has been increased in Summer Hill. The applicant represents that attached units have declined in popularity and it is difficult to obtain construction financing for attached units. (My experience as a Planner in Grand Junction would support that the market tends to prefer single family detached, however, due to the increase in need for rental units and smaller living units there have been times when attached units were in more demand. The approval of this request will allow for the market to help dictate what the buyers are looking for while providing a nice diverse community where both opportunities exist and where both already exist.) Summer Hill as a whole already offers a good mix of housing types. Allowing construction of more single family detached houses will not negatively affect the character of the neighborhood, the planned development or its public benefits.

With this plan amendment request, the applicant also wishes to add a phasing schedule which would allow until December 31, 2018, for approval and recording of any future filings. (It is anticipated that there will be two more filings but not required that the Plan be completed in two filings.) The applicant anticipates that given present market conditions this is a reasonable period of time. The Zoning and Development Code for validity of Preliminary Subdivision Plans gives an applicant two years, plus another one year administrative extension or a total three years from the Preliminary Plan approval date in order to receive approval and record a Final Plat, so technically the applicant would have a total of six years to complete the project. This proposed schedule allows that it all be completed within six years without requiring an intermediate filing. In considering the time it has taken for this Planned Development to build out and other development approvals pending within the City based on the present economic and market conditions, I recommend the schedule as being reasonable and feasible for development under the remainder of the Plan and also because all future development under the Plan will conform with the requirements of the City's present Zoning and Development Code.

The Summer Hill PD was originally approved under the 1998 Zoning and Development Code, however, with this amendment any future filings (Filings 7 & 8) will be reviewed under and must comply with the 2010 Zoning and Development Code.

2. Consistency with the Comprehensive Plan:

The proposal to amend the bulk requirements for the existing PD, (Planned Development) for Summer Hill is consistent with the following goal of the Comprehensive Plan:

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.

The proposed PD amendment to modify on those lots with the required minimum side yard setback from 7' to 5' for a principal structure and the maximum lot coverage from 50% to 70% and to allow a mix of detached and attached housing types will provide a broader mix of housing types in the community as both single-family detached and attached dwelling units will be allowed in the small lot filings. These changes will also allow greater flexibility in the design of residential dwelling units while working with bulk requirements consistent with an R-8 zoning district.

3. Consistency with Section 21.02.150 (e) of the Grand Junction Zoning and Development Code:

The use, density, bulk performance and default standards contained in an approved PD rezoning ordinance may be amended only as follows, unless specified otherwise in the rezoning ordinance:

a. No use may be established that is not permitted in the PD without amending the rezoning ordinance through the rezoning process. Uses may be transferred between development pods/areas to be developed through an amendment to the ODP provided the overall density for the entire PD is not exceeded;

Summer Hill is a residential PD and the use will continue to be residential. No use is being established that is not permitted in the PD for Summer Hill. Request is to amend the minimum side yard setback for principal structures for Filing 6 through future filings from 7' to 5' and change the maximum lot coverage from 50% to 70%, plus additional clarification as to allowed housing types in the Preliminary Plan.

b. The maximum and minimum density for the entire PD shall not be exceeded without amending the rezoning ordinance through the rezoning process; and

Summer Hill was approved in 1999 to have a maximum of 201 dwelling units; that density will not change with this amendment.

c. The bulk, performance and default standards may not be amended for the PD or a development pod/area to be developed without amending the PD rezoning ordinance through the rezoning process.

Bulk, performance and default standards are being amended through the rezoning process. See the following which specifically addresses the rezone review criteria.

4. Consistency with Section 21.02.140 (a) of the Grand Junction Zoning and Development Code:

Rezone requests must meet one or more of the following criteria for approval:

a. Subsequent events have invalidated the original premises and findings;

When the PD was enacted and the Preliminary Plan approved, the market was much more active and lending institutions had more relaxed standards and/or construction lending was more readily available for a wide variety of housing types, including attached units. Market changes have occurred over the years resulting in different needs for different residential products at different times. The setback and maximum lot coverage modification will facilitate the ability of the Plan to adapt to those needs without continually requesting modifications to the Plan. The flexibility of the Plan is consistent with a plan development and the public benefit of providing the appropriate housing type that is needed. Also, the proposed 5' side yard setback for principal structures and maximum lot coverage percentage will comport with the standards of the default R-8 zoning district.

b. The character and/or condition of the area has changed such that the amendment is consistent with the Plan;

N/A. The character of the area has not changed and will not be affected by the requested amendments.

c. Public and community facilities are adequate to serve the type and scope of the land use proposed;

Public and community facilities are adequate to serve the type and scope of the land use proposed. As referenced above, the overall density of Summer Hill will not be affected by the proposed changes. The residential development will continue to derive benefits from the options and square footage of housing that can be developed which will make more efficient and effective use of the land and the infrastructure.

- d. *An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land uses;*

N/A.

- e. *The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.*

The Summer Hill planned residential development will continue to derive benefits from the proposed amendments by providing additional building design options for housing which will make more efficient and effective use of the land and the infrastructure.

5. Consistency with Section 21.02.150 (b) (2) of the Grand Junction Zoning and Development Code:

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

- (i) The Comprehensive Plan, Grand Valley Circulation Plan and other adopted plans and policies;*
- (ii) The rezoning criteria provided in GJMC 21.02.140;*
- (iii) The planned development requirements of Chapter 21.05 GJMC;*
- (iv) The applicable corridor guidelines and other overlay districts in Chapter 21.07 GJMC;*
- (v) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;*
- (vi) Adequate circulation and access shall be provided to serve all development pods/areas to be developed;*
- (vii) Appropriate screening and buffering of adjacent property and uses shall be provided;*
- (viii) An appropriate range of density for the entire property or for each development pod/area to be developed;*
- (ix) An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed;*
- (x) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed; and*

When the PD was originally approved in 1999 the criteria were found for approving the outline development plan (ODP) and later the preliminary plan. The current Zoning and Development Code no longer requires a preliminary plan, so the amendment to the preliminary plan shall be addressed as an amendment to the ODP. The current Code requires a finding that a public benefit is derived from a planned development. Though this was not a specific requirement under the Code in effect in 1999, a public benefit was provided with the Summer Hill Planned Development with the efficient infrastructure, usable open space, and the versatile housing choices. It is this Planner's opinion that all criteria for the ODP have been met with the original approved planned development and the previous amendments to the planned development complying with the criteria and the requested amendments with this application only affecting minimal changes to the plan with the proposed bulk standards and the proposed development schedule.

FINDINGS OF FACT/CONCLUSIONS:

After reviewing the Summer Hill Planned Development Amendment application, PLD-2012-247, a request to modify the minimum side yard setback requirement from 7' to 5' for principal structures and to change the maximum lot coverage from 50% to 70% for small lots in Filing 6 and future filings [large lots (14,000 square feet or larger) to remain single family detached], and to allow both/either attached and/or detached units in any given filing based upon bulk standards, the following findings of fact and conclusions have been determined:

1. The requested plan amendments are consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria of Sections 21.02.150 (e), 21.02.140 (a), and 21.02.150 (b) (2) of the Zoning and Development Code have all been met.
3. The requested phasing schedule for future filings by December 31, 2018 is in accordance with Section 21.02.070 (a) (8) of the Zoning and Development Code.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested Planned Development Amendments, PLD-2012-247, to the City Council with the findings of fact and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on Planned Development Amendment, PLD-2012-247, I move that the Planning Commission forward a recommendation of approval for the amendment to the Planned Development for Summer Hill for small lots in Filing 6 and future filings for the minimum Side Yard Setback requirement reduced from 7' to 5' for principal structures, to change the maximum lot coverage from 50% to 70%, and to allow both/either attached and/or detached units in any given filing based on bulk standards with an

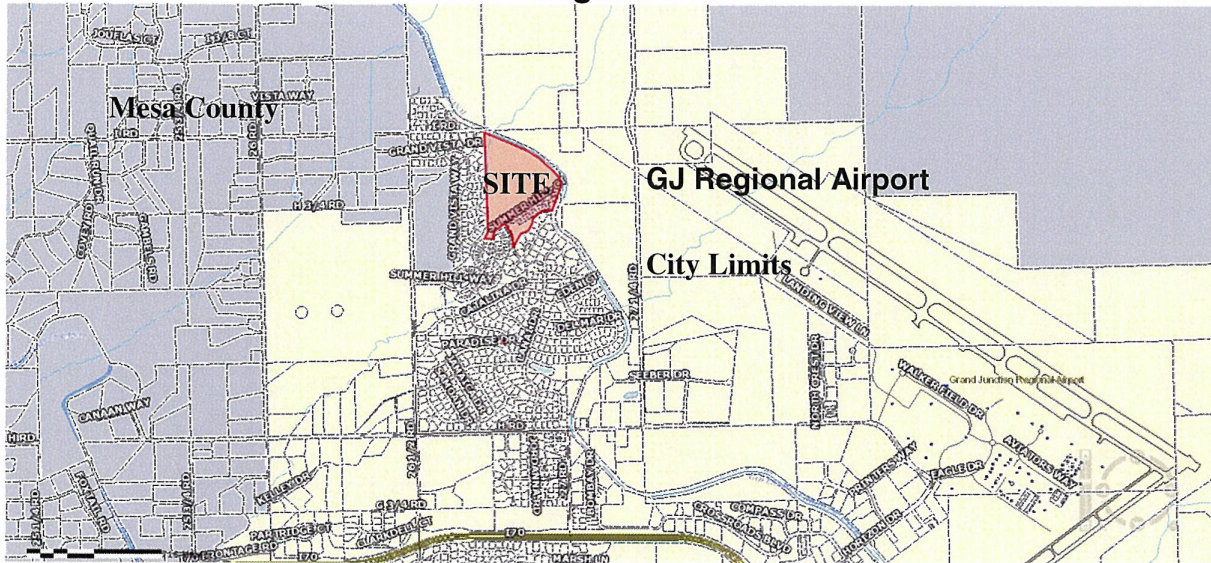
approved phasing schedule for the PD to be completed in its entirety by December 31, 2018, with the findings of fact and conclusions listed in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Comprehensive Plan / Existing City Zoning
Revised Preliminary Plan Summer Hill Subdivision
Summer Hill Filing No. 6 Setback Exhibit
Summer Hill Filing No. 6 Owner Survey
Correspondence from Citizens/Neighborhood Meeting Minutes
Planned Development Rezone Ordinance

Site Location Map – Summer Hill No. 6

Figure 1



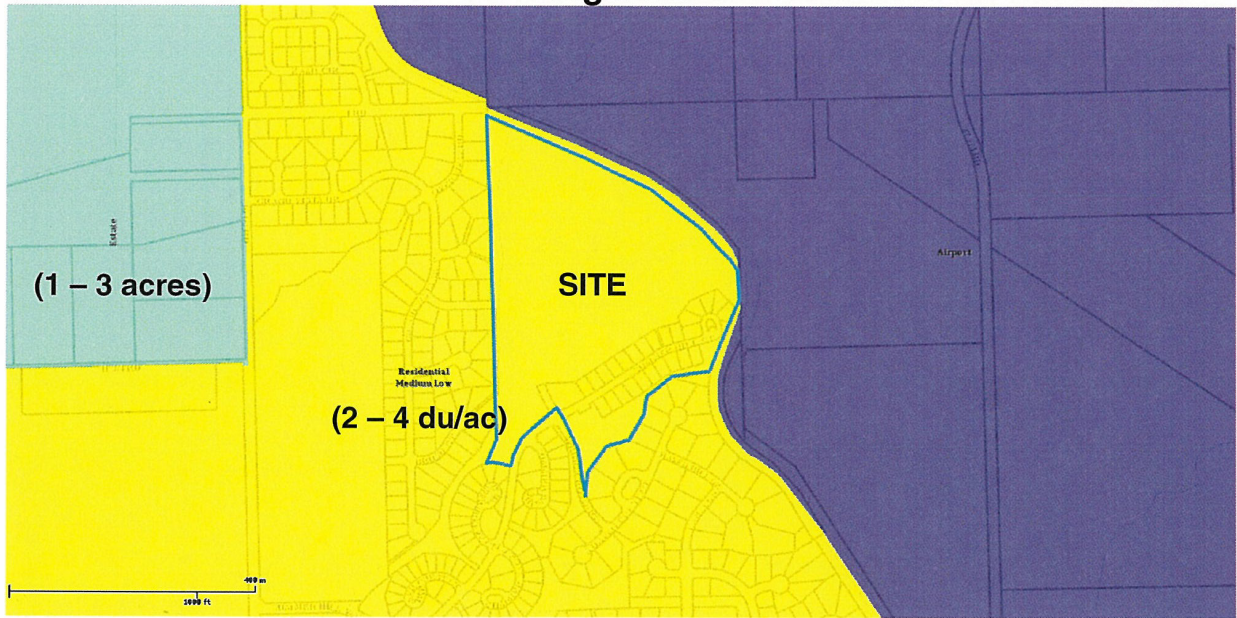
Aerial Photo Map – Summer Hill No. 6

Figure 2



Comprehensive Plan

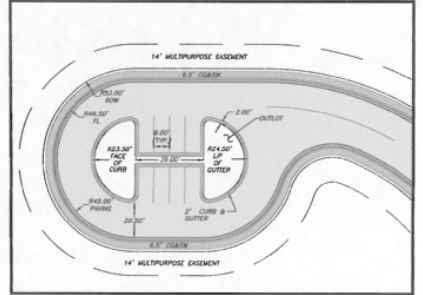
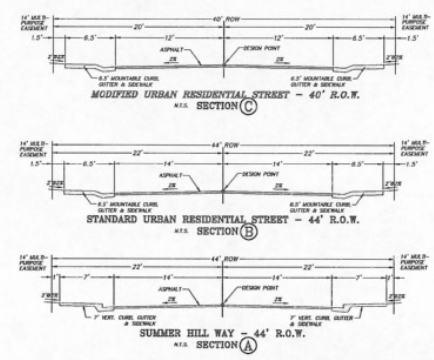
Figure 3



Existing City Zoning

Figure 4





BULK REQUIREMENTS

LARGE LOT - SINGLE FAMILY DETACHED
 MINIMUM LOT AREA: 4,000SF
 MINIMUM STREET FRONTAGE: 40'
 MAXIMUM BUILDING HEIGHT: 22'
 MINIMUM SIDE YARD (PRINCIPAL STRUCTURE): 10'
 MINIMUM SIDE YARD (ACCESSORY STRUCTURE): 3'
 MINIMUM REAR YARD (PRINCIPAL STRUCTURE): 30'
 MINIMUM REAR YARD (ACCESSORY STRUCTURE): 10'
 MINIMUM REAR YARD DECK: 0'
 MINIMUM FRONT YARD: 20'
 MAXIMUM BUILDING COVERAGE: 30%

SMALL LOT - SINGLE FAMILY ATTACHED AND DETACHED
 MINIMUM LOT AREA: 4,500SF
 MINIMUM STREET FRONTAGE: 20'
 MAXIMUM BUILDING HEIGHT: 20'
 MINIMUM SIDE YARD (PRINCIPAL STRUCTURE): 5'
 MINIMUM SIDE YARD (WHERE ATTACHED): 0'
 MINIMUM SIDE YARD (ACCESSORY STRUCTURE): 3'
 MINIMUM REAR YARD (PRINCIPAL STRUCTURE): 15'
 MINIMUM REAR YARD (ACCESSORY STRUCTURE): 10'
 MINIMUM REAR YARD OPEN & UNCOVERED DECK: 0'
 (FILINGS 1, 4 & 5-8 ONLY)
 MINIMUM FRONT YARD: 20'
 MAXIMUM BUILDING COVERAGE: 70%

IN THE REAR YARD BEGINNING TWENTY FEET BACK FROM THE FRONT OF THE HOUSE: 1) OPEN AND UNCOVERED DECKS AND CONCRETE SLAB PATIO AREAS LOCATED ON THE GROUND LEVEL OF THE HOUSE SHALL HAVE A REAR AND SIDE YARD INCLUDING COMMON WALL (PROPERTY LINE) SETBACK OF ZERO FEET. 2) OPEN AND COVERED (INCLUDING OVERHANG) DECKS AND CONCRETE SLAB PATIO AREAS LOCATED ON THE GROUND LEVEL OF THE HOUSE SHALL HAVE A REAR AND SIDE YARD INCLUDING COMMON WALL (PROPERTY LINE) SETBACKS OF ZERO FEET FOR THE DECK OR CONCRETE SLAB, THREE FEET FOR ALL SUPPORT COLUMNS AND ONE FOOT FOR THE OVERHANG.

TYPICAL CUL-DE-SAC DETAIL
 NTS

- NOTES:**
- EXISTING AND LONG RANGE 65' LDM NOISE CONTOUR OBTAINED FROM "AIRPORT MASTER PLAN FOR WALKER FIELD AIRPORT", PREPARED BY COPPANY ASSOCIATES, INC., JUNE 1997.
 - LOTS THAT HAVE FRONTAGE ON SUMMER HILL WAY, BUT ALSO HAVE FRONTAGE ON ANOTHER RESIDENTIAL STREET, WILL BE REQUIRED TO TAKE ACCESS OFF OF THAT RESIDENTIAL STREET.
 - OUTLOTS IDENTIFIED WITHIN CUL-DE-SACS AND PARKING AREAS WILL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION ON THE FINAL PLAN.
 - LOT 11, BULK FILING 4 SHALL GAIN ACCESS FROM THE "EYEBROW" PORTION OF HAVEN CREST CIRCLE.
 - FILING-LOT 11, BLOCK 1, FILING 3 FENCING WITHIN THE 20 FT. SETBACK FROM THE PROPERTY LINE ADJACENT TO SPRING CROSSING ROAD WILL BE LIMITED TO 30" IN HEIGHT FOR A SOLID FENCE, 38" 48" FOR AN OPEN FENCE. ALL OTHER FENCING REQUIREMENTS AS STATED IN THE APPLICABLE CITY CODE WILL APPLY.

LAND USE SUMMARY		
	ACRES	PERCENT
LOTS	10.16	46.3%
DRIVE/DRIVE SPIN	36.24	40.6%
STREETS	11.81	13.1%
TOTAL	68.21	100%
TOTAL LOTS	201	MAXIMUM
DENSITY:	2.2	DU/AC

CURRENT ZONING, PD 2.5 ALLOWS FOR A MAXIMUM OF 201 RESIDENTIAL LOTS.

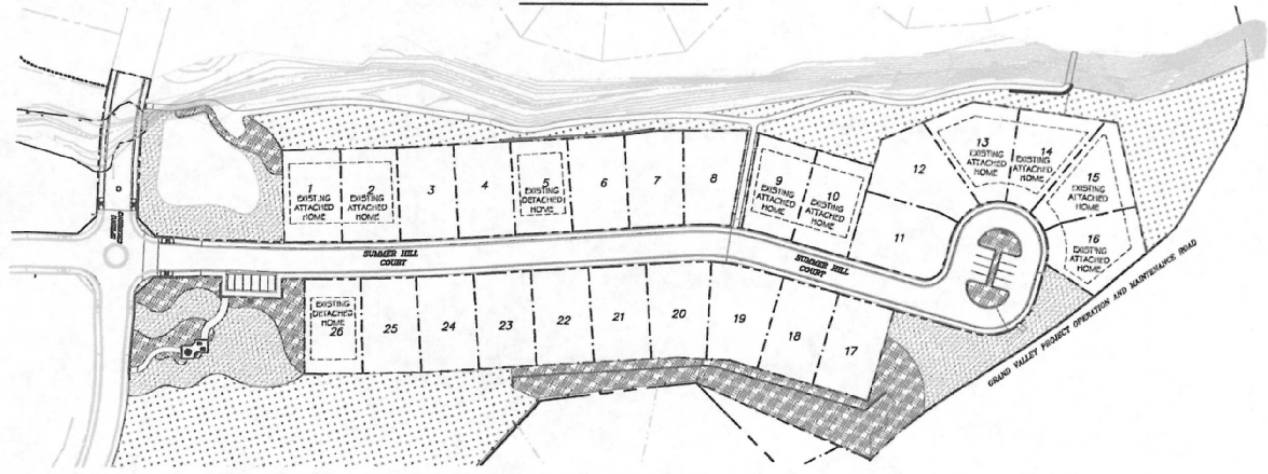
REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	7/20/06	REVISIONS PER CITY REVIEW COMMENTS DATED 7/20/06	ROW
2	7/20/06	REVISIONS PER REVIEW AGENT COMMENTS DATED 7/20/06	ROW
3	8/9/06	REVISED LAYOUT FOR FILINGS 1 & 2	ROW
4	10/26/06	REVISED PHASE LINE 1 & 8, FENCING PLAN, AND REVISED LAND USE SUMMARY	MMB
5	05/07/12	2012 BULK REQUIREMENTS UPDATE, SITE BLOCK LINK	MMB

RIVER CITY CONSULTANTS
 764 Horizon Court, Suite 110
 Grand Junction, CO 81508
 Phone 870.241.4722
 Fax 870.241.8841

SUMMER HILL SUBDIVISION
 REVISED PRELIMINARY PLAN

PROJECT: #0432-07 SCALE: DATE ISSUED: 08/04/08
 DRAWN BY: ROW CHECKED BY: DAT
 SHEET NO. 1 OF 1 SHEETS

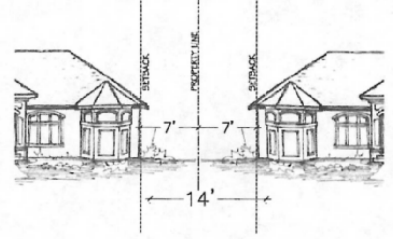
EXISTING UNITS



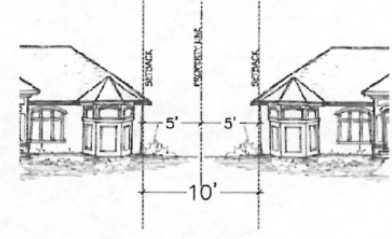
SUMMER HILL FILING 6 SETBACK REQUIREMENTS:

EXISTING HOMES:	PROPOSED UNITS:
FRONT = 20'	FRONT = 20'
SIDE = 7'	SIDE = 5'
REAR = 15'	REAR = 15'

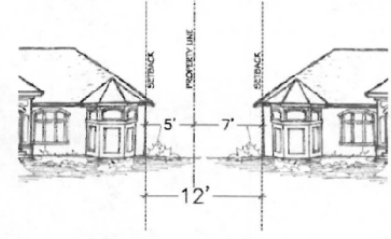
EXISTING SETBACKS



PROPOSED SETBACKS



PROPOSED / EXISTING



SUMMER HILL FILING 6 - SETBACK EXHIBIT

**SUMMER HILL FILING 6
GRAND JUNCTION, CO**

DRAWN BY	SR
CHECKED	SR
JOB NO.	300
DATE	01-30-12
REVISIONS	
DRAWING NO.	SS12-10-0017

SHEET NO.	
STATUS	
<input type="radio"/> DRAFT	
<input type="radio"/> PRELIMINARY	
<input type="radio"/> BID	
<input type="radio"/> CONSTRUCTION	
<input type="radio"/> AS BUILT	

CHAVONNE ROBERTS & ASSOC., INC.
LANDSCAPE AND PLANNING ARCHITECTS
846 GRAND AVENUE
GRAND JUNCTION, CO 81501
PHONE: 970-241-0700
FAX: 970-241-0705
EMAIL: INFO@CRAND.COM

Summer Hill Filing # 6 Owner Survey

January 31, 2012

Dear Owner,

As we continue to look for ways to offer a quality and marketable product in the subdivision in this difficult economy we are looking to amend our side yard setbacks in Filing 6 and future filings.

The current side yard setback is 7' and we are proposing to amend this to 5'. The reason is straightforward. We believe that the additional 2' on either side of the home could be useful in the design of the house and increasing the total square footage.

Most of the units in the subdivision were built as an ATTACHED product, with a **7' side yard setback PER home**. Although attached homes continue to be an attractive option to buyers, securing the financing to build two units at a time has become very restrictive as well as the additional risk a builder must be willing to take on to put two homes on the market as opposed to one. The single family DETACHED units have a side yard setback on both sides of the home totaling **14' side yard setback PER home**. This means that the "building envelope" for DETACHED units is much narrower making it difficult to build product that is comparable in square footage and design as other existing units in the subdivision.

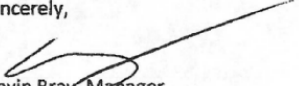
We have met with the City of Grand Junction as well as the fire department about the proposed changes. The fire department does not have a concern as the set-backs are compatible with fire code. The underlying zoning that was established for the Summer Hill Planned Unit Development of RMF-5 supports a 5' side yard setback as the standard.

In order to implement this change we will need to amend the original ordinance which is a formal public process which can take 2-3 months to complete.

Before moving forward with this process we would like to garner feedback and support from the existing owners in Filing # 6. Attached is an exhibit showing the existing homes in Filing #6 including a visual of the proposed setback change. In addition, a Summer Hill Filing 6 Setback Survey feedback form is provided. Please take the time to fill this out and return it.

We appreciate your feedback and your support!

Sincerely,


Kevin Bray, Manager
Paradise Hills Properties, LLC

Summer Hill Filing 6 Setback Survey

As owner(s) of 2666 Summer Hill Ct we have reviewed the material in the attached
(Address)

letter and exhibit titled "Summer Hill Filing 6-Setback Exhibit". In response to the proposed setback change I/we:

Oppose: _____

Support: with obj

Neutral: _____

Comments _____

William A. Small

Owner

8 Mar 2012

Date

James Steiner

Owner

3/8/2012

Date

Kevin Bray

From: heidilacy@comcast.net
Sent: Saturday, March 10, 2012 8:30 AM
To: Kevin Bray
Subject: Re: Emailing: Letter to Filing 6 Owners.pdf

Kevin,
thanks for the e-mail. We don't have any objections to the narrower side set-back of 5 feet, instead of 7 feet. If you need me to fill something out let me know.
Heidi Lacy

From: "Kevin Bray" <kevinbray@brayandco.com>
To: heidilacy@comcast.net
Sent: Thursday, March 8, 2012 4:00:15 PM
Subject: Emailing: Letter to Filing 6 Owners.pdf

Heidi,

Thanks for the call back. Attached is a letter describing the change, the purpose of the change, and an exhibit showing the effect of the change on existing homes. Mainly I am hoping to gain support from Filing 6 owners to help facilitate a smooth process when I make the request to Planning Commission and City Council. Please give me a call if you have any questions. Don't feel like you need to fill it out and send the form but if you could reply to this email with your feedback that would be sufficient.

Thanks again!

Sincerely,

Kevin Bray

The message is ready to be sent with the following file or link attachments:

Letter to Filing 6 Owners.pdf

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Summer Hill Filing 6 Setback Survey

As owner(s) of 2664 Summer Hill Ct we have reviewed the material in the attached
(Address)

letter and exhibit titled "Summer Hill Filing 6-Setback Exhibit". In response to the proposed setback change I/we:

Oppose: _____

Support: _____

Neutral: _____

Comments _____

James E. Boylan
Owner

Mar 1, 2012
Date

Charlotte Boylan
Owner

Mar. 1, 2012
Date

Summer Hill Filing 6 Setback Survey

As owner(s) of 2682-2680 Summer Hill Ct we have reviewed the material in the attached
(Address)

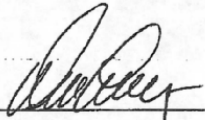
letter and exhibit titled "Summer Hill Filing 6-Setback Exhibit". In response to the proposed setback change I/we:

Oppose: _____

Support: _____

Neutral: _____

Comments _____



Owner

2-6-12

Date

Owner

Date

Summer Hill Filing 6 Setback Survey

As owner(s) of 2665 Summer Hill Ct we have reviewed the material in the attached
(Address)

letter and exhibit titled "Summer Hill Filing 6-Setback Exhibit". In response to the proposed setback change I/we:

Oppose:

Support:

Neutral:

Comments _____

Joseph A. Kelly
Owner

2/3/12
Date

Shelley J. Kelly
Owner

2/3/12
Date

Summer Hill Filing 6 Setback Survey

2682 Summer Hill Ct.

As owner(s) of _____ Summer Hill Ct we have reviewed the material in the attached
(Address)

letter and exhibit titled "Summer Hill Filing 6-Setback Exhibit". In response to the proposed setback
change I/we:

Oppose:

Support:

Neutral:

Comments: I AM Absolutely
OPPOSED
to this change.

Susan K. Cox 3/8/12
Owner Date

no other owner
Owner Date

Summer Hill Filing 6 Setback Survey

As owner(s) of See below* Summer Hill Ct we have reviewed the material in the attached
(Address)

letter and exhibit titled "Summer Hill Filing 6-Setback Exhibit". In response to the proposed setback
change I/we:

Oppose: _____

Support: _____

Neutral: _____

Comments much more efficient use of lots

Parade Hills Realty 1/31/12
Owner [Signature] Date

Owner Date

* lots 3-8, 11-12, 17-25 = 17 lots

Thursday, May 03, 2012

to: SCOTT PETERSON SR PLANNER - CITY OF GRAND JUNCTION, CO -- 250 N 5TH STREET - 970-244-1447

reference notice of application: PLD -2012-247 SUMMER HILL FILING 6 PLAN AMENDMENT - 2664 SUMMER HILL COURT -- Request approval to amend the existing PD Planned Development Ordinance for Summer hill filing 6 and future fillings to modify the minimum side yard building setback requirements from seven (7) feet to five (5) feet.

The reference which is made to the address "2664 Summer Hill Ct." I do not understand! This property is presently developed and tax information for 2011 & 2012 is listed. The property is shown to have been built in 2010. The listing shows it to have 2050 square feet of heated floor space.

Although I do not live in Summer Hill Development I do not agree with Bray Developments request to change the setback requirement. The original hearing on this development required the setbacks to be the same as most homes in " above average " single family home developments, which is the case in Grand Vista Subdivision of seven (7) feet from the property line. As was previously approved by Grand Junction planning department these single and duplex structures were to be single level and setbacks of seven (7) feet from each property line. Although Bray Development may wish to build larger homes on the lots which are being developed the result will be homes that are only ten (10) feet from each structure. A larger structure may also change the number of individuals living in this subdivision home. Are we to be like California with houses almost on top of each other and thirty or more feet in height? I would believe the Grand Junction City fire department would have some serious problems within a large house located only ten feet from the next structure. Does not the fire department require a fire wall in the structure when it is built only ten (10) feet from the adjacent structure?

If Bray Development desires to build larger homes in this development then he should redesign the subdivision for larger lots rather than decrease the distance between structures.

This present development is a good addition of attractive homes which are presently well cared for and a great tax base for Mesa County. Do not turn it into a mass cluttered housing development just for additional tax money or profits for the developer.

D. Krogh 9709-245-5312 -- 892 overview Road - Grand Junction CO 81506

From: Sue Cox <suecox@juno.com>
To: <scottp@gjcity.org>
CC: <suecox@juno.com>
Date: 4/27/2012 5:53 PM
Subject: Summer Hill Filing 6 Plan Admendment COMMENTS

April 27, 2012

Dear Mr Peterson,

I live on Summer Hill Ct aka Filing 6 of Summer Hill Subdivision.

I was the third homeowner to build and move onto Summer Hill Ct. When my house was built in 2008 ALL homes were built as double patio homes ie two separate homes shared a common wall. Overall the whole subdivision had a spacious and open feeling about it. This was because of the double home format as well as the set back requirements. I had seen the overall plans for Filing 6, Summer Hill Ct, on numerous occasions. No where was it represented the format of the subdivision was going to change. Summer Hill subdivision had been building shared wall patio homes since the late 90s and early 2000s.

But over the last three years Kevin Bray has led the charge to change the remaining subdivision lots to a totally different format. Summer Hill subdivision's patin homes had ONE builder since the beginning. Dennis Lucero with LGD Construction had built consistently high quality homes throughout the first five filings. The homes were mostly the double patio home style with a few stand alone homes on the lots which would not accomodate two patio homes. None of them were "cookie cutter" homes. Every home was different both inside and out. But they provided a pleasing uniformity of design and a feel of spaciousness and openness to the area. The concept was well thought out and quite successful. The homes were very high quality.

And then the recession came along and building of new homes and selling of older homes ceased for a year and a half. Bray and Co was struggling as a real estate company. Kevin Bray came up with the bright idea to bring in a new builder and build a new style home. After numerous trips to the architectural control committee it looks sort of like the other homes on the street. It took this house a year to sell after it was completed. In the meantime LGD built and sold a duplex style patio home. Both home sold before the newly built home.

Now ANOTHER new builder has completed ANOTHER new single family home on the street. Due to our architectural control committe it also looks SORT of like the other houses but again it is different in many ways.

Now Bray wants to decrease the set backs for more houses. So the builders can build bigger homes that will sit closer together. My home has already lost probably 35% of its value. Summer Hill Court will NO LONGER have the OPEN, SPACIOUS feel that the rest of subdivision has. When completely built out it is going to have many big houses sitting on SMALL lots close together; a lot of roof tops very close together. It will look like Phoenix! And it will be too late to change things.

I have said all along that if Bray and Co wants to develop Filings 7 and

8 with different standards and set backs they can do it. BUT why ruin MY street in the meantime?

I am very much opposed to changing the set back requirements. It's not what I signed up for. It continues to decrease the value of my home. I don't want to live on a street that is packed full with roof tops. I loved the spacious feel of Summer Hill. But I am only one person and as I have been told many times Bray and Co is in charge and owns the rest of the unsold lots on Summer Hill Ct.

Sincerely yours,

Susan K Cox
2682 Summer Hill Ct
Grand Junction, CO 81506

970-241-3778

Deal Of The Day
57-Year-Old Woman Has Free Trick to Look 20+ Years Younger
<http://thirdpartyoffers.juno.com/TGL3141/4f9b31592027c23c3am04vuc>

Neighborhood Meeting Summary

Date: May 17th, 2012

Location: 640 Belford Avenue

Time: 5:00pm

The meeting began at 5:00 with Kevin Bray representative of the developer, Paradise Hills Properties, Scott Petersen, with City of Grand Junction Planning department, and two homeowners who reside in Summer Hill Filing # 6.

Kevin gave a brief overview of the changes proposed in regards to the amendment to a 5' side-yard setback and the changes to the language on the bulk standards section of the revised preliminary plan.

Scott Petersen described the purpose of the neighborhood meeting as a process where the City solicits feedback from the neighborhood to include in the staff report to Planning Commission and City Council. Scott also explained the neighborhood meeting will be followed by a Planning Commission Hearing and two City Council hearings as well as the planned dates for these meetings.

There were comments for and against the proposed changes summarized below:

Against

Houses too close together

Rooftops too close together

Neighborhood experienced little change for the first 3 [patio home] filings, why make changes now

Would prefer to stay with attached townhouse product

Open space is part of the draw of the subdivision, shouldn't look like Phoenix

Change would be better in future filings instead of in the middle of current filing

For

If single family detached can be built bigger than current restrictions allow, that can be better for the values in the neighborhood

The developer has shown a commitment to quality and continues to be a good neighbor in the development

Meeting adjourned at approximately 5:40

CITY OF GRAND JUNCTION

ORDINANCE NO.

AN ORDINANCE AMENDING THE SUMMER HILL PLANNED DEVELOPMENT INCLUDING ORDINANCES NO. 3136 AND 3647 AND THE ADOPTED PRELIMINARY PLAN FOR THE SUMMER HILL SUBDIVISION PLANNED DEVELOPMENT TO MODIFY BULK STANDARDS IN FILING 6 AND FUTURE FILINGS AND PROVIDING A REVISED DEVELOPMENT SCHEDULE

Recitals:

Summer Hill was zoned PD, (Planned Development) in 1999 and amended in 2009 for a maximum of 201 dwelling units in eight filings. Filings one through six have been approved and recorded. The developer is now requesting an amendment to the Plan to modify the bulk standards for lots under 14,000 square feet (small lots) as identified below for Filing 6 and future filings, to allow either/both attached and detached dwellings in any given filing, and to establish a development schedule. The underlying default zoning district standards of R-4, (Residential – 4 du/ac) are not being modified and will still apply to the large lots. The amendments affect Filing 6 and the future filings for small lots.

This Ordinance amends Ordinances No. 3136 and 3647 for Summer Hill. It reduces the minimum side yard setback for principal structures for the small lots from 7' to 5' and increases the maximum lot coverage from 50% to 70%. These changes are consistent with the current R-8 zone district standards. This Ordinance also expressly allows detached and/or attached units on the small lots.

The plan amendment will allow a broader mix of housing types in the community and allow additional flexibility in the design of the residential dwelling units, while working within a side yard setback and maximum lot coverage that is consistent with the current R-8 zoning district.

The Planning Commission and City Council find that the amendments are in compliance with the Zoning and Development Code and Comprehensive Plan.

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

That Summer Hill Planned Development is amended including Ordinances No 3136 and 3647 and the Plan for Summer Hill Subdivision are hereby amended and the following bulk standards are established for Summer Hill, Filing 6 and future filings:

LARGE LOT – SINGLE FAMILY DETACHED

Minimum Lot Area: 14,000 SF

Minimum Street Frontage: 40 FT
Maximum Building Height: 32 FT
Minimum Side Yard (Principal Structure): 10 FT
Minimum Side Yard (Accessory Structure): 3 FT
Minimum Rear Yard (Principal Structure): 30 FT
Minimum Rear Yard (Accessory Structure): 10 FT
Minimum Rear Yard (Deck): 0 FT
Minimum Front Yard: 20 FT
Maximum Building Coverage: 30%

SMALL LOT – SINGLE FAMILY ATTACHED AND DETACHED

Minimum Lot Area: 4,500 SF
Minimum Street Frontage: 20 FT
Minimum Building Height: 32 FT
Minimum Lot Width: 30 FT
Minimum Side Yard (Principal Structure): 5 FT
Minimum Side Yard (Where Attached): 0 FT
Minimum Side Yard (Accessory Structure): 3 FT
Minimum Rear Yard (Principal Structure): 15 FT
Minimum Rear Yard (Accessory Structure): 10 FT
Minimum Rear Yard (Open and Uncovered Deck): 0 FT
(Filings 1, 4 and 5 through 8 only)
Minimum Front Yard: 20 FT
Maximum Building Coverage: 70%

In the Rear Yard beginning Twenty Feet back from the front of the house:
1) Open and uncovered decks and concrete slab patio areas located on the ground level of the home shall have a Rear and Side Yard (Including common wall property line) setback of Zero Feet. 2) Open and covered (Including Overhang) decks and concrete slab patio areas located on the ground level of the home shall have a Rear and Side Yard (Including common wall property line) setbacks of Zero Feet for the deck or concrete slab, Three Feet for all support columns and One Foot for the Overhang.

Phasing schedule and applicable Code: future filings shall be reviewed and approved in accordance with the 2010 Zoning and Development Code, and final plats for the filings shall be recorded with the Mesa County Clerk and Recorder on or before December 31, 2018.

See also attached Exhibit showing the approved amended Plan for Filing 6 and future filings.

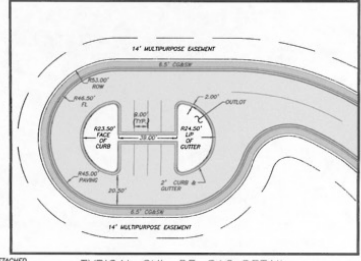
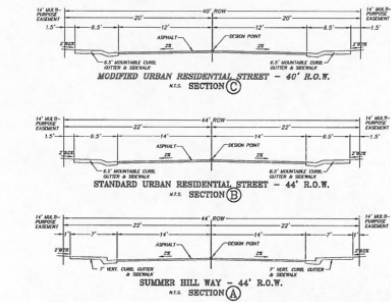
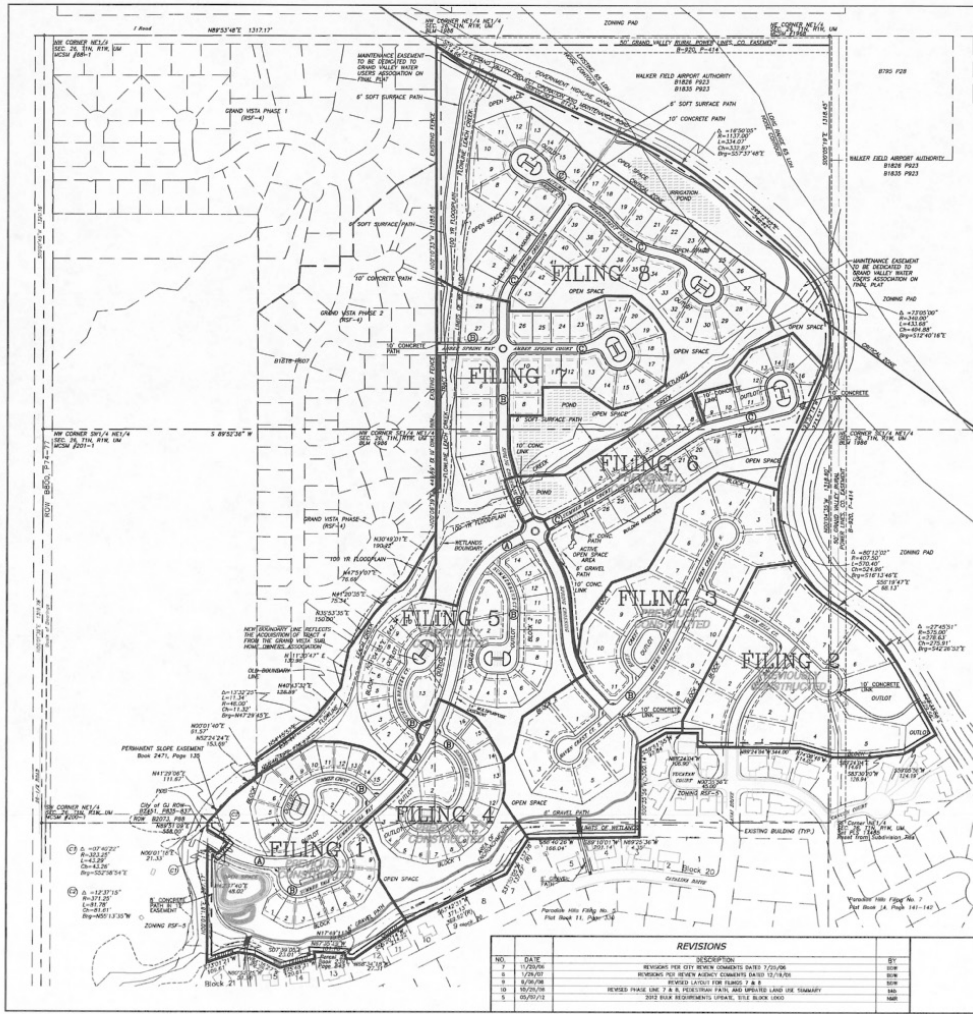
Introduced on first reading this _____ day of _____, 2012 and ordered published in pamphlet form.

Adopted on second reading this _____ day of _____, 2012 and ordered published in pamphlet form.

ATTEST:

City Clerk

Mayor



BULK REQUIREMENTS

LARGE LOT - SINGLE FAMILY DETACHED
 MINIMUM LOT AREA: 14,000
 MINIMUM STREET FRONTAGE: 40'
 MINIMUM BUILDING HEIGHT: 32'
 MINIMUM SIDE YARD (PRINCIPAL STRUCTURE): 10'
 MINIMUM SIDE YARD (ACCESSORY STRUCTURE): 3'
 MINIMUM REAR YARD (PRINCIPAL STRUCTURE): 30'
 MINIMUM REAR YARD (ACCESSORY STRUCTURE): 10'
 MINIMUM REAR YARD (DECK): 0'
 MINIMUM BUILDING COVERAGE: 30%

SMALL LOT - SINGLE FAMILY ATTACHED AND DETACHED
 MINIMUM LOT AREA: 8,000
 MINIMUM STREET FRONTAGE: 20'
 MINIMUM BUILDING HEIGHT: 32'
 MINIMUM LOT WIDTH: 30'
 MINIMUM SIDE YARD (PRINCIPAL STRUCTURE): 5'
 MINIMUM SIDE YARD (WHERE ATTACHED): 0'
 MINIMUM SIDE YARD (ACCESSORY STRUCTURE): 3'
 MINIMUM REAR YARD (PRINCIPAL STRUCTURE): 15'
 MINIMUM REAR YARD (ACCESSORY STRUCTURE): 10'
 MINIMUM REAR YARD (OPEN & UNCOVERED DECK): 0'
 (FILINGS 1, 4 & 5-8 ONLY)
 MINIMUM FRONT YARD: 20'
 MINIMUM BUILDING COVERAGE: 70%

IN THE REAR YARD BEGINNING TWENTY FEET BACK FROM THE FRONT OF THE HOUSE, 1) OPEN AND UNCOVERED DECKS AND CONCRETE SLAB PATIO AREAS LOCATED ON THE GROUND LEVEL OF THE HOME SHALL HAVE A REAR AND SIDE YARD INCLUDING COMMON WALL PROPERTY LINE) SETBACK OF ZERO FEET, 2) OPEN AND COVERED (INCLUDING OVERHANG) DECKS AND CONCRETE SLAB PATIO AREAS LOCATED ON THE GROUND LEVEL OF THE HOME SHALL HAVE A REAR AND SIDE YARD INCLUDING COMMON WALL PROPERTY LINE) SETBACK OF ZERO FEET FOR THE DECK OR CONCRETE SLAB THREE FEET FOR ALL SUPPORT COLUMNS AND ONE FOOT FOR THE OVERHANG.

TYPICAL CUL-DE-SAC DETAIL

- NOTES:**
- EXISTING AND LONG RANGE 65' LOW NOISE CONTOUR OBTAINED FROM "SUPPORT MASTER PLAN FOR WALKER FIELD AIRPORT", PREPARED BY COTYRAN ASSOCIATES, INC., JUNE 1997.
 - LOTS THAT HAVE FRONTAGE ON SUMMER HILL WAY, BUT ALSO HAVE FRONTAGE ON ANOTHER RESIDENTIAL STREET WILL BE REQUIRED TO TAKE ACCESS OFF OF THAT RESIDENTIAL STREET.
 - OUTLETS IDENTIFIED WITHIN CUL-DE-SACS AND PARKING AREAS WILL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION ON THE FINAL PLAN.
 - LOT 11, BLK 1, FILING 4 SHALL GAIN ACCESS FROM THE "TERRACE" PORTION OF HAVEN CREST CIRCLE.
 - FENCING-LOT 11, BLOCK 1, FILING 3 FENCING WITHIN THE 20' FT SETBACK FROM THE PROPERTY LINE ADJACENT TO SPRING CROSSING ROAD WILL BE LIMITED TO 30" IN HEIGHT FOR A SOLID FENCE OR 48" FOR AN OPEN FENCE. ALL OTHER FENCING REQUIREMENTS AS STATED IN THE APPLICABLE CITY CODE WILL APPLY.

LAND USE SUMMARY		
LOTS	SQ. FT.	PERCENT
LOTS	20,748	48.3%
PARKING/OPEN SPACE	25,248	40.6%
STREETS	11,311	11.1%
TOTAL	57,307	100%
TOTAL LOTS	201	MAXIMUM
DENSITY	0.22	MAXIMUM

CURRENT ZONING, PD 2.5 ALLOWS FOR A MAXIMUM OF 201 RESIDENTIAL LOTS.

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11/20/08	REVISION FOR NEW COMMENTS DATED 11/20/08	MS
2	11/20/08	REVISION FOR NEW COMMENTS DATED 11/20/08	MS
3	11/20/08	REVISION FOR NEW COMMENTS DATED 11/20/08	MS
4	11/20/08	REVISION FOR NEW COMMENTS DATED 11/20/08	MS
5	02/25/10	REVISED FRASE USE 7 & 8, SECTION 7.4.1 AND 7.4.2 TO REFLECT THE NEW ZONING	MS
6	02/25/10	REVISED FRASE USE 7 & 8, SECTION 7.4.1 AND 7.4.2 TO REFLECT THE NEW ZONING	MS

RIVER CITY CONSULTANTS
 744 Madison Street, Suite 110
 Grand Rapids, MI 49503
 Phone: 616.232.1222
 Fax: 616.232.1861

SUMMER HILL SUBDIVISION
 REVISED PRELIMINARY PLAN

PROJECT: 05022-017	SCALE:	DATE: 10/20/08 09:00 AM	1
SHEET NO. 1 OF 1	DATE: 10/20/08	PROJECT: 05022-017	
DESIGNED BY: JAC	DATE: 10/20/08	PROJECT: 05022-017	