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File 1989-0012

Name: Mennonite Church – Special Use /Rezone – 407 Glenwood Avenue

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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<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>			
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X		Handwritten Notes to file – no date	
X		Public Notice Posting – 4/6/89	
X	X	Planning Commission Minutes - ** - 4/4/89	
X		Request for Treasurer's Certificate of Taxes Due – 2/13/89	
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X	X	Site Plan	
X	X	Letter from Kathy Portner to Kenneth Kuhns, Community Mennonite Church re: approved with some conditions – 4/24/89	
X		Letter from Kenneth Kurhusf, Administrative Elder re: parking lot paving, asking that paving requirement be waived – 4/14/89	

B

IMPACT STATEMENT/PROJECT NARRATIVE

1. We, Herb Wright (owner) and Community Mennonite Church (buyer) submit a proposal to the City of Grand Junction for the purpose of rezoning from C2 zoning status to C1 status. Since the operation of a church is not permissible in zone C2, it is our desire to change zoning for that purpose. The Mennonite Church in North America currently has approximately 750,000 members. There had previously been no representation of this Protestant denomination in Grand Junction. Almost two years ago the Mennonite Church sent representatives to Grand Junction to gather those interested in beginning a Mennonite church. As a new church entity the church is needing a building that is affordable in price and suitable for ministry. After checking real estate in the marketplace, this property exactly meets our current need and will meet near future needs of meeting space and ministry.

2. 407 Glenwood is the zoning location. Legal description: Lot 6, block 11, Sherwood Addition, except East 60 feet.

3. The proposed zoning site will be purchased by Community Mennonite Church upon the completion of the rezoning process. The church would occupy approximately 4500 sq. ft. of the building for its planned activities. Upon the purchase of the facility, it is the church's intention to improve or upgrade the facility with paint and new flooring. Currently, the church has 25 members and approximately 40 in attendance on Sunday mornings. As the church grows in numbers, we will approach any needed changes with approval from the City to stay within code.

4. Impact on the area involved will be minimal; certainly for the better.

A. Limited use. (Sundays A.M.)

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From Office

#12 89

B. No commercial use at all. (No noise factor)

Monday through Saturday the traffic the church produces will usually be no more than one or two cars. On Sunday mornings currently there are approximately 15 cars that use the parking provided. Our projected growth is to 100 in two years and to 150 in 4 years. Currently there is ample parking space to provide parking for that projected growth (55 spaces). As the church approaches 200, it will proceed to look elsewhere for adequate facilities to accommodate the people.

5. It was during the process of purchasing this facility that we had found out the zoning restrictions and code violations. The neighborhood currently has little heavy industrial traffic or noise because of its C2 zoning. With the high school, a radio station, Salvation Army offices, apartment buildings, medical offices and bingo hall as neighbors, the C1 zoning actually is much more appropriate. The surrounding area would actually benefit from the rezoning of our property from C2 to C1. A church would "blend into" the neighborhood very well rather than putting some heavy industry in the building that would create more traffic and noise hazards. (Especially the high school)

6. The services to be provided will be church related: Meeting space for Sunday morning worship and Christian education, counseling services relating to teens, adults, the elderly and families, some service organized ministry to the poor and hurting people of our city.

7. The Mennonite Church has been a very service oriented people.

The main service organization of the church is Mennonite Central Committee. It has been greatly involved in helping low income families and the elderly with services like: Building and remodeling homes, legal and counseling services. Their total budget is

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over 30 million a year with a low overhead (administrative cost) of only 10.7%. Another service the Mennonite Church brings to this community is Mennonite Disaster Service. The organization has over 3,000 churches involved and provide communities with help in times of various kinds of disasters (fire, drought, tornados, floods, etc.). The services the church provides are well known and appreciated around the world.

8. We are applying for a special use permit for the church in a C1 zone to be reviewed concurrently with this rezone request. Approval of the special use will be contingent on approval of the rezone.

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DO NOT REMOVE
FROM CR-2

#12 89

2945-113-16-006
Salvation Army
623 Colorado Ave.
Grand Junction, CO 81501
2945-113-16-009
Paul Britton
601 Horizon Pl., Unit 104
Grand Junction, CO 81504
2945-113-16-011
Edward A. Armstrong
P. O. Box 1681
Grand Junction, CO 81502
2945-113-16-010
Richard G & Janet S Maynard
607 26 Rd.
Grand Junction, CO 81506
2945-113-16-008
Gerald Johnston
c/o Wakefield Management Co.
P. O. Box 2206
Grand Junction, CO 81502
2945-113-15-004
Terry Building Associates
403 Kennedy
Grand Junction, CO 81501
2945-113-15-978
Int'l Union of Operating Engi-
neers, Local 9
431 Kennedy
Grand Junction, CO 81501
2945-113-15-951
Jewish Community Center
P. O. Box 1311
Grand Junction, CO 81502
2945-113-15-015
Jewish Community Center
P. O. Box 1311
Grand Junction, CO 81502
2945-113-15-942
School District 51
2115 Grand Ave.
Grand Junction, CO 81501

2945-113-15-014
David S. Meyer
727 Birdie Dr.
Grand Junction, CO 81506
2945-113-15-008
John Hough
P. O. Box 340
Grand Junction, CO 81502
2945-113-15-005
Pauline Mast
445 No. 7th
Grand Junction, CO 81501
2945-113-20-001
Gay Johnson's, Inc.
P. O. Box 1829
Grand Junction, CO 81502
2945-113-20-002
Denning Lumber Co.
432 North Ave.,
Grand Junction, CO 81501
2945-113-15-013
Denning Lumber Co.
432 North Ave.
Grand Junction, CO 81501
2945-113-20-003
Dean Dickey
456 North Ave.
Grand Junction, CO 81501
2945-113-19-007
Quality Meat & Locker Co.
340 North Ave.
Grand Junction, CO 81501
2945-113-19-009
B. A. Johnson
P. O. Box 1829
Grand Junction, CO 81502
2945-113-19-010
B. Johnson
P. O. Box 1829
Grand Junction, CO 81502

Herbert M. Wright
3740 Beechwood
Grand Junction, CO 81506

Community Mennonite Church
407 Glenwood Ave.
Grand Junction, CO 81501

Kenneth K. Kuhn, Sr.
2220 Linda Lane
Grand Junction, CO 81501

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↑ Salvation Army
B-1

HERBERT M. WRIGHT
3740 BECHWOOD
GRAND JCT, CO 81506

No. 4th St

street center line

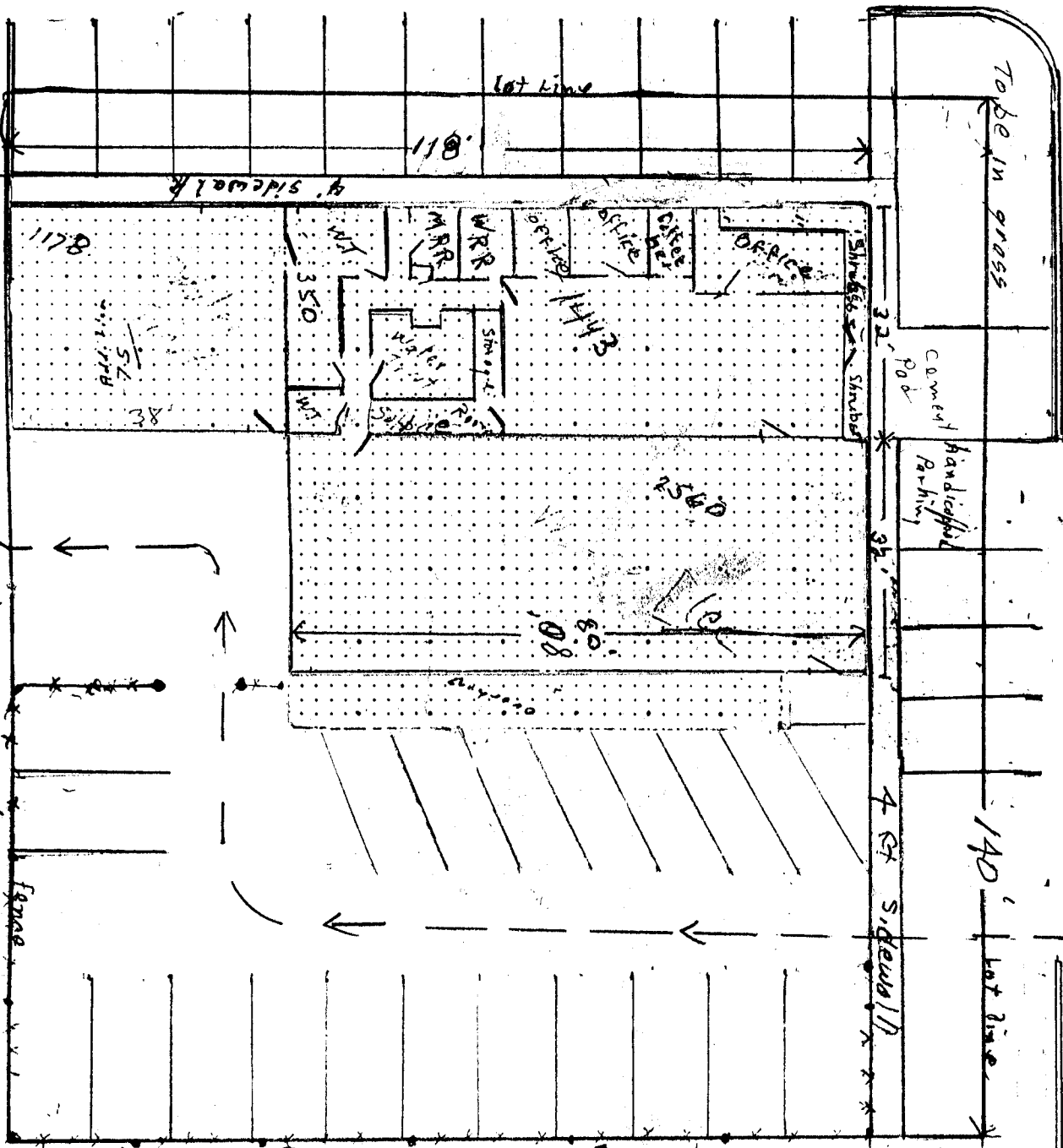
Q Site Plan (8)

C-2 ↑ Bingo Parlor

Blonwood - Quad
Street canyon line

C-2

↑ School District 107 Area



C-2

← Alley

Scale N.
Approx 3/4" to 1"
115' 5"
#12 89
one level
steel & block
building
35% of land
area
Bldg approx
2150 sq ft
Bldg approx
6150 sq ft

C-2

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→ RAIL
Redio

development summary



File # 12-89 Name Rezone @ 407 Glenwood Date 4/6/89

PROJECT LOCATION: 407 Glenwood

PROJECT DESCRIPTION: Request for a rezone from C-2 to C-1 by
Community Mennonite Church

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO *		TECHNICAL REQUIREMENTS	SATISFIED NOT SATISFIED *	
	YES	NO		SATISFIED	NOT SATISFIED
Complies with adopted policies	X		Streets/Rights Of Way	X	
Complies with adopted criteria	X		Water/Sewer	X	
Meets guidelines of Comprehensive Plan	n/a		Irrigation/Drainage	X	
			Landscaping/Screening	X	
			Other: _____		

* See explanation below

Churches are not allowed in a C-2 zone, but are a special use in a C-1 zone. Therefore, the church is requesting a rezone to C-1 and a special use permit which staff will review if the rezone goes through.

STATUS & RECOMMENDATIONS:

- The C-2 zoning along this section of Glenwood Avenue seems inappropriate, given the present uses and the surrounding uses and zoning.
- The proposed rezone would be more compatible with the surrounding area.
- The proposed rezone would be beneficial to the neighborhood and community by limiting the type of commercial uses allowed in close proximity to a residential neighborhood and Sherwood Park.

Planning Commission Action

4/4/89 Planning Commission recommended approval.

REVIEW SHEET SUMMARY

FILE NO. 12-89 TITLE/HEADING Rezone for Mennonite Church DUE DATE 3-17-89

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Rezone from C-2 to C-1 for a Special
use permit for a church at 407 (411) Glenwood Ave. Herbert Wright

PETITIONER ADDRESS 3740 Beechwood Ave.

ENGINEER _____

DATE REC. AGENCY COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

3-08-89	Fire	Our office doesn't have a problem with the rezone. We will need to conduct a walk through of the building to ensure that the safety codes are being complied with.
3-09-89	School District	We have no objections to the rezoning, unless the rezoning will restrict the educational and activities programs which the district conducts at the Vo-Tech Center and Grand Junction High School.
3-09-89	Police	No problems noted with zone change. If proposed perpendicular street parking is to be used, per "site plan", we may want to look at diagonal or perpendicular parking spaces (sic).
3-09-89	Building Dept.	Owner should request a walk through inspection with this Department soon. Must comply with the Uniform Building Code for new use if occupancy is to be changed.
3-10-89	City Attorney	Need To Address: 1. Spot zoning; to avoid this use barrier, re-examine entire area. 2. Public benefits/needs need to be addressed by the applicant. 3. Are there no available sites with proper zoning in the City? 4. Applicants arguments in #5 sound valid; was the C-2 a mistake?
3-15-89	City Engineer	The gravel parking area on the east side of the building is not wide enough for the proposed parking layout. The available width of 52 feet will accommodate one row of straight in (90 degree) parking or two rows of angled parking with stalls angled at 45 degrees or less. This lot should be paved within a reasonable time frame. Straight in (90 degree) parking shown on 4th Street and Glenwood Avenue will be allowed only for the proposed use and only as long as the parking spaces are used primarily on Sunday or after 6:00 p.m. Monday through Saturday. For any other use of the property, other than a church, the owner may be required to eliminate the straight in street parking and install city standard curb and gutter along the property frontage.

RESPONSE NECESSARY

by 3/31/89

SWJ
3/31/89

3/17/89 Planning Dept.

The C-2 zoning on this area is not very appropriate, given the existing uses and adjacent uses and zoning. It is very close to a single family neighborhood and Sherwood Park. If the area were to develop with heavy commercial uses, it would have a negative impact on the surrounding neighborhood. The proposed C-1 zoning would provide a better transition to the B-1 and RSF-5 zones. As such, the proposed C-1 zone is appropriate and seems to meet the rezoning criteria as set forth in section 4-4-4 of the Zoning and Development Code.

Approval of the Special Use permit for a church will be contingent on the rezone.

The proposed church use would be compatible with adjacent uses.

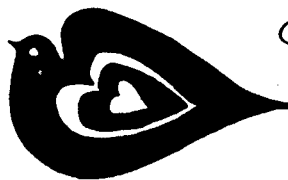
A permit is not required for the sign if it is 24 sq. ft. or less and not lighted (section 5-7-3B).

Maximum capacity of the building will be limited by the available off-street parking. One parking space per each three persons (designed capacity) is required. Parking must be laid out in conformance with the City Engineer's comments and Planning Department regulations.

The parking lot must be maintained with a dust-free surface. Paving is encouraged.

Section 5-5-1B requires that when an area providing parking spaces for more than 15 cars, at least 5% of the total area of the parking lot shall be used for landscaping and/or aesthetic treatment. Shade trees are encouraged.

Seventy-five percent (75%) of the first 5 feet of the property along Glenwood Avenue and 4th Street must be landscaped. This will determine the total square footage required. The proposed grass area on the corner will count toward this requirement.



Community Mennonite Church

March 29, 1989

City of Grand Junction
Planning Department
520 Rood Avenue
Grand Junction, CO. 81501

RE: WRITTEN RESPONSE TO REVIEW COMMENTS

Dear Kathy,

This is the response to the Review Sheet Summary in which you requested. Again, thank you for considering our request for rezoning for the building on 407 Glenwood Avenue.

The Fire and Building Department both came for a walk through inspection of the building last week on Thursday, March 23rd. There seemed to be no major concerns from either department because of the current small size of the group meeting here. We will comply with Fire and Building Codes as we expand and grow.

The City Attorney's comments seem to agree with our Project Narrative Statement's consideration of the impact upon the current neighborhood would only be positive in light of existing neighbors. Within the area there are apartment buildings, two churches, the area High School, medical offices, homes and a radio station. If anything, the area is not properly zoned as C2. The neighborhood would only benefit from a rezoning of this property. If the site remained C2 and a heavy industry moved into the building (because of the nature of the neighborhood) the occupants of the surrounding area would suffer because of noise and traffic pollution. As addressed in the Project Narrative Statement: we had looked for other properties in Grand Junction with proper zoning, but found nothing affordable. Also, the Mennonite Church is its human service programs and the whole county will benefit because it will do its share in helping people in need with volunteers and dollars.

In addressing the City Engineer's comments: The plot plans have been readjusted for angled parking on the east side of the building as before it was designed for straight-in parking. Dust on the gravel parking lot has never been a problem here. However we will continue to monitor the lot to make sure this is no problem. We will wet down the lot with water if the lot is emitting dust particularly before a Sunday meeting. It is understood that the straight-in parking on 4th Street and on Glenwood is allowed only for proposed use.

The Planning Department commented about Section 5-5-1B that 5% of the total area of the parking lot shall be used for landscaping or aesthetic treatment. Currently, there is over 5% of the property used for aesthetic purposes.

Sincerely,

Amy D. Weir, Pastor
[Signature]

407 Glenwood Ave. Grand Junction, CO, 81501

(303) 243-2814

Kathy
Heads & I discussed
Id sep. & parking & lots
'Plan' now reflects
req'd. minimums.
Call Wm 2:5:30 P.
if he left anything out
that you need.
McClure



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

April 24, 1989

Kenneth K. Kuhns, Sr.
Community Mennonite Church
407 Glenwood Avenue
Grand Junction, CO 81501

RE: Special Use Permit Request, File #12-89

Dear Mr. Kuhns:

Your request for a Special Use Permit for a church at 407 Glenwood Avenue has been approved with some conditions. The landscaping as shown on the site plan, revised 3/27/89, shall be planted by October, 1989 and maintained in a healthy condition. The capacity of the building will be limited by the available off-street parking or the designed capacity as set forth by the Building and Fire Department, whichever is less. The 33 parking spaces (as shown on the revised site plan, 3/27/89) would allow a maximum capacity of 99 people. The parking along 4th Street and Glenwood Avenue may only be used on Sundays and evenings. The parking lot must be maintained with a "dust free" surface.

We feel the rezone from C-2 to C-1 and the church use will benefit the neighborhood. Thank you for your cooperation through this process.

Sincerely,

A handwritten signature in cursive script, reading "Kathy Portner".

Kathy Portner
Planner

/kp

10/1/51

Shawwood - Quad
Street car lane

411 Shawwood Ave.

5' Street perimeter 1475 sq ft
75 @ 1105 sq. ft.
Landscaping 1350 sq ft
shrubs & Grass

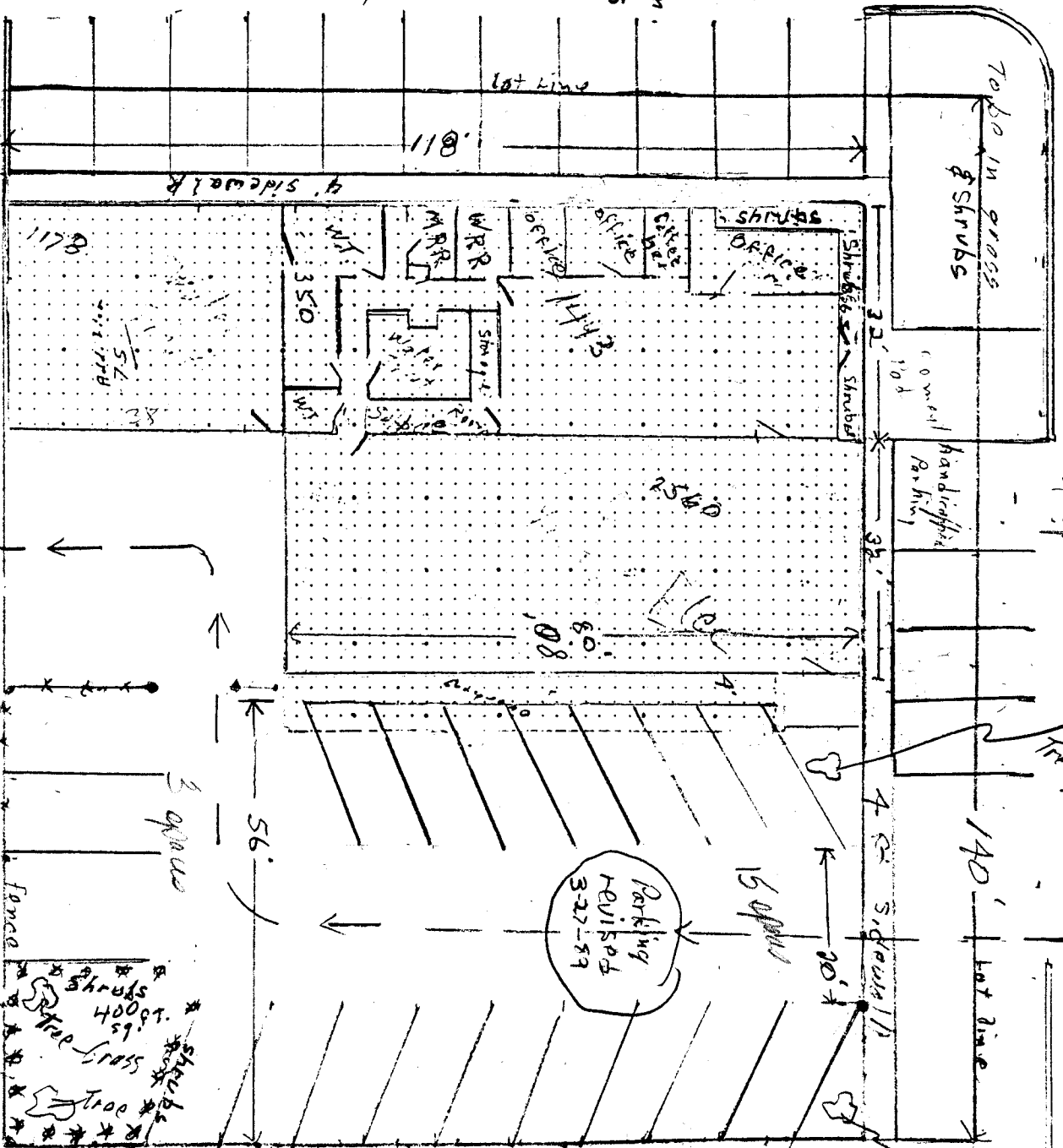
Parking Area 7000 sq ft

5 @ 350 sq. ft.
Landscaping sq. ft.
Planned 1000 sq. ft. Min.
Shrubs, Trees, Grass

No. 4th

Street Center Line

11 spaces



4 spaces

probable
Tree & shrubs
100 sq. ft.

140' Lot line

4 @ 5' sidewalk

10' Road

Parking
REVISED
3-27-59

Fence

N.

Scale 1/4" = 1'

Approx 2 1/2' 1'

170' 6150 sq ft

170' 6150 sq ft

one level
5700 sq ft
Building

HERBERT M. WRIGHT
3740 BECHMOOD
GRAND JCT, CO 81506



Community Mennonite Church

April 14 1989

City of Grand Junction
Planning and Zoning Dept.
530 Road
Grand Jet Co 81501

Attn. Kathy Partner
Asst. Planner

Dear Kathy

Our congregation has analyzed the requirements for the special use permit. Since our congregation is small and even tho we plan on growing there appears to be no way we could finance the parking lot paving as outlined. The lot currently is a dust free surface and could be maintained in this way. We respectfully request that the paving requirement be deleted.

We believe we can manage the funding for the landscaping as outlined.

If the parking lot requirement can not be deleted it appears that the building purchase by our congregation will be in doubt.

Karl,
What do you
think?

Respectfully submitted
Kenneth K Kuhns Jr.
Administrative Elder