

IMPACT STUDY

NEED FOR CHANGE

The project is intended to provide close-in, medium-density housing with a primary consideration that all units have maximum solar access. An equal number of units could be built on the south half of the property with the existing zoning; however, by utilizing the whole site, the residential scale of the neighborhood can be retained.

IMPACT ON SURROUNDING AREA

The area to the south is in transition from single-family to high-density housing. Buildings face this direction and the main parking access is from the south. The area to the north is primarily single family with some duplexes. We have attempted to reduce one impact by bringing eave lines to the first story level and providing earth berms and landscaping.

ACCESS TO THE AREA

Access is from either Franklin or Kennedy. Traffic will feed from the project east to North 1st Street. Traffic may use many alternate routes within a $\frac{1}{2}$ block distance when leaving Franklin or Kennedy. Direct access from North 1st to F Road, Highway 6 & 50, and North Avenue.

ACCESSIBILITY OF UTILITIES

All utilities are available in either Kennedy or Franklin and will be installed underground within the project.

IMPACT ON FACILITIES

SEWER - Grand Junction City Sewer Dept.

8" lines are in Kennedy and Franklin

WATER - Grand Junction City Water Dept.

6" lines are in Kennedy and Franklin

IRRIGATION WATER - Will be provided

NATURAL GAS - Public Service Company

2" line in Franklin

ELECTRIC - Public Service Company

Over head along east property line

POLICE - Grand Junction City Police

FIRE - Grand Junction City Fire Dept.

Fire hydrant existing at the south-west corner

SANITATION - City of Grand Junction

PARKS - Sherwood Park and West Lake are all within $\frac{1}{2}$ mile

SCHOOLS - Mesa County Valley School Dist. 51

Elementary: Pomona 1 mile

Junior High: West Junior High $\frac{1}{4}$ mile

High School: Grand Junction High $\frac{1}{2}$ mile

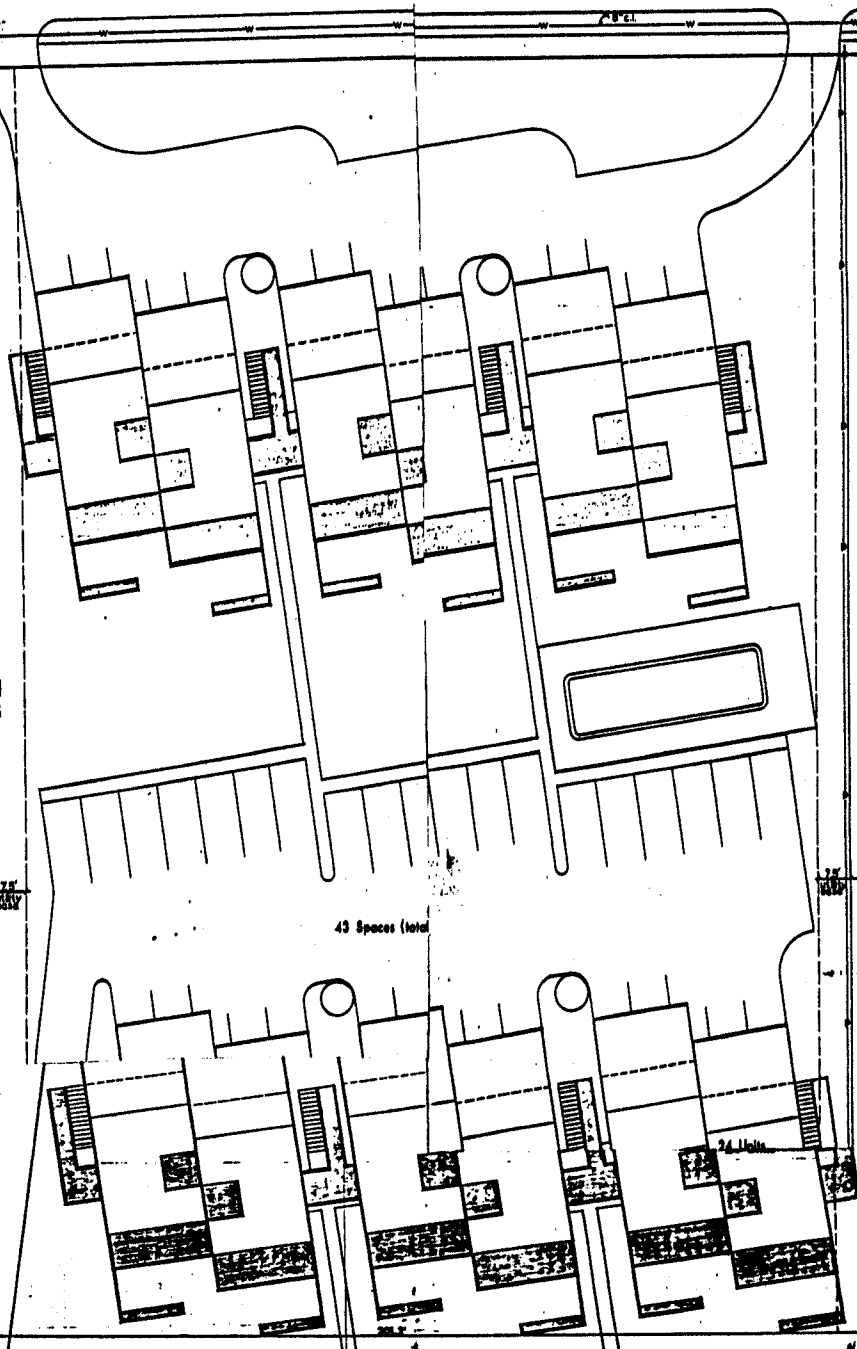
CHURCHES : First Christian $\frac{1}{4}$ mile

First Congregational $\frac{1}{2}$ mile

St. Mary's 1 mile



Kennedy Avenue



43 Spaces (total)

site plan

Franklin Avenue



Architectural title block containing project information, including the name of the project, the architect's name, and contact details. The text is partially obscured by a dark bar at the bottom of the page.

HBMB Associates
640 Grand Ave.
Grand Junction, Colo. 81501
84-80

Elmore & Clinton Johnson
336 W. Kennedy
Grand Junction, Colo. 81501
84-80

D. Behrhorst
810 Tahiti
City - 81501 84-80

Western Slope Welding & Supply
2584 Highway 6 & 50
Grand Junction, Colo. 81501
84-80

Arnold Glenn, Trustee
356 W. Kennedy
Grand Junction, Colo. 81501
84-80

M. Ennis
341 Independent
City 81501 84-80

Glen & W. J. Orvis
329 Franklin
Grand Junction, Colo. 81501
84-80

Charles & Ann L. Ennis
2713 Belvoir Blvd.
Shaker Heights, Oh 44122
84-80
2945-104-13-028
13-028

O. Velazquez
922-23 Rd.
City - 81501 84-80

Caroline D. Retolaza
214 W. Kennedy
Grand Junction, Colo. 81501
84-80
2945-104-13-020

George & T. L. Murray
356 W. Kennedy
Grand Junction, Colo. 81501
84-80
2945-104-14-004

E. Chamberlain
543 Main
City - 81501 84-80

Robert E. & T. M. Colony
224 W. Kennedy
Grand Junction, Colo. 81501
84-80
2945-104-13-021

Charles Wayne Rees
1325 Juniper
Grand Junction, Colo. 81501
84-80
2945-104-14-005

Floyd M & M. J. Eicher
244 W. Kennedy
Grand Junction, Colo. 81501
84-80
2945-104-13-022

Richard & Anita Mischell
P. O. Box 214
Grand Junction, Colo. 81502
84-80
2945-104-14-006

Peggy R. Isom
264 W. Kennedy
Grand Junction, Colo. 81501
84-80
2945-104-13-023

Edward D. & R. M. Anderson
1305 Juniper
Grand Junction, Colo. 81501
84-80
2945-104-14-007

Raymond & E. E. Jones
306 W. Kennedy
Grand Junction, Colo. 81501
84-80
2945-104-13-024

James P. & Betty R. Rankin
765 North Ave.
Grand Junction, Colo. 81501
84-80
2945-104-17-001

C. C. & V. A. Robison
326 W. Kennedy
Grand Junction, Colo. 81501
84-80
2945-104-13-025

James & Charlene Eldridge
663 29½ Rd.
Grand Junction, Colo. 81501
84-80
2945-104-17-002

~~Elmore & Clinton Johnson~~

84-80
Frederick & Marie S. Lu
605 Canyon Creek Rd.
Grand Junction, Colo. 81503
2945-104-17-003

Contact for possible 1st &
Kennedy & Franklin downzone!

Charles Rees 1325 Juniper - St. 242-91

George Murray - 335 W / Kennedy Ave - 242-89

Prepare & send out questionnaire
on poss. downzone - preferences
of people, problems in
neighborhood, etc.

" OPPOSITION "

- ✓ BOB Colony 224 W. KENNEDY 242-1326
- ✓ Jerry Colony 224 W Kennedy ✓
- ✓ Karin Cornelison 140 W Kennedy
- Ma (Johnny) Cornelison Jr. 140 W. Kennedy 242-4577 ✓
- ✓ R. H. Mischel 1315 Juniper ✓ 243-9727 ✓
- ✓ Murray 335 W Kennedy 242-8953 ✓
- ✓ Cliff Robinson 326 W Kennedy 243-0694 ✓
- ✓ Charles Rice 1325 Juniper St. ✓ 242-9144 ✓
- ✓ Mattie Bessner 1309 71st. 242-6541 ✓ Marge
- ✓ William D. Tusty 209 W Kennedy 242-1993 ✓
- Quane & Roberts
Ktn EULA H. MERRILL 215 W. Kennedy 242-7384 ✓
- Francis & Edy Dah 205 W Kennedy 243-0871
- Madelyn & Edy 205 W Kennedy
- ✓ Caroline D. Retolaza 214 W. Kennedy 242-6368
- ✓ Betsy Clark 1316 Juniper 245-4674 ✓
- Steven Sabeff 255 W. Kennedy 245-4203
- Naup Sabuff 255 W. Kennedy
- ✓ Marie Fisher 244 W. Kennedy 243-2355 ✓
- ✓ Fred Fisher 244 W. KENNEDY
- ✓ Ed Larson 1326 Juniper 243-0920 ✓
- ✓ Lay Jones 306 W. Kennedy 243-0185
- ✓ E.D. Anderson 1305 Juniper St. ✓
243-0271 ✓

REVIEW SHEET SUMMARY

FILE# 84-80

ITEM REZONE-R3 & R1C to PR

DATE SENT TO REVIEW DEPT 12/03/80

DATE DUE 12/08/80

PETITIONER Owen Velasquez 922 23 Rd. (Ed Chamberlain)

LOCATION 350 W. Franklin

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12/08/80	CITY UTIL.	None
12/09/80	MT. BELL	No comments or requests.
12/10/80	TRANSP. ENG.	There is no traffic circulation pattern for the parking area behind the Franklin Ave. units. It is not clear which set of units will use the parking spaces in the middle.
2/16/80	PUB. SER.	Gas: No objections to rezone. Electric: No objections to rezone; sub has existing utility easements as shown and site plan shows stairways and porches encroaching on the easement. Due to existing facilities, PSCO cannot vacate these easements.
12/16/80	CITY FIRE	This office has no objections to this rezone. 4 fire hydrants will be required as per plat in this office. 8" looped system is required for this type development. Our information shows present system is 6" lines. We recommend that these be upgraded.
12/17/80	UTE WATER	Served by the City of Grand Junction.
12/17/80	CITY ENG.	With as much roof area and paved surface as is shown, I recommend that some scheme of on-site storm detention be developed and submitted with the Preliminary Plan. On-site detention will lessen the impact of increased storm runoff in the streets in this neighborhood.
12/22/80	COMP. PLAN.	This property is bounded on the north and northeast by R1C (single family homes), on the southeast and south by an R3 zone (although single family homes are existing in this area), and on the west by R2 (duplexes and fourplexes). Kennedy and Franklin loop west of the property, and the loop area plus the frontage of this parcel on Kennedy is a gravel road. Although the conceptual design of the property is well thought out solar orientation, entrance and exist on the Kennedy frontage only, a density of approximately 20 units/acre on this site, adjacent to single family homes seems inappropriate, even in a planned context. A continuation of duplexes would be more acceptable in the existing neighborhood. Kennedy and Franklin are local streets and their present configuration make it questionable to increase traffic by possibly 43 vehicles.
12/23/80	STAFF COMMENTS	1. Proposed use of the site is intense for the area and may make buffering difficult. 2. Parking cannot be evaluated until dimensions are given. However, it appears some of the proposed parking configuration may not work. Are accesses to be one

STAFF COMMENTS
CON'T

way? If aisle width in center parking lot is really only 14' wide, then parking needs to be redesigned. Parking area to the north needs specific dimensions to determine how much of a landscaped strip will be there.
3. "Desert" landscaping should be avoided at this location.

SUMMARY OF COMMENTS

1. No traffic circulation pattern for the parking area to the south.
2. There should be no encroachment into easements.
3. Fire protection as per Fire Department comments
4. Scheme of on site detention be developed & submitted with the preliminary plan.
5. Proposed density seems inappropriate.
6. Parking appears inadequate. Recommend that more thought be given to the parking and access.

12/30/80 SIMONETTI/GRAHAM PASSED 3-2 (RIDER AND SCHOENBECK AGAINST) A MOTION TO RECOMMEND DENAIL OF #84-80 REZONE R3 and RIC TO PR AND OUTLINE DEVELOPMENT PLAN FOR SUNDECK APARTMENTS, TO THE CITY COUNCIL, BECAUSE OF THE OPPOSITION OF THE ADJACENT RESIDENTS IN THE AREA AND EXCESS DENSITY OF PROPOSAL.

RIDER/GRAHAM PASSED 5-0 A MOTION TO CONSIDER AT A WORKSHOP THE ZONING OF THE ENTIRE AREA, AND POSSIBILITY OF CHANGES IN ZONING IN THE AREA, AS SOON AS POSSIBLE, BECAUSE OF THE CONCERN EXPRESSED BY THE RESIDENTS IN THE AREA.

Acres 1.25
Units
Density PR23

CITY ACTION SHEET

File # 84-80
Zone R3/R-1

Activity Rezone R-3 & R-1-C to PR-23 Date Neighbors Notified--
Phase C.D.P. City Council 1-9-81
Date Submitted 12/1/80 Date CIC Legal Ad 1-14-81
Date Mailed Out 12/3/80 Hearing Date--
Date Posted 12/19/80 Planning Commission 12/30/80
Legal Ad Date
Hearing Date--
Date Neighbors Notified-- City Council 1-21-81
Planning Commission 10 Review Period-Return By 12/17/80

Review Agencies

Send

- COUNTY ROAD DEPARTMENT
- MOUNTAIN BELL
- 2 PUBLIC SERVICE COMPANY
- FIRE
- IRRIGATION
- DRAINAGE G.I.
- SEWER
- WATER (UTE, CLIFTON)
- FLOODPLAIN
- CITY ENGINEER
- CITY UTILITIES
- CITY POLICE
- TRANSPORTATION ENGINEER
- PARKS AND RECREATION
- ENERGY OFFICE
- TECH REVIEW
- WATER AND POWER RESOURCES
- Camp

Common Location 350 West Franklin

Board	Date	Comments
<u>PC</u>	<u>12/30/80</u>	<u>Denied - Neighborhood objection - P.E. Felt it too dense.</u>

Staff Comments

*Need proof of ownership
Legal OK

Original Documents

- Improvement Agreement
- Improvement Guarantee
- Covenants
- Development Schedule