



**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET**

TUESDAY, FEBRUARY 12, 2013, 6:00 PM

Call to Order

Welcome. Items listed on this agenda will be given consideration by the City of Grand Junction Planning Commission. Please turn off all cell phones during the meeting.

Copies of the agenda and staff reports are located at the back of the auditorium.

Announcements, Presentations and/or Prescheduled Visitors

Consent Agenda

Items on the consent agenda are items perceived to be non-controversial in nature and meet all requirements of the Codes and regulations and/or the applicant has acknowledged complete agreement with the recommended conditions.

The consent agenda will be acted upon in one motion, unless the applicant, a member of the public, a Planning Commissioner or staff requests that the item be removed from the consent agenda. Items removed from the consent agenda will be reviewed as a part of the regular agenda. Consent agenda items must be removed from the consent agenda for a full hearing to be eligible for appeal or rehearing.

- 1. Minutes of Previous Meetings Attach 1**
None available at this time.

- 2. Library Alley Vacation – Vacation of Right-of-Way Attach 2**
Request a recommendation of conditional approval to City Council to vacate all remaining alleys between Grand Avenue and Ouray Avenue and North 5th Street and North 6th Street.
FILE #: VAC-2012-419
APPLICANT: Eve Tallman – Mesa County Public Library
LOCATION: 530 Grand Avenue
STAFF: Senta Costello

***** END OF CONSENT CALENDAR *****

*** * * ITEMS NEEDING INDIVIDUAL CONSIDERATION * * ***

Public Hearing Items

On the following item(s) the Grand Junction Planning Commission will make the final decision or a recommendation to City Council. If you have an interest in one of these items or wish to appeal an action taken by the Planning Commission, please call the Planning Division (244-1430) after this hearing to inquire about City Council scheduling.

3. None

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

Attach 1
Minutes of Previous Meetings

None available at this time.

Attach 2
Library Alley Vacation

CITY OF GRAND JUNCTION
 PLANNING COMMISSION

MEETING DATE: February 12, 2013
 PRESENTER: Senta Costello

AGENDA TOPIC: Library Alley Right-of-Way Vacation - File # VAC-2012-419.

ACTION REQUESTED: Recommendation to City Council on the Requested Right-of-Way Vacation.

BACKGROUND INFORMATION			
Location:	502/530/550 Grand Ave		
Applicants:	Owner: Mesa County Public Library – Eve Tallman Representative: Dave Detwiler		
Existing Land Use:	Library		
Proposed Land Use:	Library		
Surrounding Land Use:	North	Vacant/Senior Center/Offices	
	South	Parking Lot/Offices	
	East	Vacant	
	West	Church	
Existing Zoning:	B-2 (Downtown Business)		
Proposed Zoning:	B-2 (Downtown Business)		
Surrounding Zoning:	North	B-1 (Neighborhood Business)	
	South	B-2 (Downtown Business)	
	East	B-1 (Neighborhood Business)/R-8 (Residential 8 du/ac)	
	West	B-1 (Neighborhood Business)/R-O (Residential Office)	
Future Land Use Designation:	Downtown Mixed Use		
Zoning within density range?	X	Yes	No

PROJECT DESCRIPTION: Request a recommendation of approval to City Council to vacate all remaining alleys within Block 73, City of Grand Junction, located between Grand Avenue and Ouray Avenue and N 5th Street and N 6th Street.

RECOMMENDATION: Recommendation of conditional approval.

ANALYSIS

1. Background

The original Block 73, City of Grand Junction contained one alley stretching between N 5th Street and N 6th Street. A north/south alley was later added within the eastern 20' of Lot 29. This alley was vacated in 2000. Another north/south alley was added in 1973 which included a portion of Lot 11 and all of Lot 12.

The Mesa County Public Library currently owns all of Block 73 and is requesting to vacate the remaining north/south and east/west alleys in order to facilitate redesign of the site including circulation to improve safety for pedestrians and vehicles.

The alley has in recent years has functioned as a circulation aisle for the Library, accessing staff and auxiliary parking for the Library and staff offices, rather than used as a public alley for circulation.

The vacation of the alleys allows for a reconfiguration of the circulation for trash pickup, creating better access to/from the trash enclosure for the trash vehicles. Access points on Grand Avenue will be eliminated as a part of the project, increasing pedestrian and vehicular traffic safety both on and off-site by reducing the need for quick turns into the site. The Library intends to replat the block into one lot as the final step in making one cohesive site. Because adequate access may not be possible for all the individual "lots" in Block 73, vacation of the alley should be conditioned upon recordation of a replat of all of Block 73.

2. Compliance with the Comprehensive Plan Goals and Policies

The request implements the following goals and policies of the Comprehensive Plan:

- Goal 6: Land use decisions will encourage preservation and appropriate reuse.
- Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, diverse economy.
 - Policy B – The City and County will provided appropriate commercial and industrial development opportunities.

The alleys the applicant is requesting to vacate are the only alleys remaining in this block. The entire block is used by one property owner and the alley has only been used for internal circulation. Vacation of the alley will allow for design of safe and pedestrian friendly internal site circulation. This facilitates the continued use of this property by the property owner for the main branch of public library, allowing the owner's proposed upgrades to the site, so that the owner will not need to relocate.

3. Section 21.02.100.c of the Zoning and Development Code

The vacation of the right-of-way shall conform to the following:

- a. The Comprehensive Plan, Grand Valley Circulation Plan, and other adopted plans and policies of the City.

See above.

- b. No parcel shall be landlocked as a result of the vacation.

No parcels will be landlocked as a result of the vacation.

- c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation.

The Library intends to replat the block into one lot as the final step in creating one cohesive site. Because adequate access may not be possible for all the individual "lots" in Block 73, approval of the vacation should be conditioned upon recordation of a new plat for Block 73 making it a single lot.

- d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).

The vacation of the alleys allows for a reconfiguration of the circulation for trash pickup, creating better access to/from the trash enclosure for the trash vehicles, improving the quality of public services to the site. Access points on Grand Avenue will be eliminated as a part of the project, increasing pedestrian and vehicular traffic safety both on and off-site by reducing the need for quick turns into the site.

The Library intends to replat the block into one lot as the final step in creating one cohesive site. Because adequate access may not be possible for all the individual "lots" in Block 73, approval of the vacation should be conditioned upon recordation of a new plat for Block 73 making it a single lot.

- e. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter 21.06 of the Zoning and Development Code.

The vacation of the alleys allows for a reconfiguration of the circulation for trash pickup, creating better access to/from the trash enclosure for the trash vehicles, improving the ability for public services to be provided to the site.

The Library intends to replat the block into one lot as the final step in creating one cohesive site. Because adequate access may not be possible for all the individual "lots" in Block 73, approval of the vacation should be conditioned upon recordation of a new plat for Block 73 making it a single lot.

- f. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

The vacation would eliminate maintenance requirements for the public alley and allow for design of safe and pedestrian friendly internal site circulation. The vacation of the alleys also allows for a reconfiguration of the circulation for trash pickup, creating better access to/from the trash enclosure for the trash vehicles.

After review of the project, all conditions for vacation of a public right-of-way have been met.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Library Alley Vacation application, VAC-2012-419 for the vacation of a public right-of-way, I make the following findings of fact, conclusions and conditions:

1. The requested right-of-way vacation is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.02.100.c of the Zoning and Development Code have all been met.
3. Vacation of the alley is conditioned upon recordation of the plat combining Block 73, City of Grand Junction into one lot.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the requested right-of-way vacation, VAC-2012-419 to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item VAC-2012-419, I move we forward a recommendation of approval to the City Council on the request to vacate all alleys remaining in Block 73, City of Grand Junction, with the findings of fact, conclusions and conditions in the staff report.

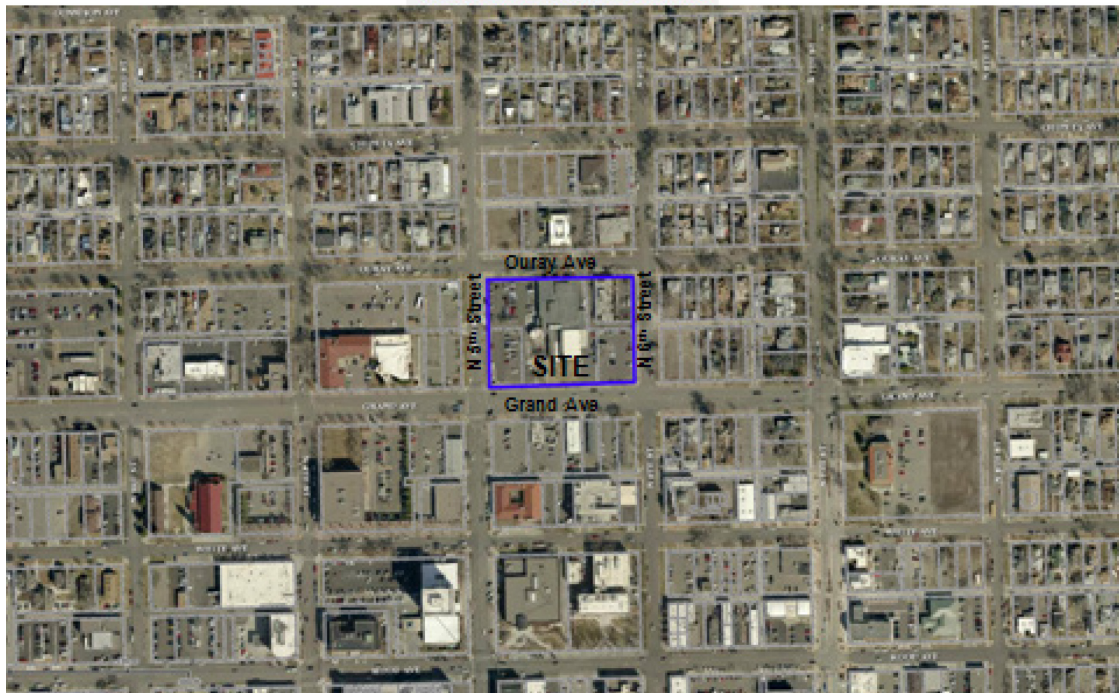
Attachments:

Site Location Map
Aerial Photo Map
Future Land Use Map
City Zoning Map
Ordinance

Site Location Map



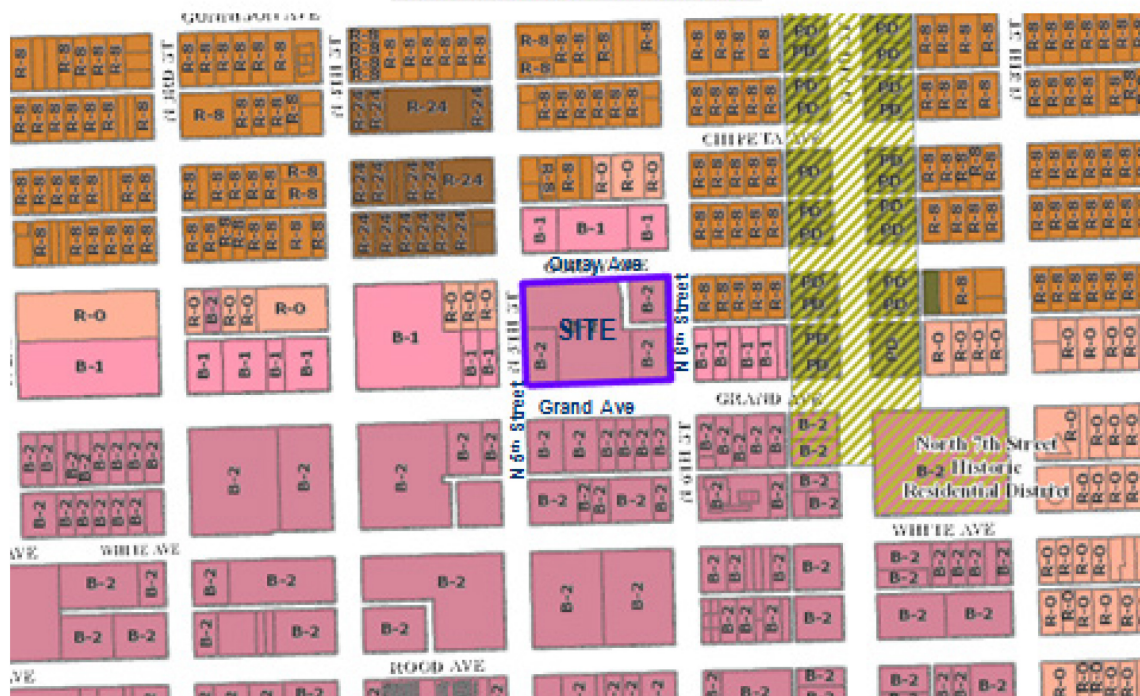
Aerial Photo Map



Comprehensive Plan Future Land Use Map



Existing Zoning Map



CITY OF GRAND JUNCTION

Ordinance No.

AN ORDINANCE VACATING RIGHT-OF-WAY FOR MESA COUNTY PUBLIC LIBRARY ALLEY LOCATED AT 530/550 GRAND AVENUE AND 443 N 6TH STREET

RECITALS:

The original Block 73, City of Grand Junction contained one alley stretching between N 5th Street and N 6th Street. A north/south alley was later added within the eastern 20' of Lot 29. This alley was vacated in 2000. Another north/south alley was added in 1973 which included a portion of Lot 11 and all of Lot 12.

The Mesa County Public Library currently owns all of Block 73 and is requesting to vacate the remaining north/south and east/west alleys in order to facilitate redesign of the site including circulation to improve safety for pedestrians and vehicles.

The alley has in recent years has functioned as a circulation aisle for the Library, accessing staff and auxiliary parking for the Library and staff offices, rather than used as a public alley for circulation.

The vacation of the alleys allows for a reconfiguration of the circulation for trash pickup, creating better access to/from the trash enclosure for the trash vehicles. Access points on Grand Avenue will be eliminated as a part of the project, increasing pedestrian and vehicular traffic safety both on and off-site by reducing the need for quick turns into the site. The Library intends to replat the block into one lot as the final step in making one cohesive site. Because adequate access may not be possible for all the individual "lots" in Block 73, vacation of the alley should be conditioned upon recordation of a replat of all of Block 73.

The City Council finds that vacation of the alley is consistent with the Comprehensive Plan, the Grand Valley Circulation Plan and Section 21.02.100.c of the Zoning and Development Code, as long as Block 73 is combined into one lot by replat.

The Planning Commission, having heard and considered the request, found the applicable criteria of the Code to have been met, and recommends that the vacation be approved.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following described dedicated right-of-way for is hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Ordinance, any easement documents and dedication documents.

2. Vacation of the alley is conditioned upon recordation of the plat combining Block 73, City of Grand Junction into one lot.

The following right-of-way is shown on "Exhibit A" as part of this vacation of description.

Dedicated right-of-way to be vacated:

A parcel of land located in Section 14, Township 1 South, Range 1 West of the Ute Meridian, being more particularly described as follows:

The remainder of the East – West alley lying North of Lots 17 through 21, inclusive, and lying South of Lots 12 through 16, inclusive, in Block 73, Town of Grand Junction 2nd Resurvey, as recorded in Plat Book 2, Page 37, Mesa County records;

AND that North – South Alley Right-of-Way as shown in Book 1003, Page 162, Mesa County records, being described as all of Lot 12 and that portion of Lot 11, beginning at the Northeast corner of said Lot 11 and running South along the East boundary of Lot 11 a distance of 56.0 feet; thence Northwesterly to a point on the North boundary of said Lot 11, which is 11.00 feet West of the point of beginning; all of which lie within Block 73, Town of Grand Junction 2nd Resurvey, as recorded in Plat Book 2, Page 37, Mesa County records

Said parcel having an area of 5923.0 square feet, as described.

Introduced for first reading on this _____ day of _____, 2013.

PASSED and ADOPTED this _____ day of _____, 2013.

ATTEST:

President of City Council

City Clerk

