



**GRAND JUNCTION ZONING BOARD OF APPEALS AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET**

WEDNESDAY, MAY 8, 2013, 12:00 P.M.

Call to Order

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

Copies of the agenda and staff report(s) are available on the table located at the back of the Auditorium.

Announcements, Presentations and/or Prescheduled Visitors.

Consideration of Minutes

Public Hearing Items for Consideration by the Board

On the following item(s), the Zoning Board of Appeals will make the final decision. If you have an interest in one of these items or wish to appeal an action taken by the Zoning Board of Appeals, please call the Public Works and Planning Department (244-1430) after this hearing to inquire about City Council scheduling.

1. Variance - Pilot Freestanding Sign

[Attach 1](#)

Consider a request for a Variance from the sign standards to allow for a 75' freestanding sign on 10.1 acres in a C-2 (General Commercial) zone district.

FILE #: VAR-2013-115
PETITIONER: Brad Alsup - Pilot Travel Centers
LOCATION: 2195 Highway 6 and 50
STAFF: Senta Costello

General Discussion/Other Business

Adjournment

Attach 1

Pilot Freestanding Sign Variance

CITY OF GRAND JUNCTION
BOARD OF APPEALS

MEETING DATE: May 8, 2013
PRESENTER: Senta Costello

AGENDA TOPIC: VAR-2013-115

ACTION REQUESTED: Request for a variance to Section 21.06.070 of the Grand Junction Municipal Code.

BACKGROUND INFORMATION					
Location:		2195 Hwy 6 & 50			
Applicants:		Pilot Travel Centers – Brad Alsup			
Existing Land Use:		Vacant			
Proposed Land Use:		Pilot Travel Center			
Surrounding Land Use:	North	Vacant commercial / Residential			
	South	I-70 / Railroad			
	East	I-70			
	West	Railroad /storage yard			
Existing Zoning:		C-2 (General Commercial)			
Proposed Zoning:		C-2 (General Commercial)			
Surrounding Zoning:	North	I-1 (Light Industrial)			
	South	I-1 (Light Industrial)			
	East	C-2 (General Commercial) / I-1 (Light Industrial)			
	West	I-1 (Light Industrial)			
Future Land Use Designation:		Commercial / Industrial			
Zoning within density range?		X	Yes		No

PROJECT DESCRIPTION: Request to allow a 75' freestanding sign.

RECOMMENDATION: Approval

ANALYSIS

1. Background

The property has historically been used as a weigh station until the mid-90's when the station was move west along the I-70 corridor. It was part of the Persigo No 2 Annexation in 1992 and zoned I-1. In 2000, a City wide rezone was undertaken to implement the Growth Plan adopted in 1996 and the property was rezoned to C-2.

The applicant began working with the City Planning Division in September 2011 to construct a new Pilot Travel Center that is designed to accommodate both passenger vehicle and semi-truck traffic. An application for the site plan review was submitted in August 2012.

2. Consistency with the Comprehensive Plan

The request is consistent with the goals and policies of the Comprehensive Plan.

Goal 12: Being a regional provider of goods and services the City and County will sustain, develop and enhance a healthy, divers economy.

Policy A. Through the Comprehensive Plan's policies the City and County will improve as a regional center of commerce, culture and tourism

Policy B. The City and County will provide appropriate commercial and industrial development opportunities.

The proposal will aid in the development of the site as a stopping point for travelers along the I-70 and Highway 6 & 50 corridors by providing safe way-finding, while minimizing the visual effects by using the overpass/interchange as a backdrop for the sign base.

3. Section 21.06.070 of the Grand Junction Municipal Code

A variance may be granted from the provisions or requirements of the sign regulations only if the applicant establishes that all of the following criteria are satisfied:

- a. **Undue and Unnecessary Hardship.** The literal interpretation and strict applications of the sign regulations would cause undue and unnecessary hardship to the sign owner because of unique or unusual conditions pertaining to the specific building or property in question.

This property is located adjacent to the I-70 interchange and overpass of Highway 6 & 50 and railroad. The overpass sits approximately 30' above the site grade. The Zoning and Development Code allows for a maximum height of 40' for freestanding signs adjacent a 4 or more lane right-of-way. With the difference in grade, the freestanding sign would be largely hidden by the overpass, making it difficult for I-70 and Highway 6 & 50 traffic to see the sign and safely navigate to the site if they desire. The difference

in grade is unique to this property due to its location adjacent to the overpass/interchange.

- b. **Not contrary to Property Values.** The granting of a variance would not be materially detrimental to the property owners in the vicinity.

The proposal will not be detrimental to neighboring properties. Signage is an understood need for commercial businesses and visually the portion of the sign visible from right-of-way will be similar to what other freestanding signs in the area are.

- c. **Hardship Unique to Property, Not Self- Imposed.** The unusual conditions applying to the specific property do not apply generally to other properties in the City.

The grade difference between this property and the overpass/interchange are not typical of most properties within the City. Most sites sit at grades consistent with the surrounding properties and rights-of-way.

- d. **Conformance with Character of Area, Corridor Plans.** The granting of a variance shall not be contrary to the goals and objectives of any applicable corridor overlay district or to the general objective of moderating the size, number, and obtrusive placement of signs and the reduction of clutter.

The property is not located in an area which has an overlay district. The Zoning and Development Code allows for one freestanding sign per street frontage. The applicant is not asking for more than what is allowed by the Code. The size of the sign will meet the maximum allowed square footage of a freestanding sign.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Pilot Sign Variance application, VAR-2013-115 for a variance to Section 21.06.070(g)(3)(vii)(B)(b) of the Grand Junction Municipal Code, staff makes the following findings of fact and conclusions:

1. The requested variance is consistent with the Comprehensive Plan.
2. The review criteria in Section 21.06.070 of the Grand Junction Municipal Code have all been met.

STAFF RECOMMENDATION:

Staff recommends that the Zoning Board of Appeals approve the requested variance to Section 21.06.070(g)(3)(vii)(B)(b) of the Grand Junction Municipal Code, VAR-2013-115 with the findings and conclusions listed above.

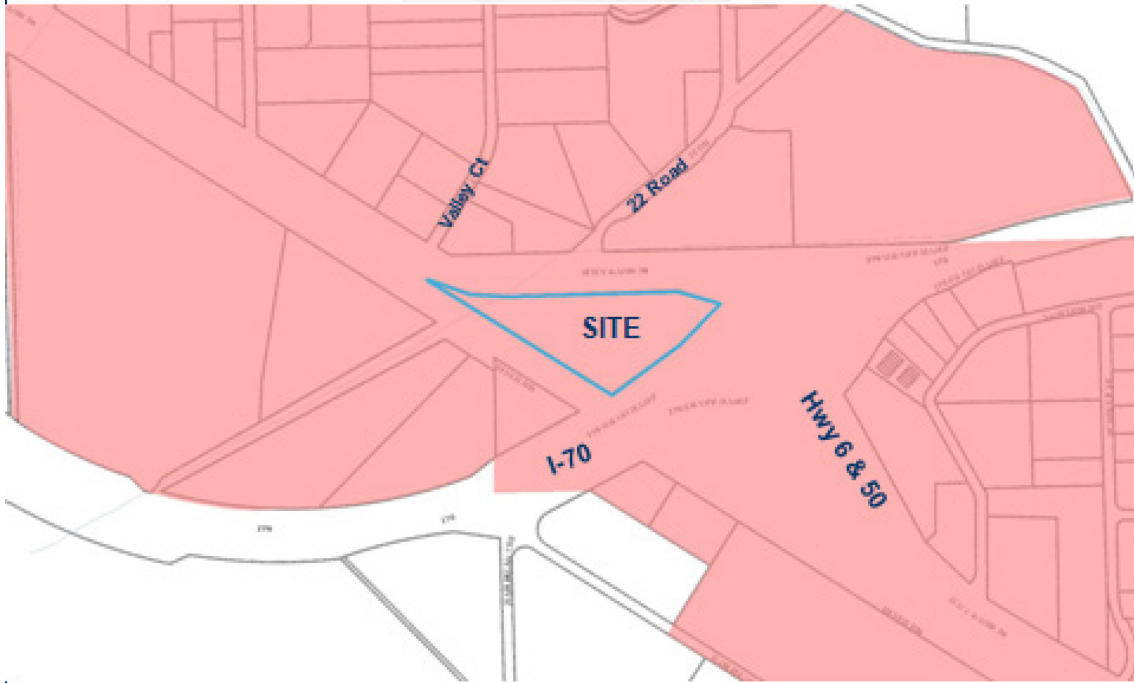
RECOMMENDED BOARD OF APPEALS MOTION:

Mr. Chairman, on variance request, VAR-2013-115 I move that the Board of Appeals approve the request to allow a 75' freestanding sign with the facts and conclusions listed in the staff report.

Attachments:

Site Location Map / Aerial Photo Map
Future Land Use Map / Existing Zoning Map
Site Plan
Sign Exhibit
Sign Mock-ups

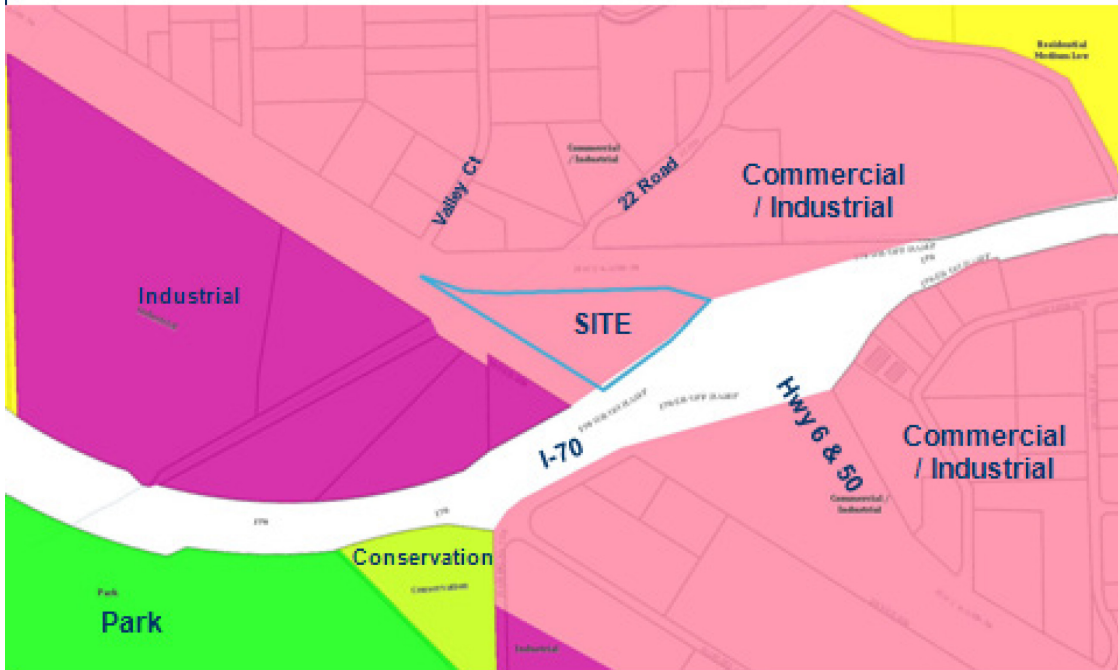
Site Location Map



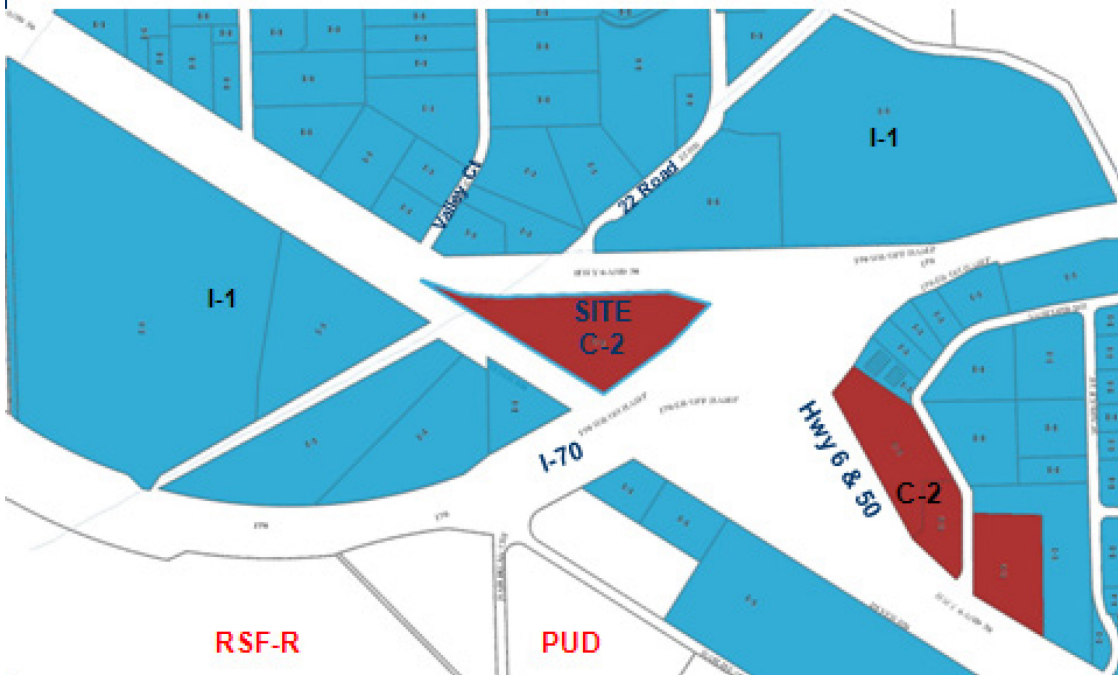
Aerial Photo Map

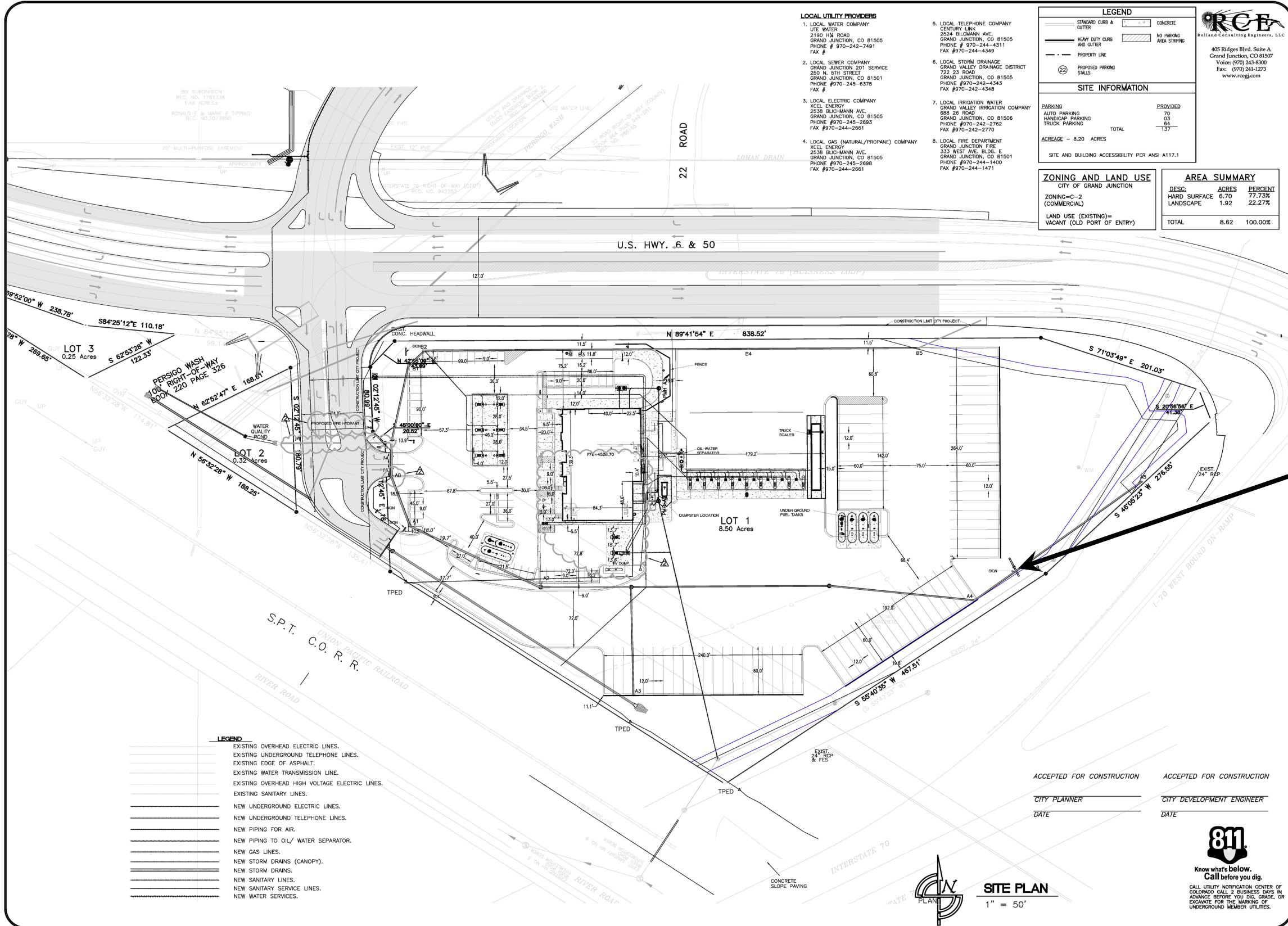


Comprehensive Plan Future Land Use Map

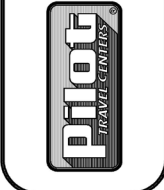


Existing Zoning Map





RCE
Railroad Consulting Engineers, LLC
405 Ridges Blvd. Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
www.rceg.com



PILOT TRAVEL CENTERS LLC
DESIGN DEPARTMENT
5508 LONAS ROAD
KNOXVILLE, TENNESSEE 37909
866.887.7466

PILOT TRAVEL CENTERS

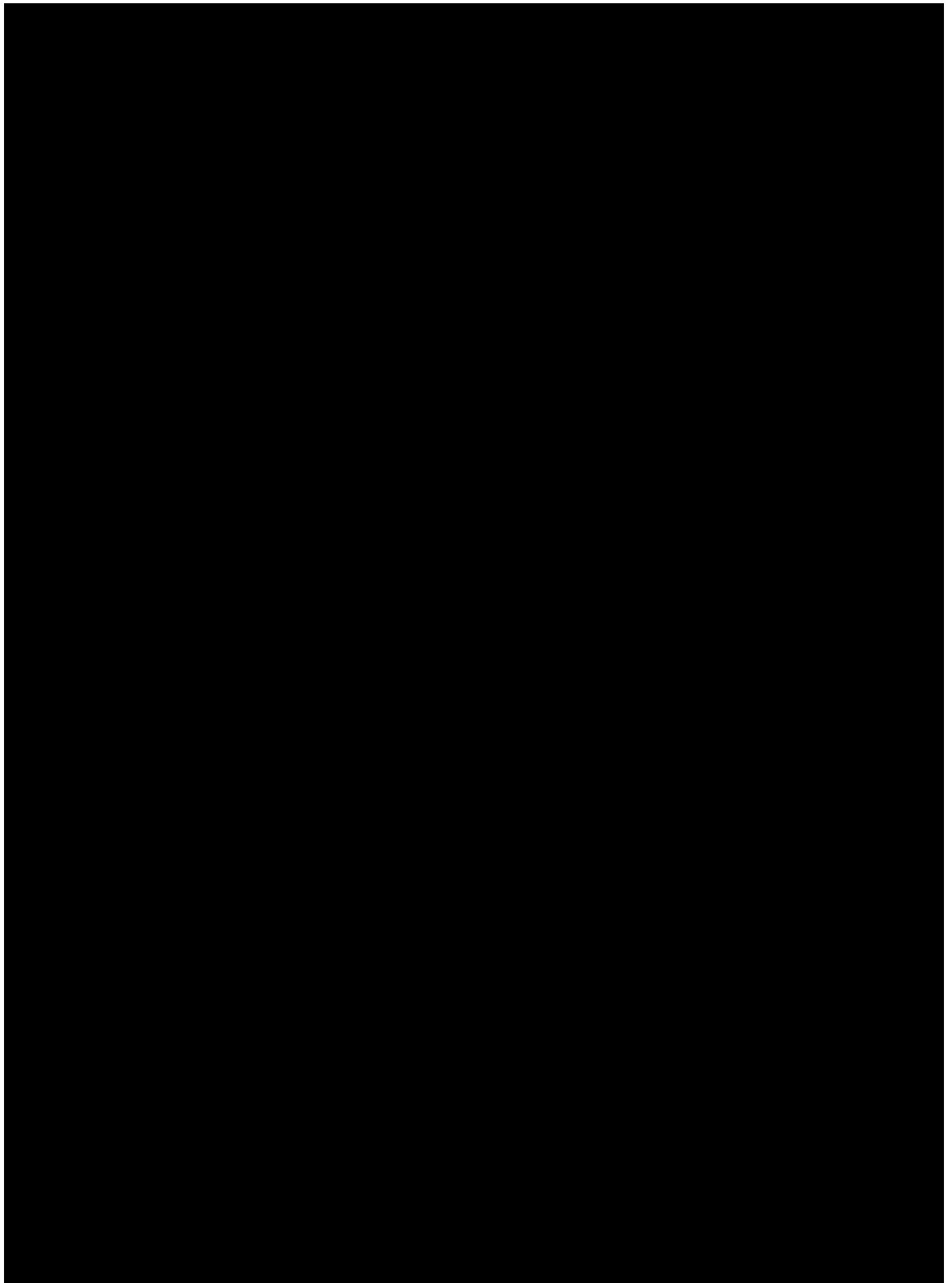
SITE PLAN
PILOT TRAVEL CENTER
2195 HWY 6 AND 504-70, EXIT 26
GRAND JUNCTION, CO, COLORADO 81505

DATE: 01/25/13	DRAWN BY: MIB/CAL PROJECT: 592
DATE: 01/25/13	REVISION DESCRIPTION: REVISIONS SINCE LAST PLAN ISSUE
DATE: 01/25/13	REVISIONS SINCE LAST PLAN ISSUE

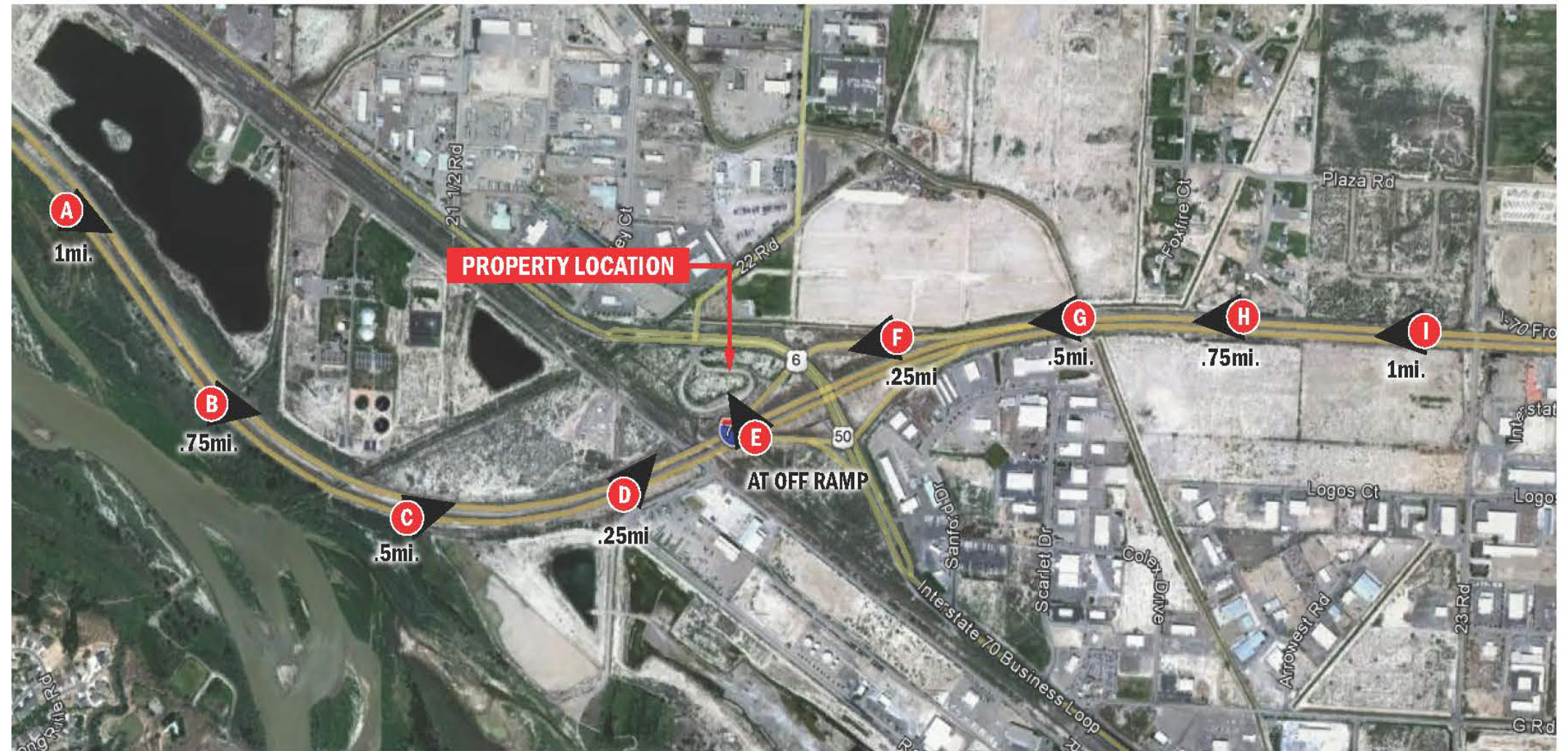
811
Know what's Below.
Call before you dig.
CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

C3.1

Proposed Sign Location



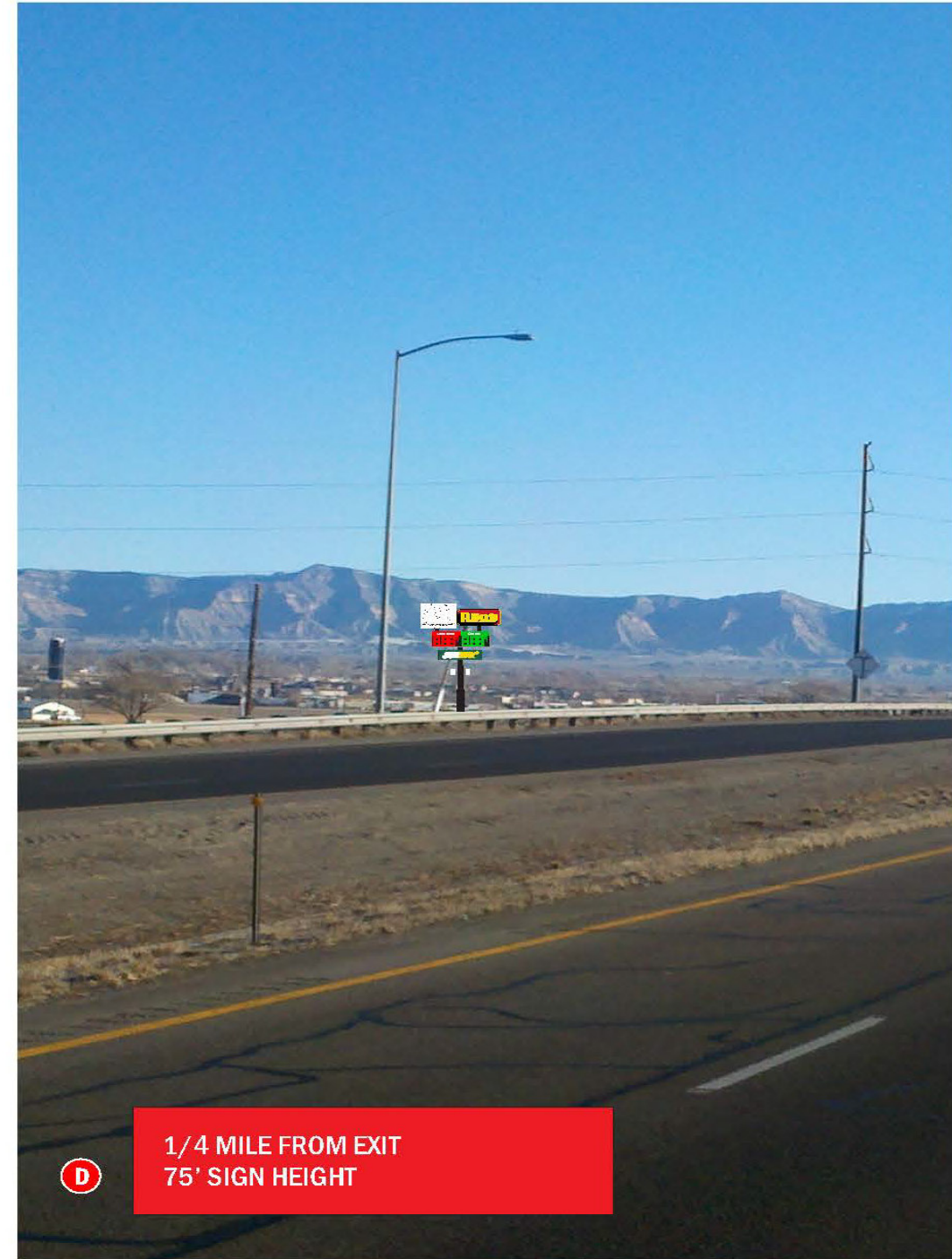
2195 Hwy. 6 and 50, Grand Junction, CO



EASTBOUND



EASTBOUND



2195 Hwy. 6 and 50, Grand Junction, CO

EASTBOUND



E

AT OFF RAMP
75' SIGN HEIGHT

WESTBOUND



WESTBOUND

