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File 1986-0017

Project Name: St. Matthew's Church - 1120 Houston Ave - Rezone RSF-5 to Parking

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
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X	X	<b>Table of Contents</b>
X	X	<b>Review Sheet Summary</b>
*		Application form
		Review Sheets
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		<b>*Submittal checklist</b>
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		Reduced copy of final plans or drawings
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		<b>*Staff Reports</b>
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		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>

**DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:**

X	X	Action Sheet		
X	X	Review Sheet Summary		
X		Review Sheets		
X		Development Application – 4/2/86		
X		Ordinance No. 2305 - **		
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X		Notice of Public Hearing – 4/29/86		
X		Letter from Patty Ruppert, Mr. & Mrs. Claron Rupe and Fern L. Eidson to City Council re: asking for hearing to be delayed-9/15/86		
X		Letter From Kelly, Stansfield and O'Donnell to City Council re: request time on the agenda – petition for rezone was denied-1/86		
X		Opposition letters		
X	X	Development Summary – 5/7/86		
X	X	Letter from Kathy Portner to Father Bill Foster, Saint Matthew's Episcopal Church re: planning requirements to be met before C.O. issued– 9/15/86		
X	X	Response letter from Richard Foster to Kathy Portner for above letter– 9/27/88		



# Saint Matthew's Episcopal Church

P.O. BOX 776  
GRAND JUNCTION, COLORADO 81502

OFFICE (303) 242-3293  
RECTORY - 243-1300

THE REVEREND RICHARD W. FOSTER, RECTOR

REZONE APPLICATION OF 1120 HOUSTON AVENUE

by SAINT MATTHEW'S EPISCOPAL CHURCH

We request approval to rezone this lot at 1120 Houston Avenue to allow parking for Saint Matthew's Episcopal Church.

Saint Matthew's Church currently has five (5) parking spaces which are reserved for rector, assistant rector, secretary, organist and choir director. With no parking spaces for the congregation, during the week people coming to the church must compete with Mesa College students for the on street parking. Mesa College is currently building a continuing education structure that will offer weekend classes, which will leave Saint Matthew's congregation competing for on street parking on Sunday. This poses a hardship on the elderly members of our congregation.

We intend to use the parking lot for Saint Matthew's Church only. We do not intend to lease or rent spaces to anyone.

We would like one directional light on the north boundary of the lot.

Ingress and egress would be from alley on south of the property.

Drainage will be southwest to gutter along Houston, then south.

Landscaping will include grass and plants along north edge of lot.

Original  
Do NOT Remove  
From Office

#17 86

(H)

Mr. and Mrs. W. H. Orchard  
1215 College Place  
Grand Junction, CO 81501

Ms. Florence M. French  
1136 Houston Avenue  
Grand Junction, CO 81501

Mr. Claron Rupe  
1145 Houston Avenue  
Grand Junction, CO 81501

Sonja Kay Calhoun  
1205 College Place  
Grand Junction, CO 81501

Ms. Viola V. Quist  
1144 Houston Avenue  
Grand Junction, CO 81501

Secretary of Housing  
& Urban Development  
1405 Curtis  
Denver, CO 80202

Mr. James H. Rose  
1135 College Place  
Grand Junction, CO 81501

Ms. Fern L. Eidson  
1210 Houston Avenue  
Grand Junction, CO 81501

Mr. and Mrs. Edward Jaros  
950 North Avenue  
Grand Junction, CO 81501

Ms. Hazel V. Hale  
1125 College Place  
Grand Junction, CO 81501

Ms. Shirley Berman  
1220 Houston Avenue  
Grand Junction, CO 81501

Mr. Otto Jaros  
417 W. Mayfield Drive  
Grand Junction, CO 81501

Ms. Patricia A. Ruppert  
1128 Houston Avenue  
Grand Junction, CO 81501

Mr. Medford G. Klein  
1122 Cannell Avenue  
Grand Junction, CO 81501

Ms. Betty Goff  
1225 College Place  
Grand Junction, CO 81501

St. Matthew's Episcopal  
Church  
PO Box 776  
Grand Junction, CO 81502

Original  
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From Office

#17 86



CITY ENGINEER

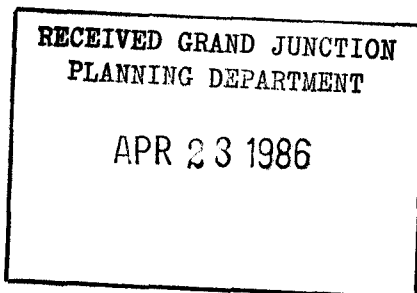
1. It has been decided to remove the two northern-most spaces in the center row, thus permitting easier exiting.
2. Broken sidewalks will be replaced as we finish this project and after acquiring a permit from the City Engineer. We will consider concrete pavement.

POLICE DEPARTMENT

Because we have already had some experience with this problem we are prepared, first, to acquire stickers to be placed on windshields asking them not to park in this place and noting the license number of the car. If this is not sufficient, we will, as we have done before, have the car removed by a wrecker. We have discussed the practicality of issuing parking decals to members and closing the lot except for planned activities.

PLANNING DEPARTMENT

1. We have discussed the landscaping and have agreed to leave the tree on the West part of the lot. We plan a three-foot wide landscaped area on the West, the North and the ~~South~~ sides of this lot.
2. It has been decided to remove the two northern-most spaces in the center row, thus permitting easier exiting.
3. Mr. <sup>Sutherland</sup> ~~Sullivan~~ has agreed that because the people to the East of the lot have a solid six-foot to seven-foot concrete block fence, that it will not be necessary to have a fence on our property. In this area a cement traffic barrier will be installed with a three-foot landscaped strip.
4. We have agreed to save this tree.
5. The alley is actually 20 feet.
6. The cumulative dimensions have been corrected.
7. We will show additional detail on corrected plan.
8. It makes sense to us to do all parking painting at the same time.
9. We intend to coordinate water tap and line locations with City Public Works.





Grand Junction Planning Department  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430

September 15, 1988

Father Bill Foster  
Saint Matthew's Episcopal Church  
P.O. Box 776  
Grand Junction, CO 81502

Dear Father Foster:

On September 14, 1988, Mike Sutherland and I conducted a site check of Saint Matthew's Church, located at 1060 North Avenue. Before the Certificate of Occupancy (C.O.) is issued, the landscaping requirements must be addressed.

We did note the bed preparations behind the retaining walls. We will require adequate plantings to be in place or a contract and schedule signed with a nursery before the C.O. is released. The plantings behind the high wall to the west should be high enough to be seen from North Ave.

We also noted that the parking lot on Houston Street has not been completed as shown on the approved plan (file #17-86). The plan shows grass and flower beds along the east, west and north boundaries of the lot. One of the two small shrubs along the north edge is dead and must be replaced. Much of the sod that was put in along Houston Street is dead or dying. Cement curbing was also required along the alley. Please provide us with a schedule as to when these improvements will be completed.

I would appreciate your immediate response to these concerns so the final C.O. can be released. The required landscaping will enhance the Church's investment in the remodel.

Thank you for your cooperation.

Sincerely,

Kathy Portner  
Planner

/kp  
xc: File #17-86, 87-4



# Saint Matthew's Episcopal Church

P.O. BOX 776  
GRAND JUNCTION, COLORADO 81502

OFFICE (303) 242-3293  
RECTORY - 243-1300

THE REVEREND RICHARD W. FOSTER, RECTOR

September 27, 1988

Ms. Kathy Portner  
Grand Junction Planning Department  
250 North 5th Street  
Grand Junction, CO 81501

Dear Kathy:

Thank you for your letter of September 15 concerning the landscaping at Saint Matthew's Church.

We have now completed the landscaping at the front of the church, bordering North Avenue. Ten pfitzers have been placed in front of the church and eight pyracanthas have been placed behind the wall fronting on North Avenue. Both of these areas have also been covered with bark over a weed barrier. Potentilla has been ordered from Book-cliff Gardens to complete the landscaping in the church lawn. These are to be placed on the west side of the lawn in front of the basement windows in Bishop Ingley Hall, the building on the west.

Faithfully yours,

*Richard W. Foster*

# REVIEW SHEET SUMMARY

FILE NO. #17-86 TITLE HEADING Rezone RSF-8 to Parking DUE DATE 4-15-86

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES St. Matthew's Episcopal Church,  
rezone for parking area at 1120 Houston Ave.

PETITIONER ADDRESS P.O. Box 776

ENGINEER

DATE REC.	AGENCY	COMMENTS
4-07-86	Mt. Bell	No Objections
4-10-86	Public Service	No Objections
4-14-86	Bldg. Dept.	No Comments
4-15-86	City Engineer	Large vehicles in northerly most parking spaces may have difficulty exiting from their stalls when lot is full. Otherwise the layout of the lot looks o.k. Several sections of sidewalk are either broken or settled at the Southwest corner of the property. These should be replaced as part of this project. A permit will be required from the City Engineer for all concrete work in public right of way. I would recommend that concrete pavement be considered as an alternative paving material for the parking lot.
4-16-86	Police Dept.	Because of its location, there could be problems with college students or visitors using this lot. We would hope this does not become a large police problem. Perhaps some prior planning might be useful to determine who and how parking problems will be resolved.
4-17-86	Planning Dept.	1) Per the Grand Junction Zoning & Development Code, Parking Zones are required to provide at least 10% of the total area as landscaping. Your site will required a minimum of 625 square feet. The site plan indicates only 306 square feet. To meet this requirement the landscape strip along the north property line should be increased to a width of five feet for the entire length of 125 feet. Trees are required as part of the landscaping for parking with 15 or more spaces. To provide the five foot landscape strip, the 11 foot spaces should be reduced to nine feet. Eleven feet isn't really sufficient width for a handicap space. Perhaps existing space(s) behind the Church can be revised to provide handicap spaces close to the church. 2) As designed, the northernmost spaces do not allow sufficient backing spaces if the lot is full, even with an area of the landscaping removed. The most obvious solution would be the removal of the two northernmost spaces in the center rows. This way the other two northern spaces can back into that "slot" before exiting. Also, that slot can be used for better circulation of traffic. 3) A six foot wood fence will be required along the north south alley, reduced to 32 inches near the alley intersection. 4) Have all possible layouts been investigated to save the mature Ash (I think) tree on the west end of the property? If the mature landscaping can be saved, acceptance of this project by neighbors and others can be enhanced.



# development summary



File # 17-86 Name Rezone to Parking from RSF-5 Date 5-7-86

PROJECT LOCATION: 1120 Houston Ave.

PROJECT DESCRIPTION: Request by St. Matthews Episcopal Church for a rezone to parking for a neighboring property.

## REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES	NO *	TECHNICAL REQUIREMENTS	NOT SATISFIED *	
				SATISFIED	SATISFIED
Complies with adopted policies	x		Streets/Rights Of Way	x	
Complies with adopted criteria	x		Water/Sewer	x	
Meets guidelines of Comprehensive Plan	x		Irrigation/Drainage	x	
			Landscaping/Screening	x	
			Other: <u>Neighborhood Concerns</u>		x

\* See explanation below

Neighbors spoke in opposition to the proposal and the Planning Department received 7 letters in opposition to the rezone. Their greatest concern was that the Church would sell the property and some other commercial use would be using the parking lot. Also, they were worried that their property values would decline.

### STATUS & RECOMMENDATIONS:

The petitioners were quite willing to make the changes that were recommended by staff even though 3 parking spaces were lost from the original plan of 20 spaces. Staff has no recommendation one way or another.

### Planning Commission Action

Recommendation of denial due to neighborhood objections and a statement by Commissioner Transmeier that "the original plat laid out the alley as a natural buffer".