

# Table of Contents

File 1989-0057

Name: Amendments to 1<sup>st</sup> Street & Patterson Corridor Guidelines

|  |                                 |  |
|--|---------------------------------|--|
|  | S<br>c<br>a<br>n<br>n<br>e<br>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> |
| X  | X                               | <b>Table of Contents</b>   |
|  |                                 | <b>Review Sheet Summary</b>  |
|  |                                 | Application Form   |
|  |                                 | Review Sheets  |
|  |                                 | Receipts for fees paid for anything  |
|  |                                 | <b>*Submittal checklist</b>  |
|  |                                 | <b>*General project report</b>   |
|  |                                 | Reduced copy of final plans or drawings  |
| X  |                                 | Reduction of assessor's map.   |
|  |                                 | Evidence of title, deeds, easements  |
|  |                                 | <b>*Mailing list to adjacent property owners</b>   |
|  |                                 | Public notice cards  |
|  |                                 | Record of certified mail   |
|  |                                 | Legal description  |
|  |                                 | Appraisal of raw land  |
|  |                                 | Reduction of any maps – final copy   |
|  |                                 | <b>*Final reports for drainage and soils (geotechnical reports)</b>  |
|  |                                 | Other bound or non-bound reports   |
|  |                                 | Traffic studies  |
|  |                                 | <b>*Petitioner's response to comments</b>  |
|  |                                 | <b>*Staff Reports</b>  |
|  |                                 | <b>*Planning Commission staff report and exhibits</b>  |
|  |                                 | <b>*City Council staff report and exhibits</b>   |
|  |                                 | <b>*Summary sheet of final conditions</b>  |
|  |                                 | <b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>  |
| <b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b> |                                 |  |
| X  | X                               | Letter from Pat Gormley, Gormley Agency Inv. Co. to R.T. Mantlo, Mayor re: questions about policies – 5/18/89  |
| X  |                                 | Letter from Rhonda and Garrett McClary to Karl Metzner re: usage of Cherry Hills property for weddings and receptions with a limit of 100 people – 6/19/89   |
| X  | X                               | Letter from Karl Metzner to Rhonda and Garrett McClary re: Uses discussed for Cherry Hill property – 6/26/89   |
| X  |                                 | Memo from Karl Metzner to Planning Commission re: Patterson Road Guidelines – 8/22/89  |
| X  | X                               | Issues and Concerns – no date  |
| X  | X                               | Site Analysis of Gormley Property  |
| X  | X                               | Land Use Considerations at the Intersection of 1 <sup>st</sup> and Patterson   |
| X  | X                               | Response to Pat Gormley's Questions  |
| X  | X                               | City Council Minutes - ** - 12/6/89  |
| X  | X                               | Planning Commission Minutes - ** - 12/5/89   |
| X  | X                               | Handwritten changes marked on original Corridor Guidelines   |
|  |                                 |  |
|  |                                 |  |
|  |                                 |  |
|  |                                 |  |
|  |                                 |  |

# GORMLEY

AGENCY  
INVESTMENT CO.

Real Estate - Appraisals

Property Management

Patrick A. Gormley  
James S. Gormley (1904-1973)  
Delos W. Else, Manager

May 18, 1989

R.T. Mantlo, Mayor  
City of Grand Junction  
Fifth and Rood  
Grand Junction, CO 81501

Dear R.T.:

Last year you approached me representing the City Council concerning the interest the Gormley family had in annexing the properties on the west side of first street at Patterson Road. We are prepared to consider an annexation at this time subject to our understanding of a number of issues. Those issues are involved in the planning process, the zoning regulations and the corridor policies which have been in effect for First Street and Patterson Road for some time. We would appreciate your staff's response to our questions and also some indication as to the Council's policy relative to those issues.

Our questions are as follows:

1. The northwest corner of First and Patterson is currently zoned Planned Business (south half) and Planned Residential (7.5 per acre north side). The property south of Patterson has been in a multi-family zone. Can we at least keep that zoning? Would hearings be required?
2. What process would be required if we wish to upgrade the northwest corner of First and Patterson to commercial zoning in its entirety?
3. What process must the City and County undertake to redefine both the First Street corridor policy and the Patterson Road corridor policy? The Patterson Road corridor policy currently requires residential zoning on the north side of Patterson from 25 1/2 Road to 26 Road.
4. It is our understanding that if the City accepts this property with an established zoning, then the requirement that the development proceed on some scheduled basis, as is the case in the County, is no longer necessary. Is this correct?
5. What would be the specific advalorem tax impact on the properties after the annexation?

*Policy has been to zone some  
as county. Need to multiply  
w. DMO fee. Can we get  
guarantee if  
PB-Resme & plan  
hearing review &  
if it violates our corridor policies*

Page 2  
R.T. Mantlo  
May 18, 1989

*adding  
new code ord.  
to make  
sure it's 0.14*

*goats prohibited  
v.w. OAC PE:  
unconforming*

6. Presuming that no immediate development takes place, are there limitations on my continuing to raise the sheep or other livestock on the approximately 20 acres on the south side of Patterson west of First Street?

7. What is the implication for Dr. Mary Moore's property which is south of our property and which south boundary constitutes the city limits? I intend to inform Dr. Moore that we are seriously considering annexation.

There are probably other issues that your response will raise.

Sincerely,

*Pat Gormley*  
Pat Gormley

PG/jw

cc Mark Achen  
Karl Metzner  
John Gormley

*could  
take it or  
leave it as  
an enclosure.*



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

June 26, 1989

Rhonda and Garrett McClary  
2502 North 1st Street  
Grand Junction, CO 81501

Dear Rhonda and Garrett:

I've been discussing possible uses of the Cherry Hill property with Pat Gormley. He mentioned bed and breakfast and small group (6-8) person retreats. I have also received your letter of June 19, 1989 about weddings and receptions for up to 100 people. On June 19, 1989, I also inspected the premises with Pat.

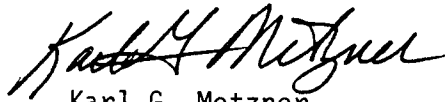
I can see a potential for the use of the property as a bed and breakfast operation and for the small group retreats. To accommodate these uses, the driveway entrance should be widened to the north and additional parking area provided to the rear of the house. A rezoning to PR would be required, similar to the zone change you did on your Gatehouse location.

The use of Cherry Hill for weddings and receptions, as per your letter is a different matter. Even assuming some level of carpooling, a 100-person event could be expected to generate a minimum of 40 cars to the site. My opinion, from a planning perspective, is this level of activity is not compatible with the residential neighborhood. My best guess is that you would encounter neighborhood opposition during the rezoning process. Due to the nature of the events you are proposing, I would also be concerned about the traffic impacts on 1st Street with 40 (or more) cars arriving within a short period of time.

I should remind you that Pat Gormley's properties are not currently in the City, so my comments should be taken as advisory only. I suggest that you contact the Mesa County Planning office, if you have not already done so, to see if their views of how this site could be used are different.

Please let me know if I can provide any additional information or assistance.

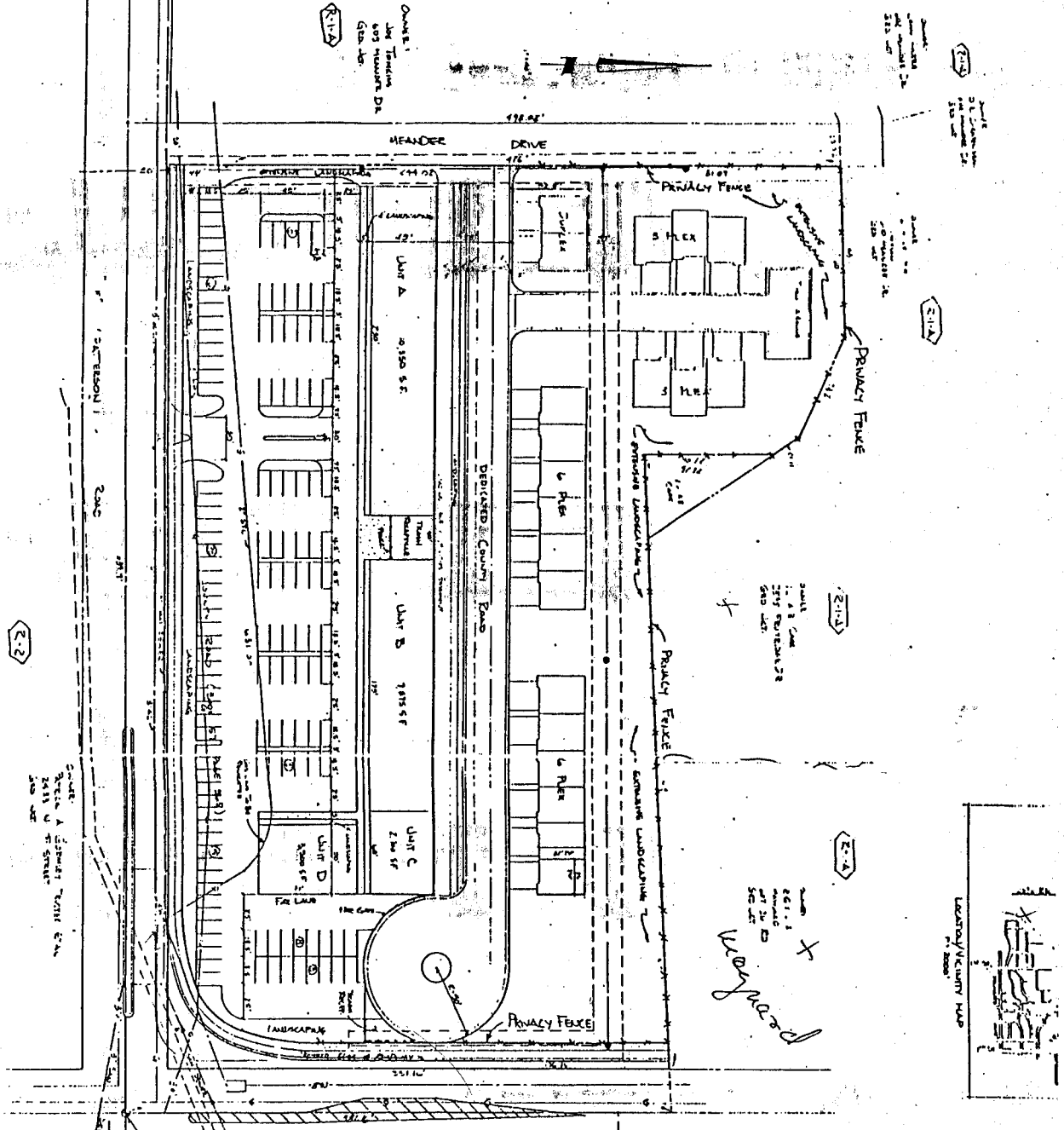
Sincerely,



Karl G. Metzner  
Director of Planning

KGM/tt

xc: Pat Gormley  
Bennett Boeschstein  
Steve Anderson  
Jim Shanks



Handwritten notes: "Very good", "Lasting/Visible Map", "Office Copy", "189-83", "W. W. Conroy, S.A. & P. K. Kishner".

| LAND USE    |         |
|-------------|---------|
| Zoning:     |         |
| Residential | 15.91%  |
| Office      | 41.25%  |
| Other       | 42.84%  |
| Total       | 100.00% |

| REVENUE          |           |
|------------------|-----------|
| Unit A           | 0.8820 Ac |
| Unit B           | 0.8550 Ac |
| Unit C           | 1.4151 Ac |
| Unit D           | 2.7312 Ac |
| Total Units - 20 | 5.8833 Ac |

| STREETS               |          |
|-----------------------|----------|
| 26' Road              | 2,445 SF |
| 5' F / 26' Road Spots | 2,142 SF |
| 110' Spaced Row       | 700      |
| Total                 | 5,287 SF |

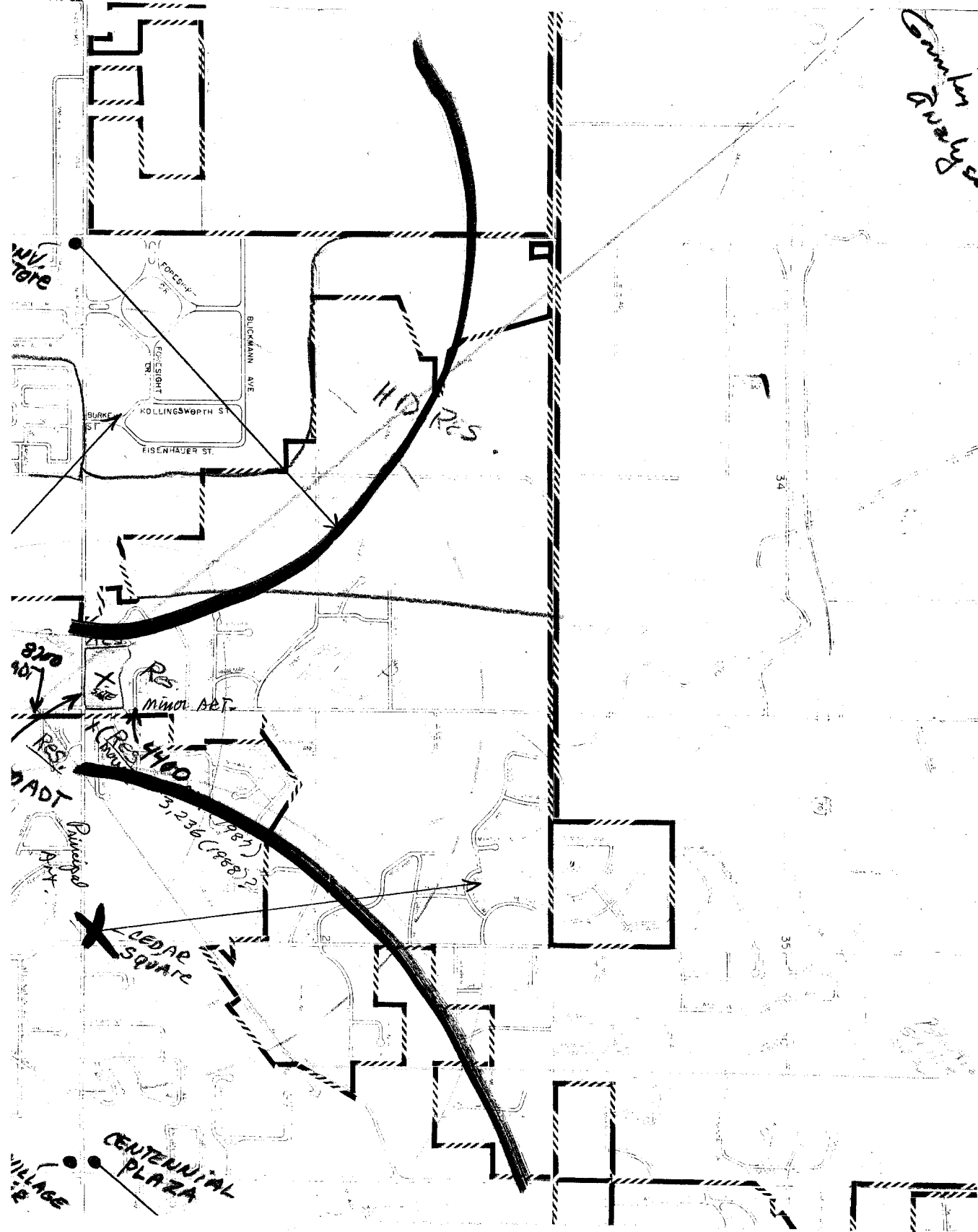
  

| CHANGELAND  |         |
|-------------|---------|
| Residential | 10.49%  |
| Office      | 32.25%  |
| Other       | 57.26%  |
| Total       | 100.00% |

OFFICE COPY  
189-83

W. W. Conroy, S.A. & P. K. Kishner

County  
Range



WV  
Village

320  
407

Res  
Minor ADT.

Res  
ADT

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ADT

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CENTENNIAL  
PLAZA

VILLAGE

4400

3,236 (1983)

3,236 (1988)?

CEDAR  
SQUARE

110 RES.

34

35

(2)

100

SITE ANALYSIS OF GORMLEY PROPERTY  
NORTHWEST CORNER OF 1ST AND PATTERSON

- Site contains approximately 7.5 acres of flat, vacant ground. The north boundary of the site is at the base of a ridge that runs generally east and west.
- First Street is two-laned, with 1987 traffic volumes of 4,400 ADT north of Patterson and 8,700 ADT south of Patterson. Classified as a minor arterial.
- Patterson Road will shortly be all four-laned, with a 1987 ADT of 13,200 west of 1st Street. The access of Willowbrook Subdivision has been relocated, correcting a previous problem intersection. Classified a major arterial.
- Land uses directly north of this site are now, and are expected to remain, very low density residential. High density residential is projected for areas northwest of the site.
- Previously planned extension of Horizon Drive has been deleted.
- Using criteria of existing neighborhood business zone for current retail sites shows two areas overlapping this site: Cedar Square at 7th and Patterson and City Market at 1st and Orchard. The Cedar Square center could be discounted since it has evolved to mostly hospital/medically-oriented uses. The only other retail in the general area is a small convenience store at 25 Road and Patterson and the Centennial Plaza/Village Fair complex at 12th Street and Patterson.



## ISSUES AND CONCERNS

### Access

As with most corner lots on arterial intersections, access to this site would have to be designed with care to avoid creating circulation problems and unsafe conditions. Access constraints would be a primary factor affecting site design for any high-traffic use. The downhill grade on 1st Street compounds the problem by shortening sight distance in the southbound lane. The Northridge Drive intersection may also contribute to access concerns on 1st Street.

### Neighborhood Impact

Uses north, east and west of the site are low density single family residential. There are various potential impacts associated with the development of this site that should be considered in determining the types of appropriate uses as well as the specific site design.

- Visual appearance
- Noise
- Trash, dust, fumes
- Traffic circulation
- Screening/landscaping/buffering
- Hours of operation
- Lighting

### Character of the Corridor

Currently, the Patterson Road/1st Street Corridor Guidelines discourage the development of strip commercial (North Avenue) with its associated problems. However, it can be assumed that this site is not suitable for development as single family residential. The selection of uses, as well as their orientations, should consider the overall objective of discouraging strip commercial development on either 1st Street or Patterson Road.

### Service Areas and Needs

Patterson Road serves as a major transportation corridor from Mesa Mall/24 Road to Clifton. Major connections exist to I-70, the airport, downtown, and the Redlands. The area north of Patterson Road, in the general vicinity, is exclusively residential. Need may exist in this area for neighborhood business, both retail and service. A need may also exist for providing services to travelers on Patterson Road.

**LAND USE CONSIDERATIONS AT THE INTERSECTION  
OF 1ST AND PATTERSON**

SOUTHEAST - The southeast corner of this intersection is currently developed with multi-family residential units. The units are well maintained, and the development can be expected to remain viable for some time.

SOUTHWEST - The southwest corner of 1st and Patterson is a 20-acre tract currently used as pasture. A hill generally bisects the tract, providing excellent views to the Bookcliffs and the Monument. This topography provides the opportunity for a high quality residential development, since adequate room exists for buffering from 1st and Patterson. Primary access should be gained from Patterson Road at Meander Lane.

NORTHEAST - The northeast corner is a vacant tract of approximately .89 acres bisected by the Independent Ranchman's Ditch. Abutting the tract are Willowbrook Subdivision to the east and proposed future filings of Northridge Subdivision to the north. The physical configuration and usable size of this parcel present severe constraints to development. It can be assumed that single family residential uses will not be proposed on this parcel. Any potential uses should be low volume traffic generators and respect the residential character of Willowbrook and Northridge.

NORTHWEST - The northwest corner consists of <sup>5</sup>7.5 acres of flat, vacant ground. It extends along Patterson Road approximately 650 feet from 1st Street to Meander Drive. The easterly portion of this site appears to be heavily impacted by the noise, dust, and fumes of the 1st and Patterson intersection, but the western portion does not seem as heavily impacted. North Avenue-type strip development, with its attendant problems, should be avoided on Patterson Road. Non-residential (business) use may be most appropriate on the eastern portion of this tract, but a clear demarkation should be established to prevent a westward expansion of such uses. This might be best accomplished by developing residential on the west portion of the tract to establish a character for future development/redevelopment of other properties.

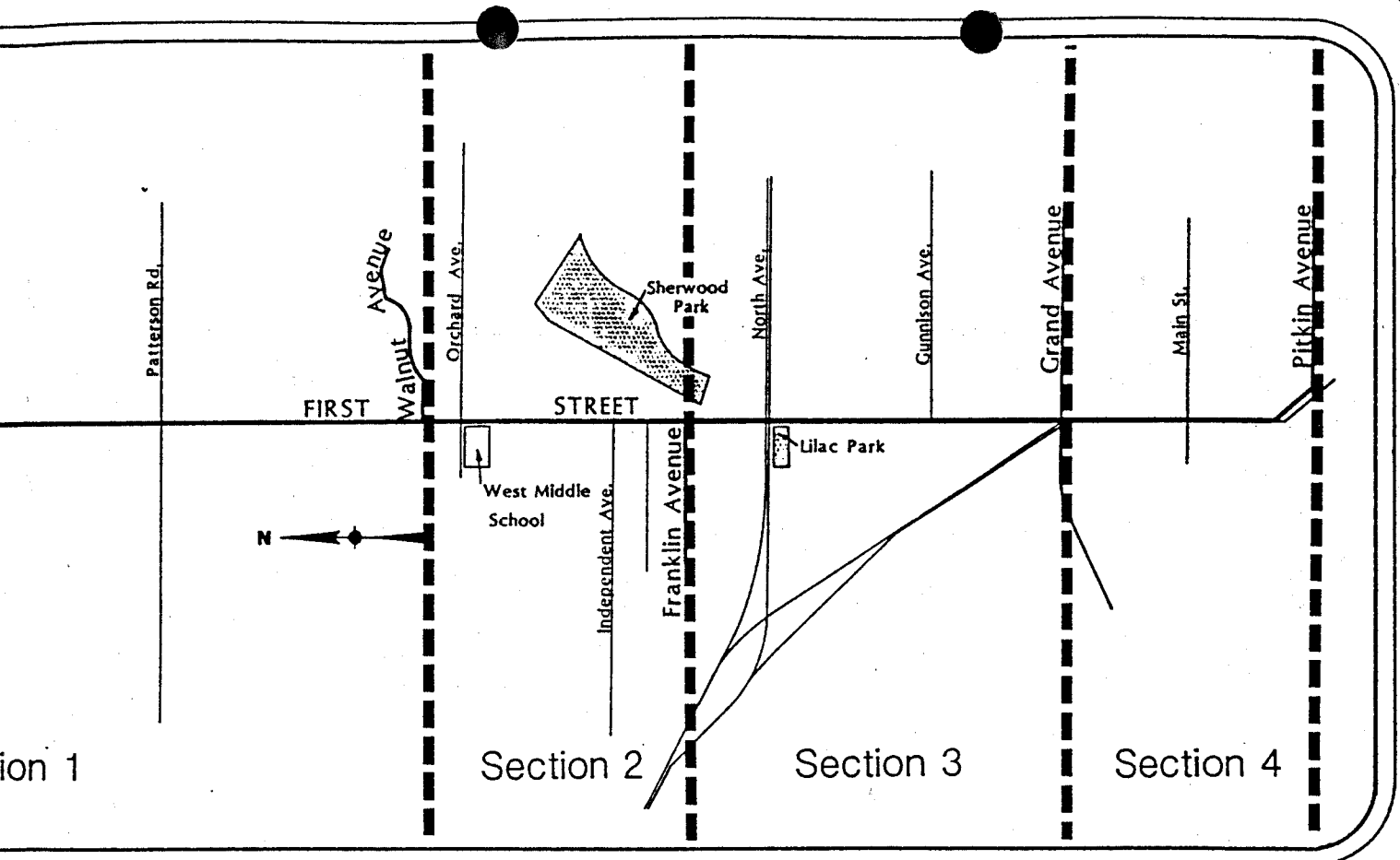
## RESPONSE TO PAT GORMLEY'S QUESTIONS

1. (Combined answer to questions 1-3)

The most critical element in determining the zoning at 1st and Patterson will be a review and possible amendment of the 1st Street and Patterson Road Corridor Guidelines. These Guidelines are elements of the City's comprehensive plan and must be considered when zoning any property. Planning Commission and staff would review existing and potential development trends and infrastructure in the vicinity. Based on that analysis, a proposal would be prepared for Planning Commission and City Council public hearings.

Upon annexation, the Planning Department will process a zone of annexation in accordance with the recommendations of the Corridor Guidelines. The zone of annexation will require public hearings before Planning Commission and City Council. The City Attorney advises that prior to annexation a contractual agreement could be prepared which would assure a particular zoning if the property were annexed.

2. If the City zones the northwest property Planned Business, the zoning would be retained in an inactive status until there is a specific development proposal. The plan of development for such a proposal would require Planning Commission approval in accordance with the final plan procedures of the Zoning and Development Code. There is no annual review process such as currently exists in the County.
3. There is an existing conflict between animal regulations contained in the Code of Ordinances and the Zoning Code. The City will correct those conflicts, and animals can continue to be raised on the property as is currently being done.
4. If other owners in the area do not wish to participate in the annexation at this time, they would remain as an unincorporated enclave. After three years, the City can unilaterally annex this enclave.



### G Road to Walnut Avenue

The intent of this section of the corridor is to protect and respect the existing residential land uses. This section serves as a major north/south connector with two lanes north of Orchard Avenue and four lanes south of Orchard Avenue.

- Because the existing zoning and uses are appropriate, the single family residential character should be respected and protected. Therefore, commercial development is discouraged *except at the NW COR 1st & PATTERSON*
- Multifamily uses may be appropriate at the *intersection* of 1st and Patterson and near existing neighborhood shopping areas as transitional buffers between the different uses.
- Business or commercial development is discouraged ~~around the intersection of 1st and Patterson~~

~~because those uses would add traffic conflicts to a difficult intersection. Since Horizon Drive is not to be extended to 1st Street, there is no longer a need for that type of development.~~

- ~~Low profile landscaping and upgrading of Ranchman's Ditch for a possible bike/mike trail at the intersection of 1st and Patterson is encouraged to maintain a positive community image and help identify the residential areas.~~

### Walnut Avenue to Franklin Avenue

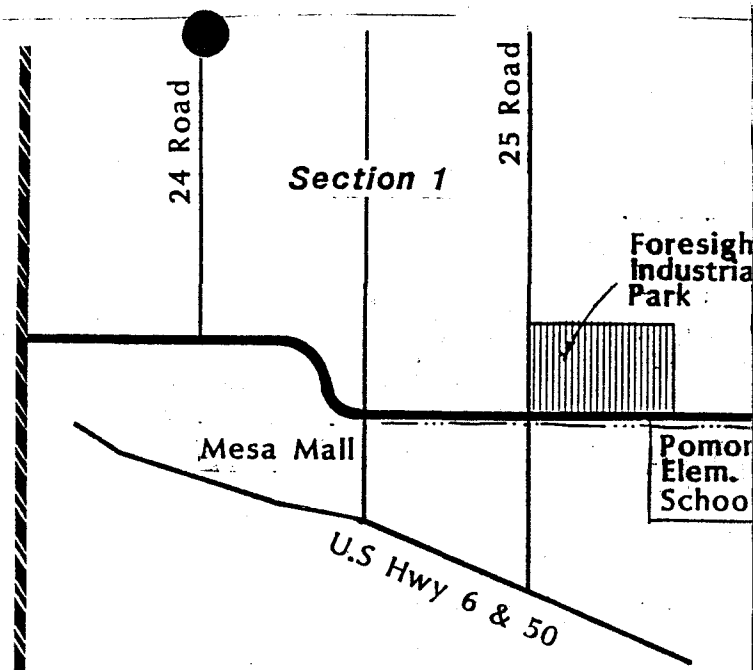
The intent of this section of the corridor is to define the transitional area from residential to business uses.

- The existing single family residential character should be protected and respected on the east side of 1st Street between Orchard and Kennedy Avenues as indicated by area resident.

## First Street Corridor Guideline

## General Guidelines (continued)

- 4) New commercial and business development and redevelopment should not adversely affect the existing neighborhoods with traffic, parking, lighting or noise. Good site planning can help mitigate these concerns.
- 5) In cases where parcels have frontages on roads in addition to F Road, those frontages will be considered preferred access points, unless it is shown that such access points would have an undesirable impact on the neighborhood or area.
- 6) Curb cuts and access points on Patterson (F) Road should be limited and consolidated to encourage the concept of shared access for proposed and future development. Wherever possible, accesses should align with any existing accesses on the opposite side of the roadway to minimize traffic hazards and help the flow of traffic entering the roadway.
- 7) When development which may create a traffic hazard is proposed near an intersection, turning movements will be controlled to allow for the best traffic flow.
- 8) Access points must be designed to maintain a clear site distance for vehicular, bike and pedestrian traffic safety.
- 9) Adequate walkways should be provided to encourage and accommodate pedestrian use along F Road.
- 10) Development should provide adequate setbacks for structures from the public right of way, to be used in part for landscaping. The intent is to provide attractive surroundings for the tenants, residents, motorists and pedestrians throughout the corridor. Within the setbacks landscaping amenities such as berming, buffering and streetscapes should be included.
- 11) Drainage considerations to adequately accommodate run-off should be addressed with all new developments or redevelopments.
- 12) Neighborhood discussion is encouraged with the petitioner throughout the development process.
- 13) The undergrounding of utilities should occur wherever feasible along this corridor.



- 14) Other corridor guidelines may also be applicable and should be considered in the review of new development.

## Highway 6 & 50 to First Street

The intent of this section of the corridor guideline is to provide a parkway atmosphere and also accommodate pedestrian access. Because of the existing mixed uses, landscaping, berming and buffering are encouraged along Patterson (F) Road to help minimize the adverse effects of the high traffic volume associated with this corridor.

In keeping with the existing uses and zoning:

- New commercial development is appropriate on the south side of Patterson (F) Road from Highway 6 & 50 to 25 1/4 Road.
- Commercial and mixed-use development is appropriate on the north side of Patterson (F) Road from 24 1/2 to 25 1/2 Road.
- Residential development is appropriate on the north and south sides of Patterson (F) Road from 25 1/2 Road to 1st Street.

*Amend*

# 57-89

ITEM \_\_\_\_\_

INITIATED BY \_\_\_\_\_ City of Grand Junction, Karl Metzner

ACTION PROPOSED \_\_\_\_\_ Corridor Guideline Amendments

PRESENTED BY \_\_\_\_\_ Karl Metzner



COMMENTS

SUGGESTED MOTION

MOVED BY \_\_\_\_\_

APPROVAL: "Mr. Chairman, on item #57-89, a request to amend the 1st Street and Patterson Road Corridor Guidelines, I move that we forward this on to City Council with the recommendation of approval since the size, topography and orientation of properties fronting the north side of Patterson Road from 25 1/2 to 26 Road is not appropriate for new residential development."

DENIAL: "Mr. Chairman, on item #57-89, a request to amend the 1st Street and Patterson Road Corridor Guidelines, I move that we forward this on to City Council with the recommendation of denial for the following reason(s) (state reasons)."


YES \_\_\_\_\_ NO \_\_\_\_\_ TABLE \_\_\_\_\_

AMENDING 1ST STREET CORRIDOR GUIDELINES

- Because of parcel size, topography, and traffic impacts, the northwest corner of 1st and Patterson does not appear suitable for residential development. Proposed business uses should respect surrounding residential development in terms of site and structure design.
- The size and topography of the southwest corner of 1st and Patterson will allow mitigation of traffic impacts making it suitable for multifamily residential development.

AMENDING PATTERSON ROAD CORRIDOR GUIDELINES

- Light business and mixed use development is appropriate along the north of Patterson Road from 25 1/2 to 1st Street, and residential development is appropriate on the south side of Patterson Road from 25 1/2 to 1st Street.

P.C. 12/5/89 - Recommend of approval   
3-2

CIC 12/6/89 - approved

#57 89

Original  
Do NOT Remove  
From Office