

Memo

To: Tim Moore, Public Works Manager
From: Laura C. Lamberty
CC:
Date: January 23, 2006
Re: 2125 N 13th – TEDS Exception Request

Attached please find a TEDS Exception request for parking lot layout requirements contained in TEDS 4.3.2.1.

The applicant is contemplating remodeling the existing home into a 4 plex.

Requirement:

TEDS 4.3.2.1 Stall length 18 .5' (requested to vary to 17' for compact cars on 4 of 8 spaces)

TEDS 4.3.2.1 Aisle width for 9.5' wide/90 degree parking: 21' (vary from 24')

Analysis: Our parking standards are not necessarily part of a universal standard and are somewhat conservative. For instance, there are no allowances for "compact cars". This is not a safety issue as much as it is a matter of convenience. Aisle widths have been varied on regular basis for parking garage projects.

Options:

Zoning and Development Code precludes parking in the front yard setback for multi-family units. On-street parking is very limited and has been an issue in this neighborhood. Additional parking could be generated on the north side of the building but would still require some exception for historic parking along the south side of the building.

Reducing the number of units is an option, but does not totally eliminate the need for the exception without structure demolition.

December 16, 2005

Ms. Laura C. Lamberty, P.E.
Development Engineer
City of Grand Junction, Public Works & Utilities
250 North 5th Street
Grand Junction, Colorado 81501

SUBJECT: Request for Variance for Parking Space Requirements,
Parcel Number 29-45-122-00-75.

2125 N 13th

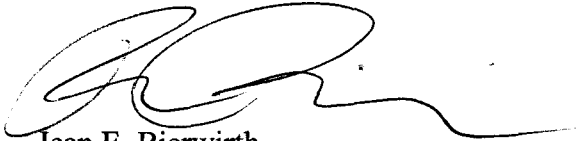
Dear Ms. Lamberty:

It is our intention to convert an existing duplex to four rental units in the vicinity of Mesa State College and this correspondence details the proposed parking configuration to allow for eight parking spaces. Because of the location of existing structures, a variance for parking stall and aisle dimension requirements is requested.

A layout of the proposed parking configuration is illustrated on the attached figure. Four of the parking spaces in the western portion are 18.5 feet in length and the four to the east are 17 feet in length and labeled as "Compact Cars Only". The width of the aisle is 21 feet. All parking spaces are a sufficient distance from 13th Street which is immediately east of the subject property. Photographs showing the area of the proposed parking spaces are also included in this request

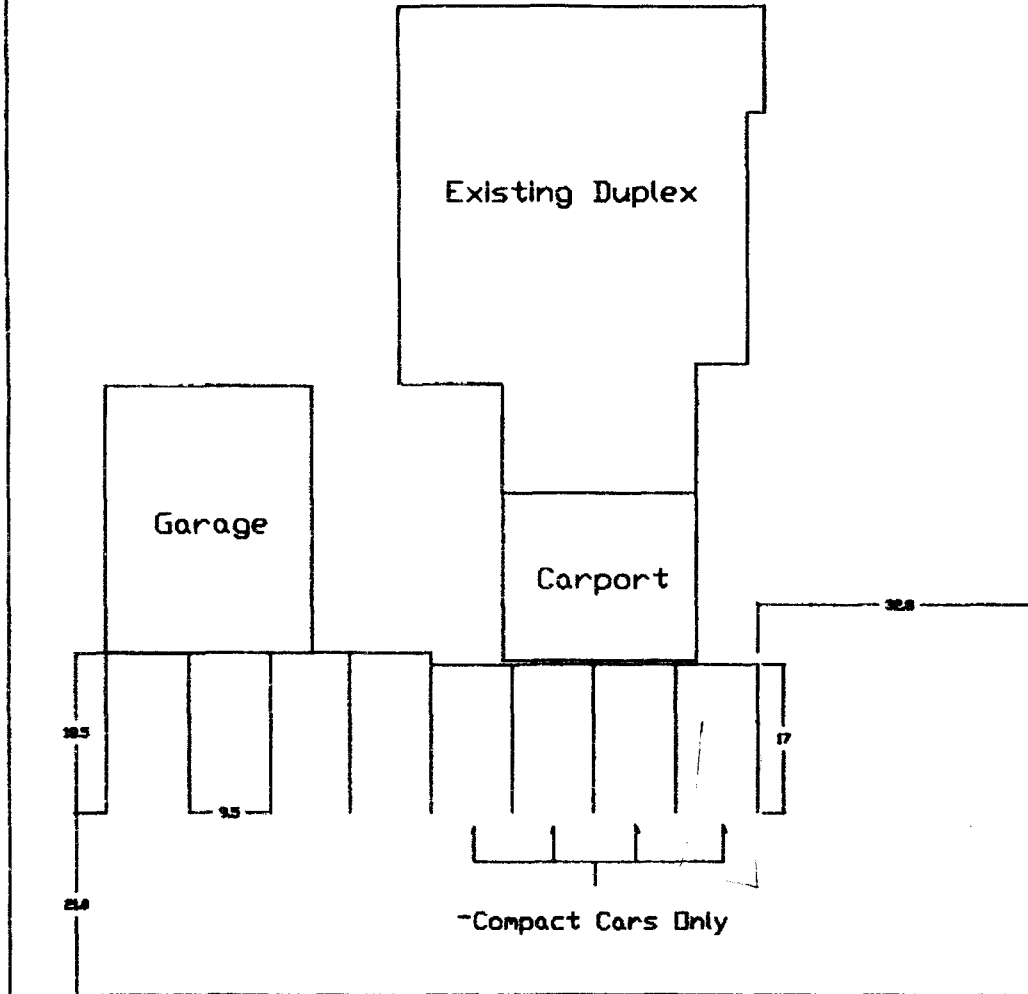
We appreciate your consideration of this request for variance. If you have any questions or would like additional information please call us at (970) 256-0709.

Sincerely,



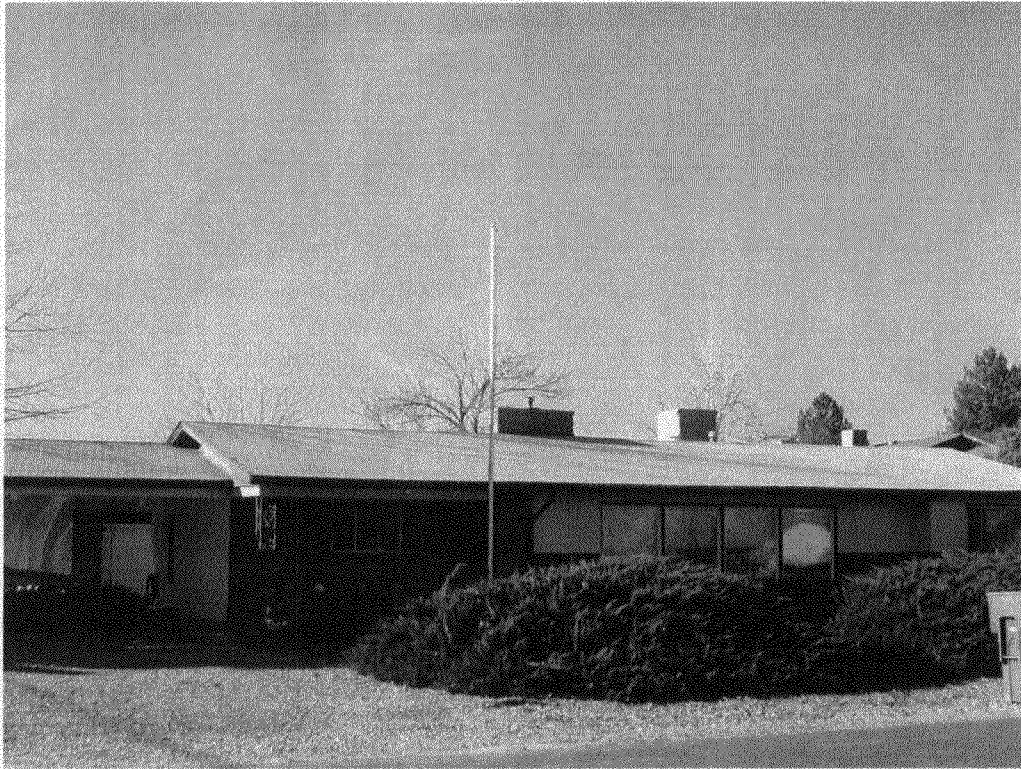
Jean E. Bierwirth

FOUR-PLEX PROJECT
Terry Anderson
Parcel # 29-45-122-00-75
2125 North 13th Street
Grand Junction, Colorado

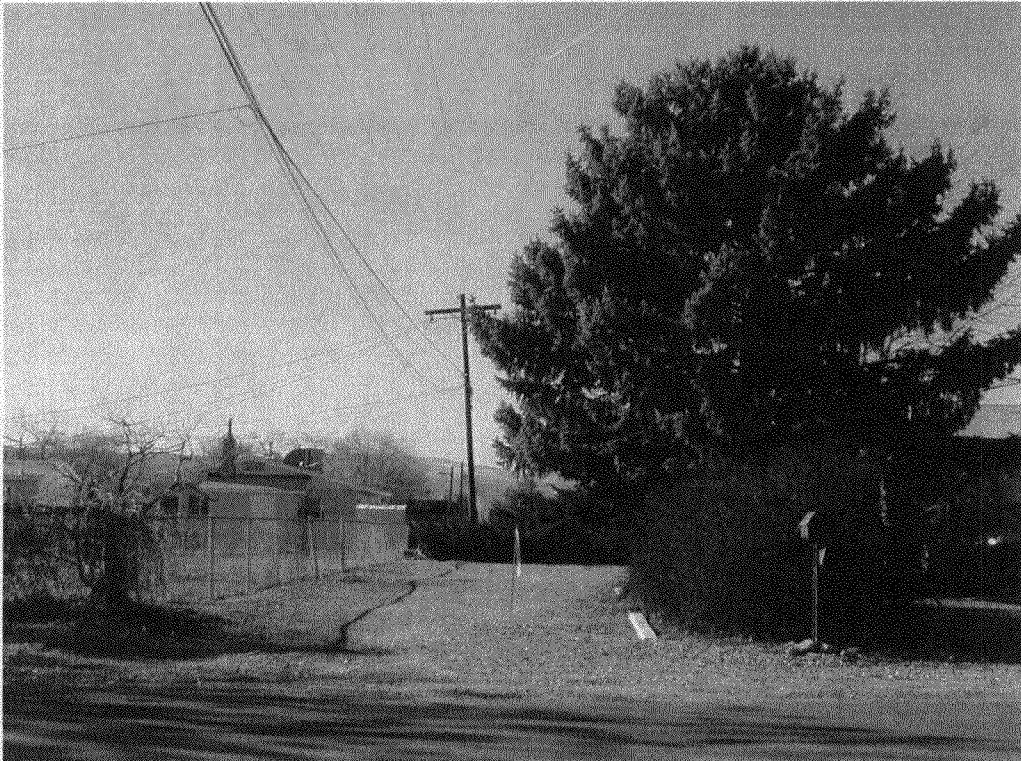


North 13th Street

Note: Easement extends property approximately 13.5' to the south.
All dimensions are in feet and approximate.

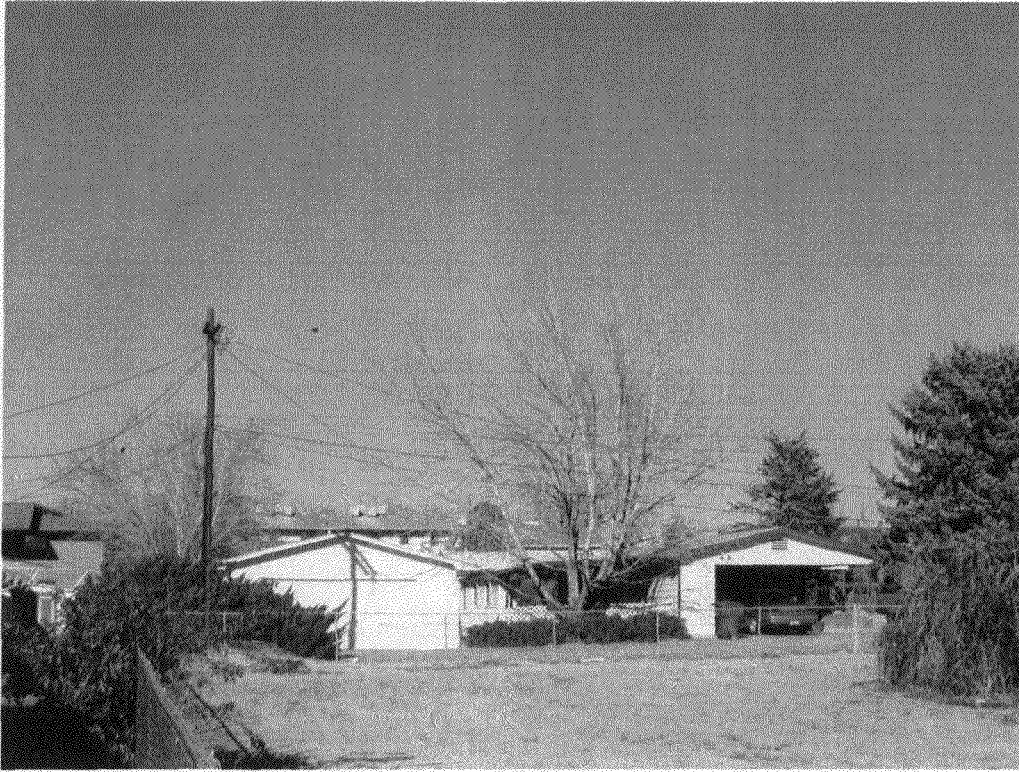


Photograph 1. Subject Property Near Walnut and 13th Streets, Looking Northwest.

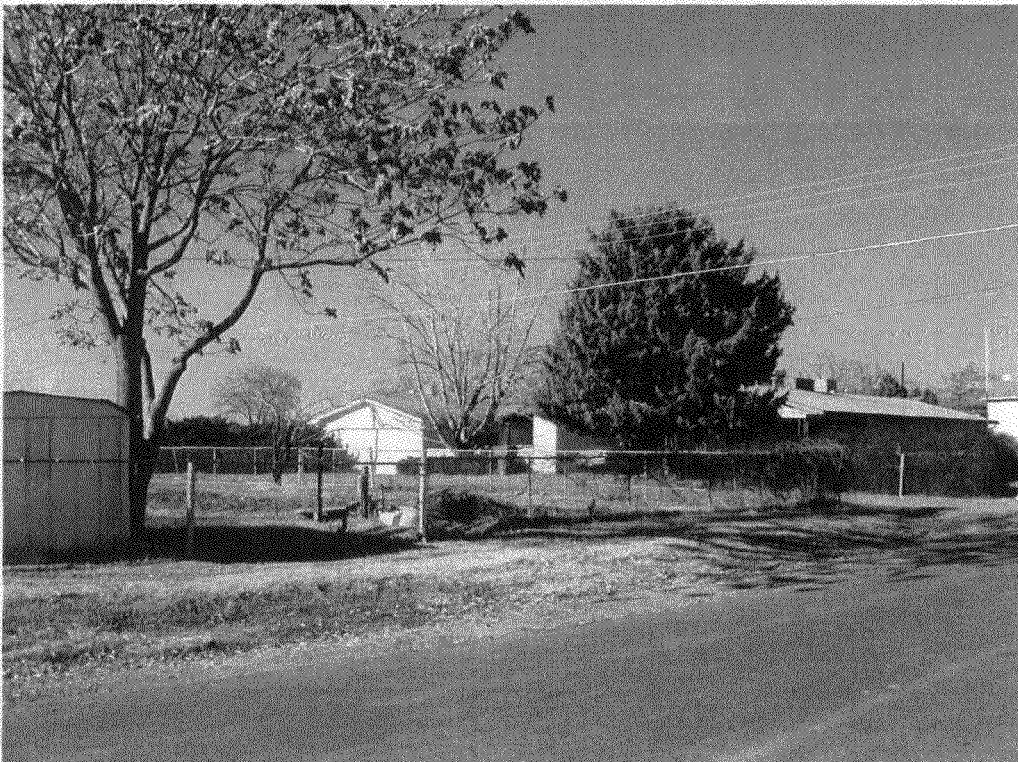


Photograph 2. Access from 13th Street to Parking Area, Looking West.

*2125 North 13th Street, Grand Junction, Colorado
Parcel#: 29-45-122-00-75*



Photograph 3. Parking Area on South Portion, Looking North-northeast.



Photograph 4. Parking Area, Looking Northwest.

*2125 North 13th Street, Grand Junction, Colorado
Parcel#: 29-45-122-00-75*

January 27, 2006

Jean E. Bierwirth
2125 North 13th Street,
Grand Junction, CO 81501

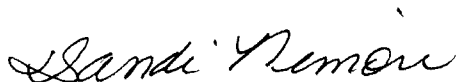
Re: Design Exception #DE05-06 – 2125 N. 13th St. – Parking Lot Layout Requirements

Dear Ms. Bierwirth

Please find attached the committee's decision for the above referenced request. This design exception has been approved as requested. You may use this decision to proceed through the development review process for this exception.

If you have any questions concerning this decision, please feel free to contact the Development Engineer in charge of your project or Tim Moore, Public Works Manager at (970) 244-1557.

Sincerely,



Sandi Nimon,
Sr. Administrative Assistant

Xc: Laura Lamberty, Development Engineer (256-4155)

DESIGN EXCEPTION #5-06

To: Mark Relph, Director of Public Works & Utilities
Bob Blanchard, Director of Community Development
Rick Beaty, Fire Chief

From: Tim Moore, Public Works Manager

Copy to: Laura Lamberty

Date: January 24, 2006

RE: 2125 N 13th St. -- Parking lot layout requirements

DESCRIPTION OF THE SITUATION

The applicant proposed to convert an existing duplex to four rental units in the area of Mesa State College. The proposed parking configuration allows for eight parking spaces. Because of the location of existing structures, the applicant requests a variance for parking stall and aisle dimension requirements.

Site Description:

The proposed layout of the parking configuration allows for four parking spaces in the western portion that are 18.5 feet in length and the four to the east portion of the site are 17 feet in length and labeled Compact Cars Only. The width of the aisle is 21 feet. TEDS requires a stall length of 18 feet and aisle width of 24 feet

EXCEPTION CONSIDERATIONS

1. Will the exception compromise safety?

Staff does not believe the proposed exception will create a safety issue. The configuration may create challenges for site circulation.

2. Have other alternatives been considered that would meet the standard?

The applicant's options are limited if the project moves forward. Parking in the front yard setback for multi-family units is not permitted per the Zoning and Development Code.

3. **Has the proposed design been used in other areas?**
Both aisle widths and stall lengths have been varied in the past.
4. **Will the exception require CDOT or FHWA coordination?**
No
5. **Is this a one-time exception or a manual revision?**
This issue is currently listed as a topic for review.

Staff Recommendation

Staff recommends approval of the TEDS Exception as presented.

Recommended by: _____

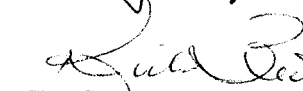
Approved as Requested: _____

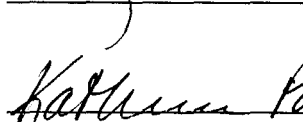
Approved as Modified: _____

Denied _____

Dated: 1/25/06

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DE#4-06 2125 N 13th St. -- Parking lot layout requirements