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**PLANNING COMMISSION AGENDA
IN-PERSON/VIRTUAL HYBRID MEETING
CITY HALL AUDITORIUM, 250 N 5th STREET
TUESDAY, MAY 9, 2023 - 5:30 PM
*Attend virtually: bit.ly/GJ-PC-5-9-23***

Call to Order - 5:30 PM

Consent Agenda

1. Minutes of Previous Meeting(s)

Regular Agenda

1. Consider a request by Grand West Holdings #1 LLC to zone 17.802 acres from County PUD (Planned Unit Development) to C-1 (Light Commercial) located at 2980 Hwy 50.
2. Consider a request by St Mary's Medical Center to approve a 5-year update of an Institutional and Civic Facilities Master Plan for St. Mary's Hospital and properties that they own totaling 53.74 +/- acres, all in an existing PD (Planned Development) and B-1 (Neighborhood Business) zone districts.
3. Consider a request by St Mary's Medical Center to rezone 6 properties totaling 0.68 +/- acres, from B-1 (Neighborhood Business) zone district to a PD (Planned Development) zone district to be incorporated into the St. Mary's Planned Development.
4. Consider a request by Grand Junction Venture LLC to zone 17.42 acres from County Residential Single Family – 4 (RSF-4) to R-8 (Residential – 8 dwelling units per acre) located at the northeast corner of 31 Rd and E ½ Rd.

Other Business

Adjournment

GRAND JUNCTION PLANNING COMMISSION
April 25, 2023, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:33 p.m. by Commissioner Teske.

Those present were Planning Commissioners; Sandra Weckerly, Kimberly Herek, Shanon Secrest, Ken Scissors, and Keith Ehlers.

Also present were Jamie Beard (City Attorney), Felix Landry (Planning Supervisor), Nicole Galehouse (Principal Planner), Dave Thornton (Principal Planner), Dani Acosta (Senior Planner), and Jacob Kaplan (Planning Technician).

There were 17 members of the public in attendance, and 2 virtually.

CONSENT AGENDA

1. Approval of Minutes

Minutes of Previous Meeting(s) from March 28, 2023.

REGULAR AGENDA

1. Pino Annexation Zone of Annexation

ANX-2022-484

Consider a request by Smart Choice Res, LLC to zone 1.12 acres from County RSF-R (Residential Single Family Rural) to R-5 (Residential – 5 du/ac) located at 3140 E Road.

Staff Presentation

Dave Thornton, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Courtney Patch, a representative with River City Consultants, was present and available for questions.

Questions for staff

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, April 18, 2023, via www.GJSpeaks.org.

Charles Gunther clarified that the north property line for the annexed parcel only extended to the center of the southern canal road of the Grand Valley Canal, not to the center of the canal itself.

Applicant noted that the surveyor of the property had the correct property line designation.

Commissioner Weckerly asked staff if they could provide more context for the property boundary.

Commissioner Ehlers noted that the City's Development Map showed that the property aligned with Tract G of the Pioneer Meadows to the West as intended. He encouraged Mr. Gunther to follow up on the matter at City Council. He asked Jamie Beard if the Planning Commission needed to clarify uncertainties between the legal descriptions/staff reports and the improvements survey.

Dave Thornton ensured that the City Surveyor was working with the surveyor for this project.

Jamie Beard clarified that the role of the Planning Commission was to forward a recommendation to City Council for the zone of annexation.

The public comment period was closed at 5:53 p.m. on April 25, 2023.

Discussion

Motion and Vote

Commissioner Ehlers made the following motion "Mr. Chairman, on the Zone of Annexation request for the property located at 3140 E Road, City file number ANX-2022-484, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report."

Commissioner Secrest seconded; motion passed 6-0.

2. Recla Metals Zone of Annexation ANX-2022-818

Consider a request by RECLA METALS L.L.L.P to zone 9.31 acres from County I-2 (General Industrial District) to City I-1 (Light Industrial) located at 479 30 Rd.

Staff Presentation

Dani Acosta, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Jeffery Fleming with Colorado Land Advisor was present and available for questions.

Questions for staff

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, April 18, 2023, via www.GJSpeaks.org.

The public comment period was closed at 6:12 p.m. on April 25, 2023.

Discussion

Motion and Vote

Commissioner Scissors made the following motion “Mr. Chairman, on the Zone of Annexation for the property located at 479 30 Rd, City file number ANX-2022-818, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.”

Commissioner Ehlers seconded; motion passed 6-0.

3. **Mesa Trails Planned Development Extension**

PLD-2023-243

Consider a request by Foothills Housing 2 LLC and Foothills Housing 5 LLC to amend the phasing schedule of the approved Outline Development Plan for “The Community” development, now known as “Mesa Trails,” on approximately 177 acres located at 2350 Highway 6 and 50 between 23 ¼ and 23 ¾ Roads, from G Road to Highway 6 and 50.

Commissioner Teske recused himself from deliberating on this item.

Staff Presentation

Nicole Galehouse, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Ty Johnson with Kaart Planning spoke on the progress of the project so far and the request for the extension.

Questions for staff

Commissioner Weckerly asked if this proposal was consistent with other ODPs.

Commissioner Ehlers asked the applicant if the extension request was accepted outright or if there was any back and forth with staff.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, April 18, 2023, via www.GJSpeaks.org.

The public comment period was closed at 6:21 p.m. on April 25, 2023.

Discussion

Motion and Vote

Commissioner Ehlers made the following motion “Mr. Chairman, on the Mesa Trails request to amend the phasing schedule of the previously approved Planned Development, located at 2350 Highway 6 and 50 between 23 ¼ and 23 ¾ Roads, from G Road to Highway 6 and 50, City file

number PLD-2023-243, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as provided within the staff report.”

Commissioner Secrest seconded; motion passed 5-0.

4. Pedestrian and Bicycle Plan

CPA-2023-167

Consider an Ordinance adopting the Pedestrian and Bicycle Plan as an element of the 2020 One Grand Junction Comprehensive Plan, amending the Active Transportation Corridor Map found in Ordinance 4808 (Grand Junction Circulation Plan) and found in Ordinance 4971 (2020 One Grand Junction Comprehensive Plan) and Repeal and Replace Resolution 48-18 (2018 Complete Streets Policy). This item is being continued from the March 28, 2023 Planning Commission Meeting.

Staff Presentation

Dave Thornton, Principal Planner, introduced exhibits and provided a presentation regarding the request.

Questions for staff

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, April 18, 2023, via www.GJSpeaks.org.

Shawn Norris, president of Grand Valley Irrigation Company (GVIC) spoke on behalf of the 4 major irrigation providers and noted their opposition to the use of the canal system as pathways for multimodal transportation.

Tina Berdenzini, General Manager for Grand Valley Water Users Association (GVWUA) added that the canals are not lit or policed and should not be used by the public.

Jackie Fisher, Office Manager with Orchard Mesa Irrigation District (OMID) echoed that the canals were private property and were unsuitable for use as urban trails.

Kirsten Kurath gave an example of an instance when use of a canal road by the public lead to a lawsuit and explained why irrigation providers were so hesitant to allow use of the canal roads as urban trails.

Richard Blum noted that some of the canals run through people’s backyards. He echoed that the canals are dangerous and provided an anecdote about his family member crossing a canal.

Kyle Vanderberg with Redlands Water and Power echoed the safety hazard these canals posed. He worried that any indication of these canals being used as urban trails, future plan or otherwise, would mislead the public into thinking the canals were open for public use. He added that people using the canals are trespassing as the canals are private property.

Charles Gunther, assistant manager of the GVIC, urged staff to remove any mention of the canals as proposed trails from the Active Transportation Corridor Map.

The public comment period was closed at 7:18 p.m. on April 25, 2023.

Discussion

Dave Thornton clarified that none of the trails proposed in the Pedestrian and Bicycle Plan would be located along irrigation canals. He noted that the proposed trails along canals in the Active Transportation Corridors Map from 2018 were considered due to their high connectivity, but that the City would need to obtain permission from the irrigation companies before any development could occur.

Commissioner Weckerly asked if the Ped & Bike Plan codified the use of the canals as trails. She asked about the previous discussions around including the proposed canal trails on the Active Transportation Corridor Map. She requested that in future info sessions with the public, the City make it clear that the canals were off limits to the public. She reiterated her concerns about who would bear the costs of implementing this plan.

Commissioner Scissors asked if there were any studies done on increased traffic on the canal roads following adoption of the Active Transportation Corridor Map. He asked if there was an existing map that excluded the canal roads from the City's inventory of available trails. He requested that such a map be made available to the public.

Commissioner Ehlers asked if there was any language in the Ped & Bike Plan that would allow the city to legitimize the proposed canal roads as multimodal transportation corridors. He commented that the proposed plans did not do a good enough job of properly communicating implementation and how use of private property would be handled.

Henry Brown noted that the current Active Transportation Corridor Map listed Patterson Rd as a route, but that there were not many bicyclists/pedestrians using the road since they knew it was heavily trafficked by vehicles.

Felix Landry explained that the trails proposed in the 2018 Active Transportation Corridor Map were showing up in the Ped & Bike Plan because there had not been any discussion to remove them as options for future trail systems. He indicated that there was currently a map available through the City's Development Map that showed only the publicly available ped and bike routes.

Tamra Allen explained that if someone were to look up available trails in Grand Junction, the resources they would find do not show trails on the canals. She cited an excerpt from the Ped & Bike Plan about accidents between vehicles and pedestrians/bicyclists and highlighted the importance of finding safe ways for the community to move about the city.

Commissioner Herek asked if there was language in the Ped and Bike Plan which discouraged public use of the canal roads.

Commissioner Secrest thanked staff for their work in addressing the concerns about implementation that the Commissioners had at previous hearings and workshops.

Motion and Vote

Commissioner Scissors made the following motion “Mr. Chairman, on the Pedestrian and Bicycle Plan request City file number CPA-2023-167, I move that the Planning Commission forward a recommendation to City Council with the findings of fact as listed in the staff report for adoption of the plan and approval of amendment of the Active Transportation Corridor Map in the Grand Junction Circulation Plan and of amendment of the Active Transportation Corridor Map in the 2020 One Grand Junction Comprehensive Plan, and replace and sunset the Complete Street Policy with the Pedestrian and Bicycle Plan.”

Commissioner Ehlers seconded; motion passed 6-0.

5. Zoning Code Amendment-Cannabis Manufacturing Facilities ZCA-2023-200

Consider a request by the City of Grand Junction to Amend Title 21 of the Grand Junction Municipal Code to regulate cannabis product manufacturing facilities by providing use-specific standards, specific location requirements, and definitions.

Staff Presentation

Nicole Galehouse, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Questions for staff

Commissioner Scissors asked for clarification on the definition of Cannabis-Infused Product Manufacturers.

Commissioner Ehlers stated his confusion about discrepancies between the terms defined in the staff report and those listed in the presentation. He asked why there was specific regulations pertaining to cannabis manufacturers in comparison to other business that utilized hazardous materials. He asked what the basis of discrimination was in determining the extent of the overlay.

Commissioner Teske inquired about “bee-assisted” extraction. He asked if a business had to be both in a zone that allowed cannabis manufacturing and in the proposed overlay.

Commissioner Weckerly asked how the proposed zoning changes would impact the cannabis manufacturers.

Tamra Allen offered suggestions of terms that further outlined the extraction process to better align with industry standards and expectations.

Public Hearing

The public comment period was opened at 5:00 p.m. on Tuesday, April 18, 2023, via www.GJSpeaks.org.

The public comment period was closed at 8:16 p.m. on April 25, 2023.

Discussion

Motion and Vote

Commissioner Scissors made the following motion “Mr. Chairman, on the Zoning and Development Code Amendment, ZCA-2023-200, I move that the Planning Commission forward a recommendation of approval with the findings of fact as listed in the staff report.”

Commissioner Weckerly seconded; motion passed 5-1.

OTHER BUSINESS

ADJOURNMENT

Commissioner Ehlers moved to adjourn the meeting.

The vote to adjourn was 6-0.

The meeting adjourned at 8:18 p.m.



Grand Junction Planning Commission

Regular Session

Item #1.

Meeting Date: May 9, 2023
Presented By: Daniella Acosta, Senior Planner
Department: Community Development
Submitted By: David Thornton

Information

SUBJECT:

Consider a request by Grand West Holdings #1 LLC to zone 17.802 acres from County PUD (Planned Unit Development) to C-1 (Light Commercial) located at 2980 Hwy 50.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Grand West Holdings #1 LLC is requesting a zone of annexation to C-1 (Light Commercial) for the KIA Annexation. The approximately 17.802 acres consists of one parcel of land located at 2980 Hwy 50. The property has a KIA auto dealership business and a single-family residence with 11 acres of the site being vacant. Annexation is being sought in anticipation of developing the vacant land area including the single-family residence.

The property is Annexable Development per the Persigo Agreement. The zone district of C-1 is consistent with the Commercial Use Land Use category of the Comprehensive Plan. The request for annexation will be considered separately by City Council, but concurrently with the zoning amendment request.

BACKGROUND OR DETAILED INFORMATION:

Annexation Request:

The Applicant, Grand West Holdings #1 LLC is requesting annexation of approximately 17.802 acres consisting of one parcel of land located at 2980 Hwy 50. There is a portion of the 29 ³/₄ Road right-of-way and Hwy 50 right-of-way included in the annexation.

The property is Annexable Development per the Persigo Agreement. The Applicant is requesting annexation into the city limits. The property has a KIA auto dealership business and a single-family residence with 11 acres of the site being vacant. Annexation is being sought in anticipation of developing the vacant land.

The proposed zone district of C-1 is consistent with the Commercial Use Land Use category of the Comprehensive Plan. The request for zoning will be considered separately by City Council, but concurrently with the annexation request and will be heard in a future Council action.

The schedule for the annexation and zoning is as follows:

- Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use – May 3, 2023.
- Planning Commission considers Zone of Annexation – May 9, 2023.
- Introduction of a Proposed Ordinance on Zoning by City Council – May 17, 2023.
- Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council – June 7, 2023.
- Effective date of Annexation and Zoning – July 9, 2023.

Zone of Annexation Request:

The Applicant is requesting a zone district of C-1 (Light Commercial). The property is currently zoned in the County as PUD (Planned Unit Development). The proposed zone district of C-1 is consistent with the Commercial Land Use category of the Comprehensive Plan. The surrounding County zoning is generally AFT and RSF-R, a zone district that provides zoning for interim agricultural uses prior to urbanization that is expected by the Comprehensive Plan. Zoning will be considered in a future action by City Council and requires review and recommendation by the Planning Commission.

The annexation area has sewer service and all other urban amenities to the property. It is located within Tier 2 on the Intensification and Growth Tiers Map of the Comprehensive Plan.

The C-1 zoning permits by right the existing auto sales and service facility and will permit a number of commercial land uses for the undeveloped portion as well as multi-family residential development.

In addition to the C-1 zoning requested by the petitioner, the following zone districts would also be consistent with the proposed Comprehensive Plan designation of Commercial.

- a. Mixed Use (M-U)
- b. Business Park (B-P)
- c. Industrial Office Park (I/O)
- d. General Commercial – C-2
- e. Mixed Use Residential (MXR-3, 5, 8)

- f. Mixed Use General (MXG-3, 5, 8)
- g. Mixed Use Shopfront (MXS-3, 5, 8)

NOTIFICATION REQUIREMENTS

Neighborhood Meeting:

A Neighborhood Meeting regarding the proposed Annexation and Zoning was held in-person on November 29, 2022, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The Applicant's representative and City staff were in attendance as well as one member of the public.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the City's Zoning and Development Code. The subject property was posted with an application sign on January 5, 2023. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on April 28, 2023. The notice of the Planning Commission public hearing was published May 2, 2023, in the Grand Junction Daily Sentinel.

Other Notification:

Public comment was offered through the GJSpeaks platform. No public comments were received.

Zone of Annexation Analysis

The criteria for review are set forth in Section 21.02.140 (a) and includes that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

(1) Subsequent events have invalidated the original premises and findings; and/or The property owner has petitioned for annexation into the City limits and requested zoning of C-1 which is compatible with the Comprehensive Plan Land Use Map designation of Commercial. Since the Applicant's property is currently in the County, the annexation of the property is a subsequent event that will invalidate one of these original premises, a county zoning designation.

However, staff has found this to not be enough justification and finds this criterion has not been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The character or condition of the area is changing with the further development of residential subdivisions to the west (1000 feet), southwest (800 feet) and to the north (700 feet) all a short distance away. The Orchard Mesa neighborhood is slowly urbanizing with new development infilling around and adjacent to older residential

subdivisions and urban land uses developed forty years ago in unincorporated Mesa County. This property is located in a prime location for additional urban development to occur with the existing auto dealer and service facility on the property and more than 11 acres of undeveloped land available for additional development.

Therefore this criterion has been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Existing public and community facilities and services are available in close proximity to and can be extended into the annexation area. These services are sufficient to serve land uses associated with the proposed C-1 zone district for this property, and currently service the existing auto dealer and service facility on the property.

Water and sewer services are available. This property is within the Ute Water District service area. The area can be served by Grand Valley Power.

The property is currently within the Persigo 201 Sewer Service Area and has an 8-inch sewer line in the A ½ Road right-of-way serving the existing auto dealer and service facility. It has additional capacity to provide sewer service for the remaining property and accommodate future development of this property.

This property is in the Grand Junction Rural Fire Protection District served by the Grand Junction Fire Department through an intergovernmental agreement between the City and the rural fire district. No changes in fire protection and emergency medical response are expected due to this annexation. Primary response is from Fire Station 4 at 2884 B ½ Road and from that location response times are within National Fire Protection Association guidelines. Fire Station 4 has the capacity to handle calls for service resulting from this annexation.

Mesa View Elementary School is less than a mile to the north. The site is within the enrollment boundaries of Orchard Mesa Middle School and Central High School. One convenience store with gas is located less than one mile to the west. Major goods and services (groceries, bank, library auto repair, restaurants, etc.) can be found nearby at 27 ½ Road and Hwy 50 two miles to the west and downtown Grand Junction is located another couple of miles further to the west and north.

Staff has found the public and community facilities are adequate to serve the type and scope of urban land uses in the future at such time the property is further urbanized, and existing public facilities can accommodate the commercial or multi-family development options this property may have in the future, therefore this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

The subject property and surrounding area are designated on the Comprehensive Plan Land Use Map as Commercial. The proposed zoning designation of C-1 implements

this land use designation and provides a zoning that allows the existing auto dealer and services business as an allowed use on the property.

The 29 $\frac{3}{4}$ Road to 30 $\frac{1}{2}$ Road, north of Hwy 50 has been designated Commercial and a Neighborhood Center in the Comprehensive Plan and the Orchard Mesa Neighborhood Plan. The Comprehensive Plan establishes the neighborhood center at approximately 55 acres in size and contains two properties, this property and a larger property to the east that is vacant. For this designated neighborhood center area there is no commercially zoned property available within the city limits to provide for the types of land uses the Neighborhood Center can provide for the growing residential neighborhood that surrounds the center.

The Land Use Map defines much of the immediate half mile area around the subject property as Residential Medium (north) and Residential Low (south) and its located in Tier 2 on the Intensification and Growth Tiers Map. Within Tier 2 areas of the Comprehensive Plan, Neighborhood Centers are established to provide areas of higher intensity development and provide commercial goods and services to surrounding neighborhoods around the center. Staff finds that the C-1 zone district will establish zoning that will accommodate desired development found in a Neighborhood Center and support the needs of the Orchard Mesa neighborhood. It supports existing and expected land uses identified in the Orchard Mesa Neighborhood Plan and the 2020 One Grand Junction Comprehensive Plan.

Therefore, staff finds this criterion has been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Annexation and zoning of the properties will create additional land within the City limits for City growth, but more specifically for the Orchard Mesa Neighborhood as it provides commercial zoning that will accommodate future commercial services within a Neighborhood Center for the surrounding residential neighborhood. The annexation is also consistent with the City and County 1998 Persigo Agreement.

Therefore, Staff finds that this criterion has been met.

Section 21.02.160 (f) of the Grand Junction Zoning and Development Code provides that the zoning of an annexation area shall be consistent with the adopted Comprehensive Plan and the criteria set forth. Though other zone districts could be considered in a Commercial Land Use area, the C-1 zone district is consistent with the recommendations of the Comprehensive Plan and provides for a mixture of land uses within a Neighborhood Center.

Consistency with Comprehensive Plan

Further, the zoning request is consistent with the following chapters, goals and principles of the Comprehensive Plan:

Chapter 2

Plan Principle 2: Resilient and Diverse Economy

Goal: Promote Business Growth for a Diverse and Stable Economic Base. The proposed C-1 Zoning permits land use opportunities for business growth.

Plan Principle 3: Responsible and Managed Growth

Goal: Support fiscally responsible growth and annexation policies that promote a compact pattern of growth...and encourage the efficient use of land.

Goal: Encourage infill and redevelopment to leverage existing infrastructure.

Goal: Support the development of neighborhood-centered commercial uses and mixed use developments.

Chapter 3

Intensification and Tiered Growth Plan. Subject property is located within Tier 2 where the focus on areas within the existing 201 and UDB boundaries with urbanization that is occurring now. Annexation is appropriate for new development and redevelopment in Tier 2 areas intensifying residential and commercial areas through infill and redevelopment. The City should promote the annexation of those parcels which are surrounded by, and or have direct adjacency to, the City limits of Grand Junction. Annexation and development of these parcels will provide development opportunities while minimizing the impact on infrastructure and City services.

The Orchard Mesa Neighborhood Plan supports commercial and neighborhood center land uses for this area.

Relationship to Existing Zoning. Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation.

- Guide future zoning changes. Requests for zoning changes are required to implement the Comprehensive Plan.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the KIA Zone of Annexation, ANX-2023-15 request for the property located at 2980 Hwy 50 from County PUD (Planned Unit Residential) to C-1 (Light Commercial), the following findings of facts have been made:

1. The request conforms with Section 21.02.140 of the Zoning and Development Code.
2. The request is consistent with the vision (intent), goals and policies of the Comprehensive Plan.

Therefore, Staff recommends approval of the request.

SUGGESTED MOTION:

Mr. Chairman, on the Zone of Annexation request for the property located at 2980 Hwy 50, City file number ANX-2023-15, I move that the Planning Commission forward a

recommendation of approval to City Council with the findings of fact as listed in the staff report.

Attachments

1. Development Application
2. Annexation Schedule - Table - KIA Annexation
3. KIA Annexation Plat-Annexation Plat
4. Annexation Maps
5. Photos of Site
6. ORD-Zoning - KIA ANX

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For:

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

NOTE: Legal property owner is owner of record on date of submittal.

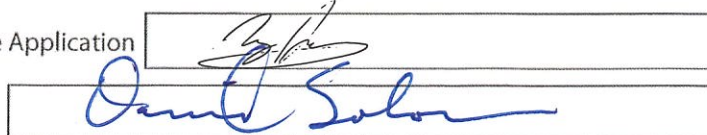
We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application



Date

Signature of Legal Property Owner



Date

**KIA ANNEXATION
PETITION FOR ANNEXATION**

WE THE UNDERSIGNED do hereby petition the City Council of the City of Grand Junction, State of Colorado, to annex the following described parcels to the said City:

GENERAL LOCATION: 2980 Highway 50, Grand Junction, CO 81503
Tax ID # 2943-324-11-007

Lot 1, Orchard Mesa Properties Phase 3 – 17.55-acres

This foregoing description describes the parcel; the perimeter boundary description, for purposes of the Annexation Act, is shown on the attached "Perimeter Boundary Legal Description, KIA Annexation."

As grounds therefore, the petitioner respectfully state that annexation to the City of Grand Junction, Colorado is both necessary and desirable and that the said territory is eligible for annexation in that the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS 1973 have been met.

This petition is accompanied by four copies of a map or plat of the said territory, showing its boundary and its relation to established city limit lines, and said map is prepared upon a material suitable for filing.

Your petitioners further state that they are the owners of more than fifty percent of the area of such territory to be annexed, exclusive of streets and alleys; that the mailing address of the signer and the date of signature are set forth hereafter opposite the name of the signer, and that the legal description of the property owned by the signer of said petition is attached hereto.

WHEREFORE, these petitioners pray that this petition be accepted and that the said annexation be approved and accepted by ordinance. These petitioners by his/her/their signature(s) acknowledge, understand and agree that if any development application concerning the property which is the subject hereof is denied, discontinued or disapproved, in whole or in part, that the annexation of the property to the City of Grand Junction shall proceed.

Grand West Holdings #1 LLC
NAME

8376 N Via Linda, Scottsdale, AZ 85258
ADDRESS


SIGNATURE

12/29/22
DATE

David Solon, Member/Manager

(KIA Annexation Petition)

STATE OF Arizona

SS

AFFIDAVIT

COUNTY OF Maricopa

David Solon

, of lawful age, being first duly sworn, upon oath, deposes and says:

That he is the circulator of the forgoing petition:

That each signature on the said petition is the signature of the person whose name it purports to be.

David Solon

Subscribed and sworn to before me this 29 day of December, 2022.

Witness my hand and official seal.



David Bonar

Notary Public

7293 N. Scottsdale Rd #107

Address

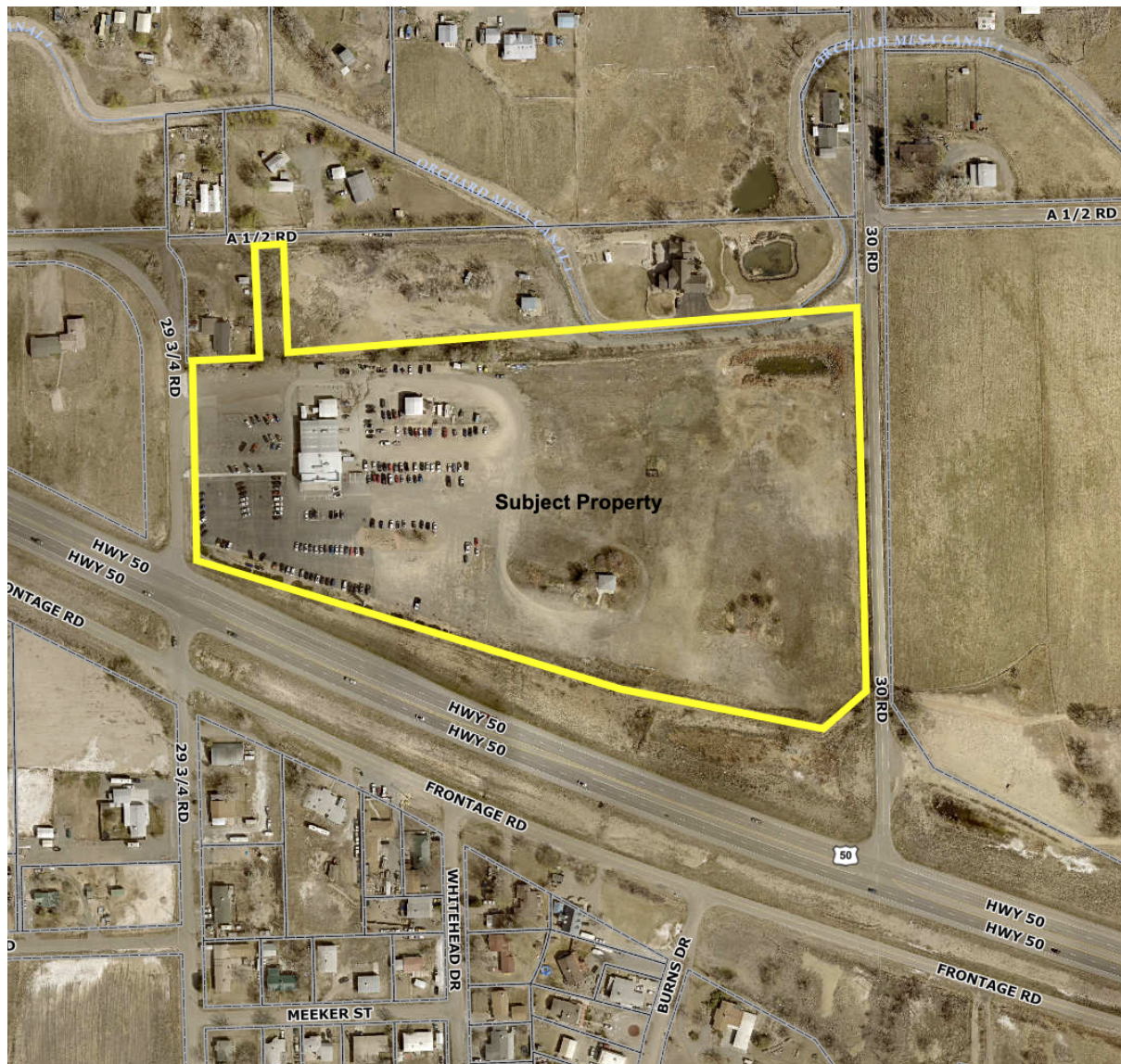
Scottsdale AZ
85253

My commission expires: 5/7/2025

**Kia Annexation and Simple Subdivision
Annexation and Simple Subdivision
2980 HWY 50
October 6, 2022
General Project Report**

Project Description

The subject property is approximately 17.5 acres in size and is located at 2980 HWY 50, as displayed below.



Public Benefit (of the entire project):

This project will benefit the public by creating developable land within the City limits. The C-1 zoning, if granted, will create opportunities for both multi-family residential and commercial development.

Neighborhood Meeting

If a Neighborhood Meeting has been held, proof of those who attended, along with the date, time and place shall be provided.

Project Compliance, Compatibility, and Impact

Adopted Plans and/or Policies

The subject property is designated as commercial in the future land use map of the comprehensive plan. The proposal meets a number of goals and policies in the City's comp plan.

Plan Principle 2: Resilient and Diverse Economy Policy 1. Foster a vibrant, diverse, and resilient economy

Policy 1-A: Economic Diversity Support the further diversification of the economy that is prepared to anticipate, innovate, and proactively respond to cyclical economic fluctuation and evolution.

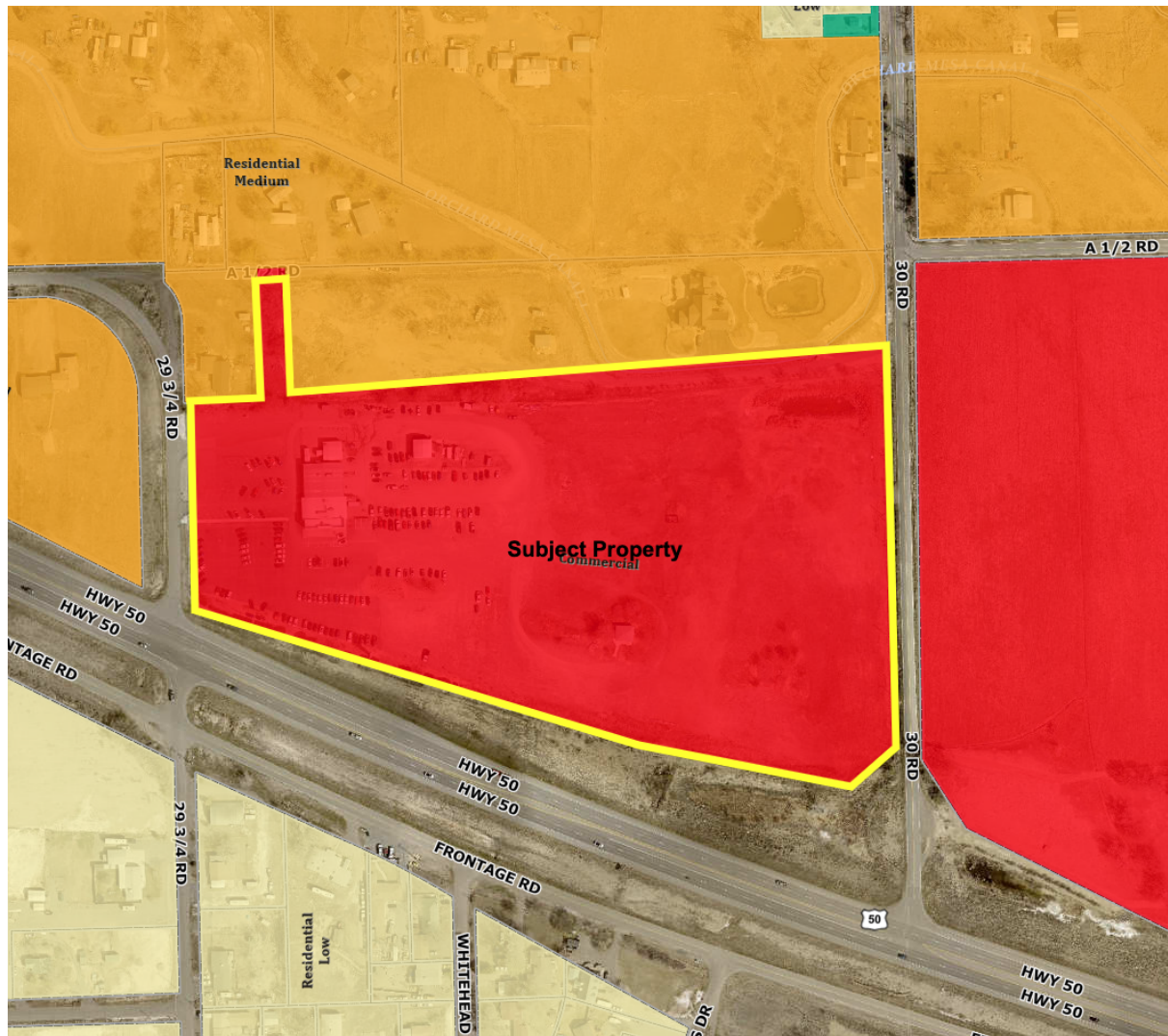
Policy 1-B: Employment Base Continue to collaborate with local and regional partners to expand the community's economic base and primary job creation by focusing on retention, expansion, incubation, and recruitment efforts that create jobs and import income or dollars to the community, particularly businesses in targeted industries.

Policy 1-G: Sales and Tax Revenue Partner in supporting programs that encourage residents to spend retail dollars locally before looking elsewhere for goods and services. Emphasize the retention and recruitment of retailers or development projects that have a positive impact on sales tax generation, specifically focused on increasing retail sales inflow and reducing retail sales leakage.

Policy 3. Promote Business Growth for a Diverse and Stable Economic Base.

Policy 3-E. Business Retention and Attraction. Support economic development partners to encourage the retention and expansion of existing businesses and industries and the establishment of new businesses in industries that support City initiatives, especially those that offer a livable wage.

Policy 3-F. Barriers. Continue to identify and pursue ways to reduce barriers to entry for new businesses.



Surrounding Land Use

The subject property is currently surrounded by single-family residential development to the north, west, and south. The property directly east is currently vacant.

Availability of Utilities

- Sanitary Sewer: City of Grand Junction
- Water: Ute Water
- Storm Sewer: NA
- Gas: Excel

Approval Criteria

The proposed annexation will meet the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, as described below.

a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described.

Response: The petition has been signed by 100% of property owners of the subject property.

This criterion has been met.

b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits.

Response:

This criterion has been met.

c) A community of interest exists between the area to be annexed and the City.

Response: The Grand Valley exists as one cohesive community where citizens, regardless of jurisdictional boundaries, rely on city streets, infrastructure, and economic conditions for their daily lives.

This criterion has been met.

d) The area is or will be urbanized in the near future.

Response: The applicant is preparing the property for development at the R8 urban densities.

This criterion has been met.

e) The area is capable of being integrated with the City.

Response: The proposed annexation area is adjacent to the city limits and will be required at the time of development to interconnect with existing urban services. Utilities and City services are available and currently serve the existing urban area near this site.

This criterion has been met.



f) No land held in identical ownership is being divided by the proposed annexation.

Response: The entire property owned by the applicant is being annexed.

This criterion has been met.

g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of \$200,000 or more for tax purposes is included without the owner's consent.

Response: Contiguous property owned by the petitioner is less than 20 acres in size, so this requirement does not apply. However, the petitioners have granted consent to the City to annex the property.

This criterion is not applicable.

IMPROVEMENT SURVEY PLAT

Located in the NE1/4 of the SE1/4 of Section 32,
Township 1 South, Range 1 East, Ute Meridian,
Mesa County, Colorado

LEGEND:

- SURVEY CONTROL MONUMENT
- FOUND 1.5" ALLOY CAP MARKED PLS 24320
- △ FOUND 2" ALLOY CAP MARKED PLS 31160
- FOUND 5/8" REBAR
- FOUND LAID OVER 5/8" REBAR, SET NEW REBAR WITH 2" ALLOY CAP STAMPED ALEXANDRE B. LHERITIER PLS 38464
- BOUNDARY LINE
- SURVEY CONTROL LINE
- ADJOINER EASEMENT
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FENCE
- OVERHEAD UTILITY LINE
- ASPHALT
- CONCRETE
- GRAVEL
- ⊙ SANITARY SEWER MANHOLE
- SSCOO SANITARY SEWER CLEANOUT
- WV WATER VALVE
- FD FIRE HYDRANT
- YH YARD HYDRANT
- WM WATER METER
- IV IRRIGATION VALVE
- EM ELECTRIC METER
- EB ELECTRIC BOX
- UP UTILITY POLE, GUY ANCHOR
- GM GAS METER
- LP LIGHT POLE, LAMPOST
- BOLLARD
- MB MAILBOX
- SIGN

SURVEY NOTES:

- Title information provided by Advanced Title Company, Order No. ATC-22-10143, Dated March 3, 2022, and the Mesa County Assessor - Real Property Public Information System.
- The location of underground utilities as shown on this plat are based on visible surface evidence and utility markings. Actual locations of utilities may vary and should be verified prior to any construction.
- ALTA/ACSM Land Title Survey of Lot 1 of Orchard Mesa Properties Phase 3 indicates this 7' apparent road easement. This survey was not deposited with Mesa County. The survey is signed by Robert A. Larson, PLS 31160, dated 9-1-03.
- The bearings and distances shown hereon represent the results of the Legal Description rotated to grid north of the Mesa County Local Coordinate System for the Grand Valley Area with respect to the physical locations of accepted survey monuments.
- According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

PARCEL DESCRIPTION:

Reception No: 2755387

Lot 1 in Orchard Mesa Properties Phase 3, County of Mesa, State of Colorado

BASIS OF BEARINGS:

The bearing between the CE1/16 corner of Section 32, Township 1 South, Range 1 East of the Ute Meridian, a 3" alloy cap, MCSM No. 8707, and the E1/4 corner of Section 32, Township 1 South, Range 1 East of the Ute Meridian, a 3" alloy cap, MCSM No. 125-2, is N89°48'47"E. This bearing corresponds with grid north of the Mesa County Local Coordinate System for the Grand Valley Area.

CERTIFICATION:

I, Alexandre B. Lheritier, a registered Professional Land Surveyor in the State of Colorado, do hereby certify the Improvement Survey Plat represented hereon was performed by me or under my responsible charge. It is based upon my professional knowledge, information, and belief according to acceptable standards of practice and the laws of the State of Colorado. This statement is not a guarantee or warranty, either expressed or implied.

FOR REVIEW

Alexandre B. Lheritier
Colorado PLS 38464

2980 Highway 50

NE1/4SE1/4 of Section 32,
Township 1 South, Range 1 East, Ute Meridian,
Mesa County, Colorado

LAND SURVEY DEPOSITS

Mesa County Surveyor's Office

Date: _____

Deposit No: _____

Surveyed by: RAC/ABL

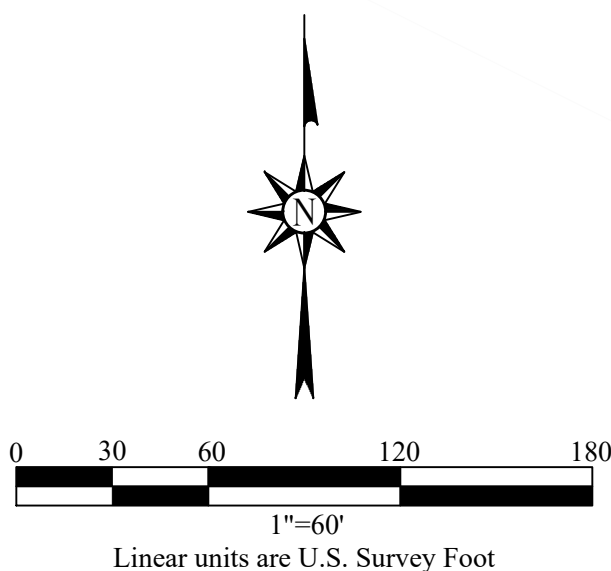
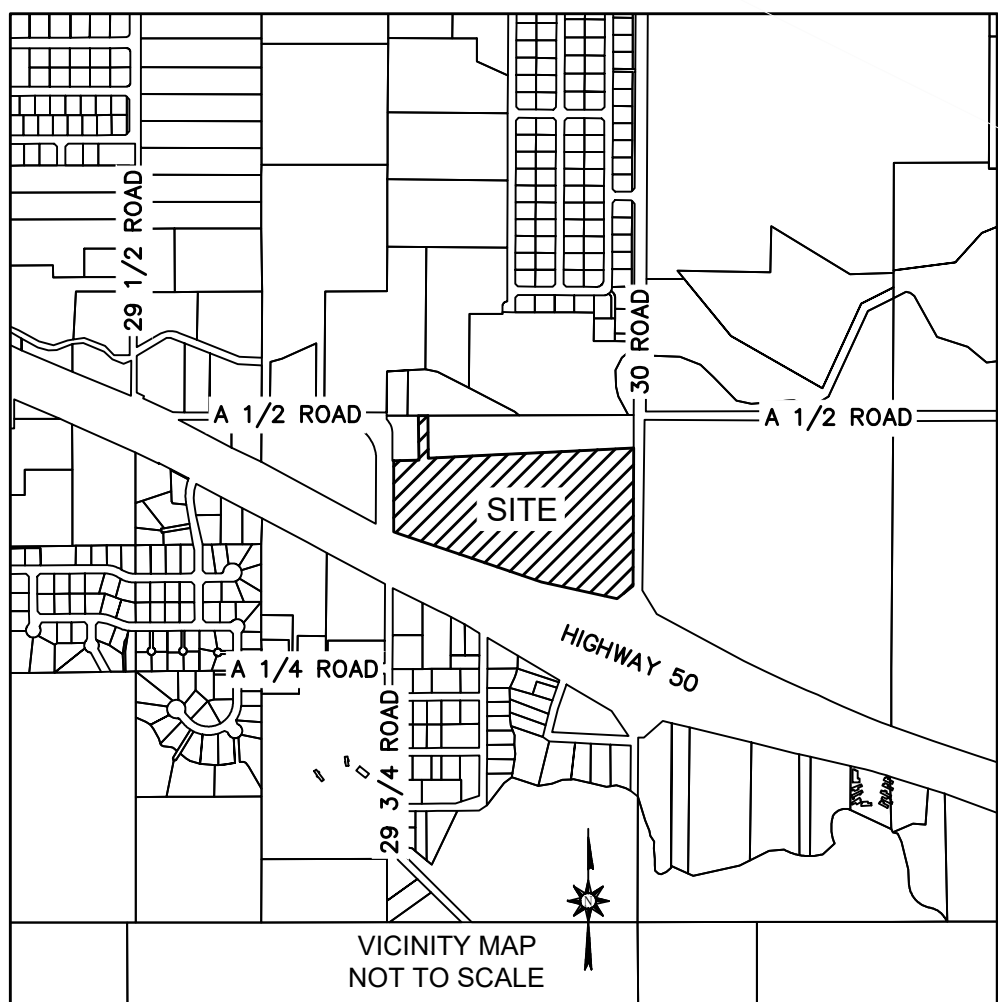
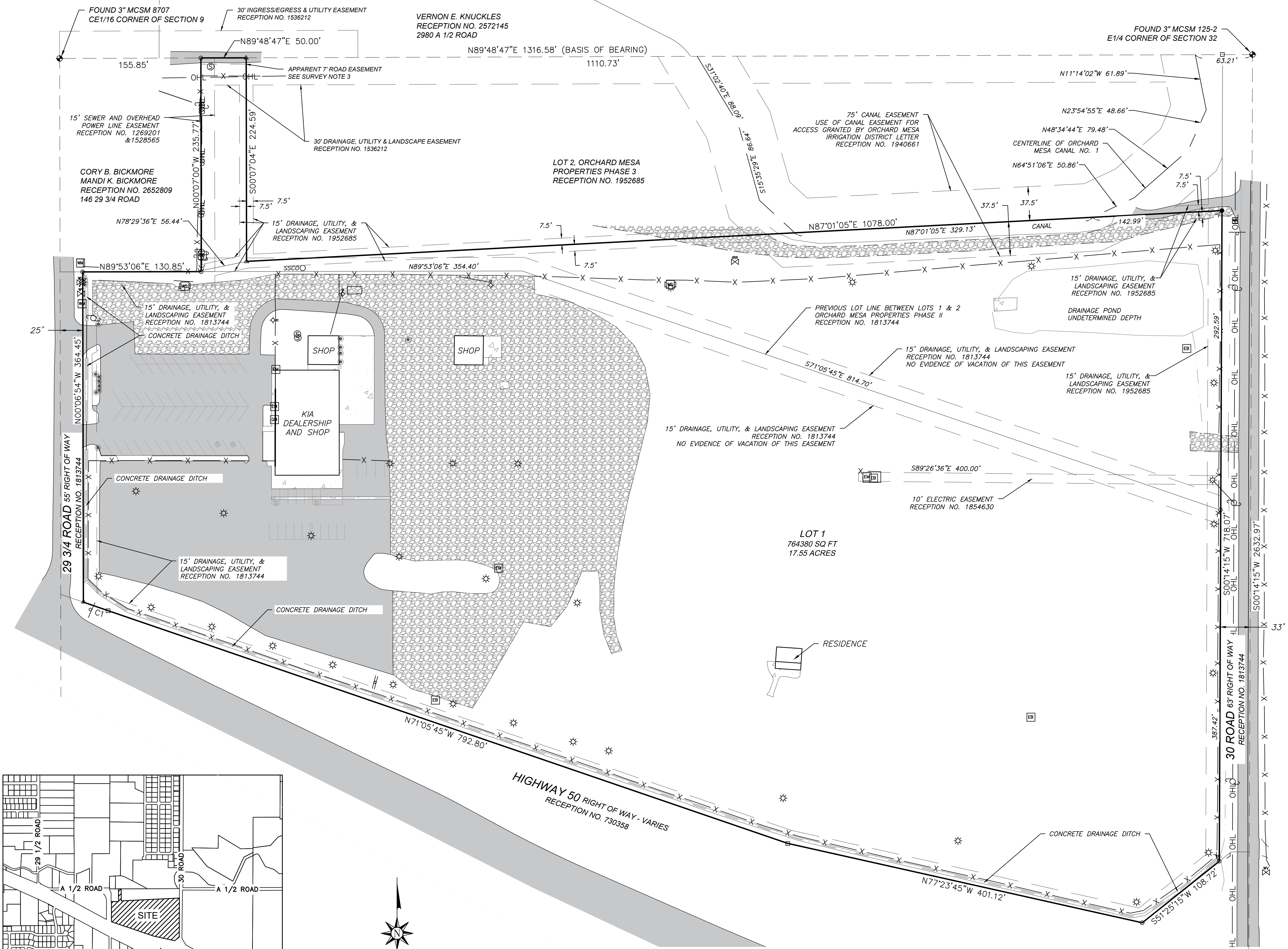
Drawn by: ABL

Job #: 3040122

Date: 12/22/2022



Kart Surveying, LLC
734 Main St.
Grand Junction, CO 81501
970.201.4081 surveying@kart.com



Curve Table					
Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C1	11335.00'	0°08'43"	28.75'	N71°01'23"W	28.75'

LOT 1 ORCHARD MESA PROPERTIES PHASE 3 SEC 32 1S 1E - 17.55AC

Neighborhood Meeting Summary

A neighborhood meeting was held on Tuesday, November 29th on zoom to inform neighbors about the intent to submit an annexation and zone of annexation application for a property located at 2980 HWY 50. There was 1 participant and the meeting lasted approximately 22 minutes from 5:30–5:52 pm.

Ty Johnson, with Kaart Planning, presented an overview of the annexation and zone of annexation request including an overview of the timeline of events and opportunities for public comment in the future. After the presentation, questions were answered from meeting participants. Scott Peterson, Senior Planner with the City of Grand Junction, was in attendance and answered questions from participants regarding the City's regulations and development processes.

The following topics were addressed during the discussion portion of the meeting:

- Concerns voiced about traffic and crime created by future development.
- Preservation of rural lifestyle for the area.
- Questions about whether traffic lights would be installed in the area as a result of development.
- Concern about an existing fence between 146 29 ³/₄ Rd. and Kia's property in relation to the property line.
- Concerns about overall safety of children in the area.
- Questions about the history of the peninsula portion on the northern side of the Kia property.
- Discussion about the timeline of annexation, public noticing, and opportunities for future public comment.

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) Grand West Holdings #1 LLC ("Entity") is the owner of the following property:

(b) 2980 HWY 50 Grand Junction, CO 81503

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) MANAGER / member for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

☒ My legal authority to bind the Entity both financially and concerning this property is unlimited.

☐ My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

☒ The Entity is the sole owner of the property.

☐ The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) Annexation and Zone of Annexation; Major Site Plan

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) none

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative: David Solon

Printed name of person signing: DAVID SOLON

State of Arizona)

County of Maricopa) ss.

Subscribed and sworn to before me on this 1st day of December, 2022

by David Solon

Witness my hand and seal.

My Notary Commission expires on 12/14/2025

Genevieve Perry
Notary Public Signature



STATEMENT OF AUTHORITY

This Statement of Authority concerns an entity named:

GRAND WEST HOLDINGS #1, LLC

and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

The type of entity is: LLC

The entity is formed under the laws of the State of Colorado

The mailing address for the entity is: 8376 N. VIA LINDA
SCOTTSDALE, AZ 85258

The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:

DAVID SOLON, member / MANAGER

The authority of the foregoing person(s) to bind the entity is (not limited) (limited as follows):

NONE

Other matters concerning the manner in which the entity deals with interests in real property:

Executed this 1st day of Dec, 2022

David Solon

Signature (Type or Print Name Below)

DAVID SOLON

ARIZONA
STATE OF ~~COLORADO~~)
)ss.
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me this 1st day of December, 2022, by David Solon (insert name of individual) as managing member (insert office held or role (President, Vice President or member, manager or managing member for LLCs) for Grand West Holdings #1 LLC (insert name of corporation or LLC).

Witness my hand and official seal.

My commissioner expires: 12/14/2025

Genevieve Perry
Notary Public



Special Warranty Deed
(Pursuant to 38-30-115 C.R.S.)

State Documentary Fee Date: March 29, 2016 \$ 387.50

THIS DEED, made on March 29, 2016 by JUNCTION KIA, LLC, A COLORADO LIMITED LIABILITY COMPANY AND CAROL JANICE FRIEDLANDER AND CYNTHIA GAIL KRISTENSEN Grantor(s), of the State of **COLORADO** for the consideration of **(\$3,875,000.00) *** Three Million Eight Hundred Seventy Five Thousand and 00/100 ***** dollars in hand paid, hereby sells and conveys to **GRAND WEST HOLDINGS #1 LLC, A COLORADO LIMITED LIABILITY COMPANY** Grantee(s), whose street address is **712 COUNT POURTALES DRIVE COLORADO SPRINGS, CO 80906**, State of **COLORADO**, the following real property in the County of Mesa, and State of Colorado, to wit:

LOT 1 IN ORCHARD MESA PROPERTIES PHASE 3, COUNTY OF MESA, STATE OF COLORADO.

also known by street and number as: **2980 HIGHWAY 50 GRAND JUNCTION CO 81503**

with all its appurtenances and warrants the title against all persons claiming under the Grantor(s) subject to covenants, easements, reservations, restrictions, and rights of way of record, if any, and taxes and assessments for the current and subsequent years.

JUNCTION KIA, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: **MATTHEW R. CRADDOCK, AUTHORIZED AGENT**

CAROL JANICE FRIEDLANDER

CYNTHIA GAIL KRISTENSEN

State of **COLORADO**

)
) ss.

County of **EL PASO**

The foregoing instrument was acknowledged before me on this day of **March 29**, 2016 by **MATTHEW R. CRADDOCK AS AUTHORIZED AGENT OF JUNCTION KIA, LLC, A COLORADO LIMITED LIABILITY COMPANY.**

Witness my hand and official seal.

My commission expires

DIXIE POWERS NOTARY PUBLIC STATE OF COLORADO NOTARY ID 19904011347 MY COMMISSION EXPIRES 09/11/2018
--

Dixie Powers

Notary Public

When Recorded Return to: **GRAND WEST HOLDINGS #1 LLC, A COLORADO LIMITED LIABILITY COMPANY**
712 COUNT POURTALES DRIVE COLORADO SPRINGS, CO 80906

ACKNOWLEDGEMENT TO SPECIAL WARRANTY DEED

ADDRESS: 2980 HIGHWAY 50 GRAND JUNCTION CO 81503

State of COLORADO

)
)ss
)

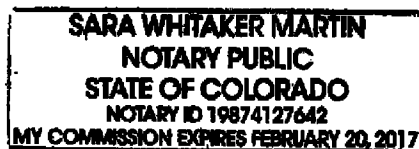
County of DOUGLAS

The foregoing instrument was acknowledged before me on this day of March 29, 2016 by CAROL JANICE FRIEDLANDER AND CYNTHIA GAIL KRISTENSEN.



Notary Public

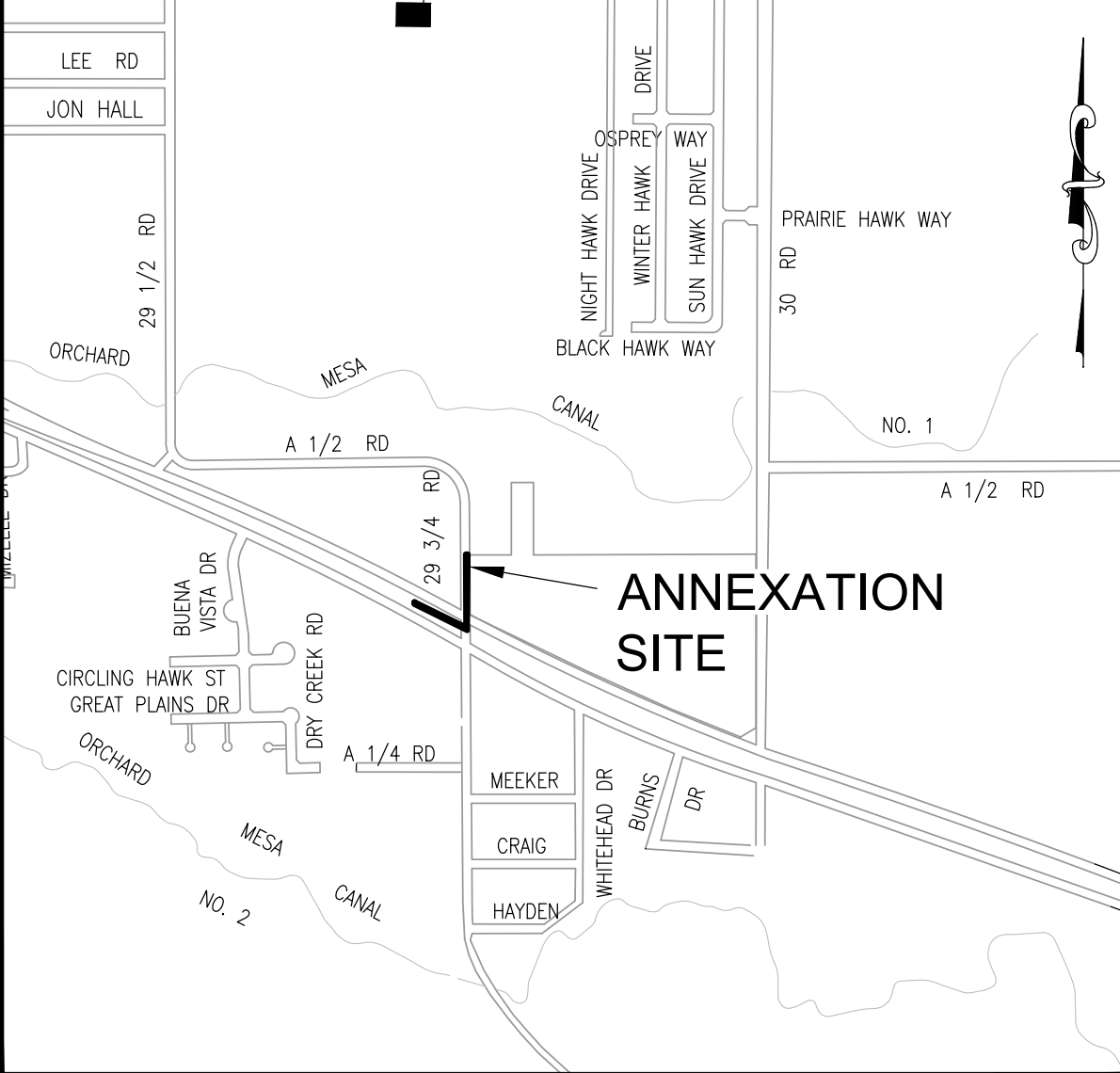
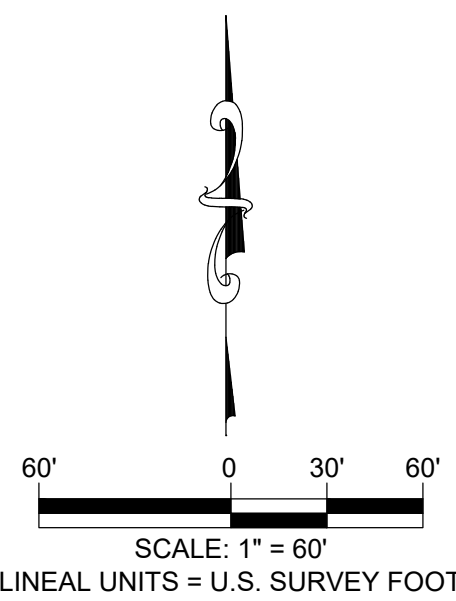
My commission expires: 2/20/2017



KIA ANNEXATION SCHEDULE		
May 3, 2023		Referral of Petition (30 Day Notice), Introduction of a Proposed Ordinance, Exercising Land Use
May 9, 2023		Planning Commission considers Zone of Annexation
May 17, 2023		Introduction of a Proposed Ordinance on Zoning by City Council
June 7, 2023		Acceptance of Petition and Public Hearing on Annexation and Zoning by City Council
July 9, 2023		Effective date of Annexation and Zoning
ANNEXATION SUMMARY		
File Number:		ANX-2023-15
Location:		2980 Hwy 50
Tax ID Numbers:		2943-324-11-007
# of Parcels:		1
Existing Population:		0
# of Parcels (owner occupied):		0
# of Dwelling Units:		1
Acres land annexed:		17.802 Acres
Developable Acres Remaining:		11.5
Right-of-way in Annexation:		0.254 acres
Previous County Zoning:		PUD
Proposed City Zoning:		C-1
Current Land Use:		Auto Dealer & Vacant
Comprehensive Plan Land Use:		Commercial
Values:	Assessed:	\$265,150
	Actual:	\$1,603,970
Address Ranges:		2980 thru 2998 Hwy 50 (even only) & 140 thru 144 29 3/4 Rd (even only)
Special Districts:	Water:	Ute
	Sewer:	City
	Fire:	GJ Rural Fire Protection District
	Irrigation/Drainage:	Orchard Mesa
	School:	District 51
	Pest:	Grand River Mosquito District & Upper Grand Valley Pest
	Other:	Colorado River Water Conservancy

KIA ANNEXATION NO. 1

Located in the N1/2 SE1/4 SECTION 32, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP SCALE: 1" = 800'

LEGAL DESCRIPTION

A parcel of land being a part of the South Half of the Southeast Quarter (N1/2 SE1/4) of Section 32, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-east 1/16 Corner of said Section 32 whence the Southeast 1/16 Corner of said Section 32 bears S00°06'54"E 1,312.29 feet with all other bearings relative thereto; thence S00°06'54"W a distance of 235.57 feet along the west line of the Northeast Quarter of the Southeast Quarter of said Section 32 to the Point of Beginning; thence leaving said west line N89°53'06"E a distance of 2.00 feet; thence S00°06'54"E a distance of 417.69 feet, to a point on the north line of the FISHER ANNEXATION NO. 1, ORDINANCE NO. 3686; thence along the north line of said annexation N63°44'41"W a distance of 222.22 feet; thence leaving said north line N26°15'19"E a distance of 2.00 feet; thence S63°44'41"E a distance of 219.00 feet, to a point on west line of the Northeast Quarter of the Southeast Quarter of said Section 32; thence along said west line, N00°06'54"W a distance of 414.47 feet to the Point of Beginning.

Said Parcel of land CONTAINING 1273 Square Feet or 0.029 Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	1277.38 FT.
CONTIGUOUS PERIMETER	222.22 FT.
AREA IN SQUARE FEET	1273.39 FT ²
AREA IN ACRES	0.029
AREA WITHIN R.O.W.	1273.39 FT ²
	0.029 ACRES
AREA WITHIN DEEDED R.O.W.	1273.39 FT ²
	0.029 ACRES

LEGEND

ANNEXATION BOUNDARY	
ANNEXATION AREA	
EXISTING CITY LIMITS	

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
REC.	RECEPTION

SQ. FT.	SQUARE FEET
Δ=	CENTRAL ANGLE
RAD.	RADIUS
ARC	ARC LENGTH
CHD.	CHORD LENGTH
CHB.	CHORD BEARING
BLK.	BLOCK
P.B.	PLAT BOOK
BK.	BOOK
PG.	PAGE
HOR. DIST.	HORIZONTAL DISTANCE

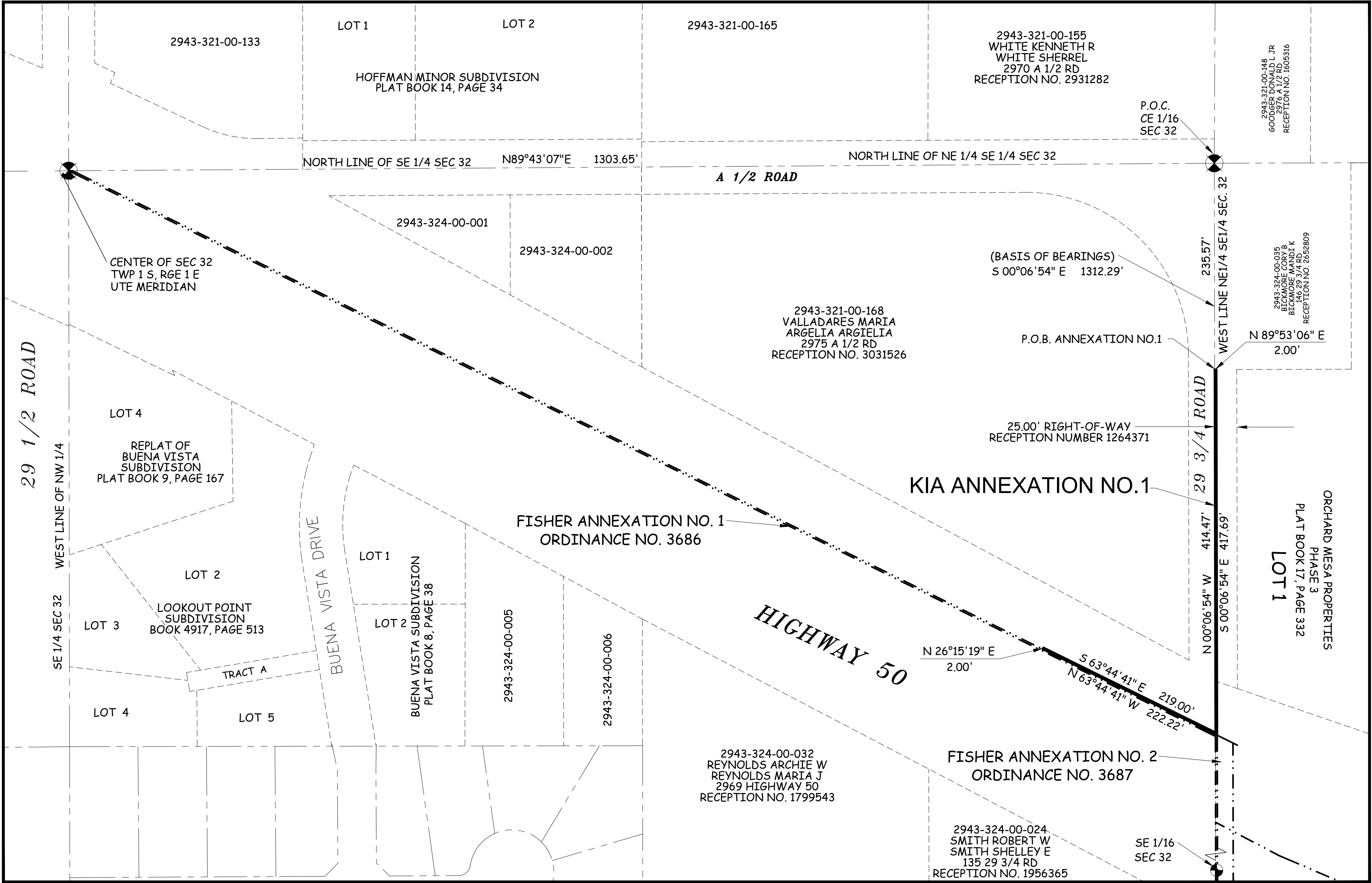
ORDINANCE NO.
PRELIMINARY

EFFECTIVE DATE
PRELIMINARY

NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

PRELIMINARY

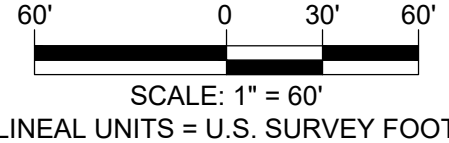
JODIE L GREIN DATE
STATE OF COLORADO - P.L.S. NO. 38075
FOR ROLLAND CONSULTING ENGINEERS
405 RIDGES BLVD. SUITE A
GRAND JUNCTION, CO. 81507



THIS IS NOT A BOUNDARY SURVEY

NOTICE:
ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY: JLG DATE: 2/28/2023
DESIGNED BY: JLG DATE: 2/28/2023
CHECKED BY: JAM DATE: 2/28/2023

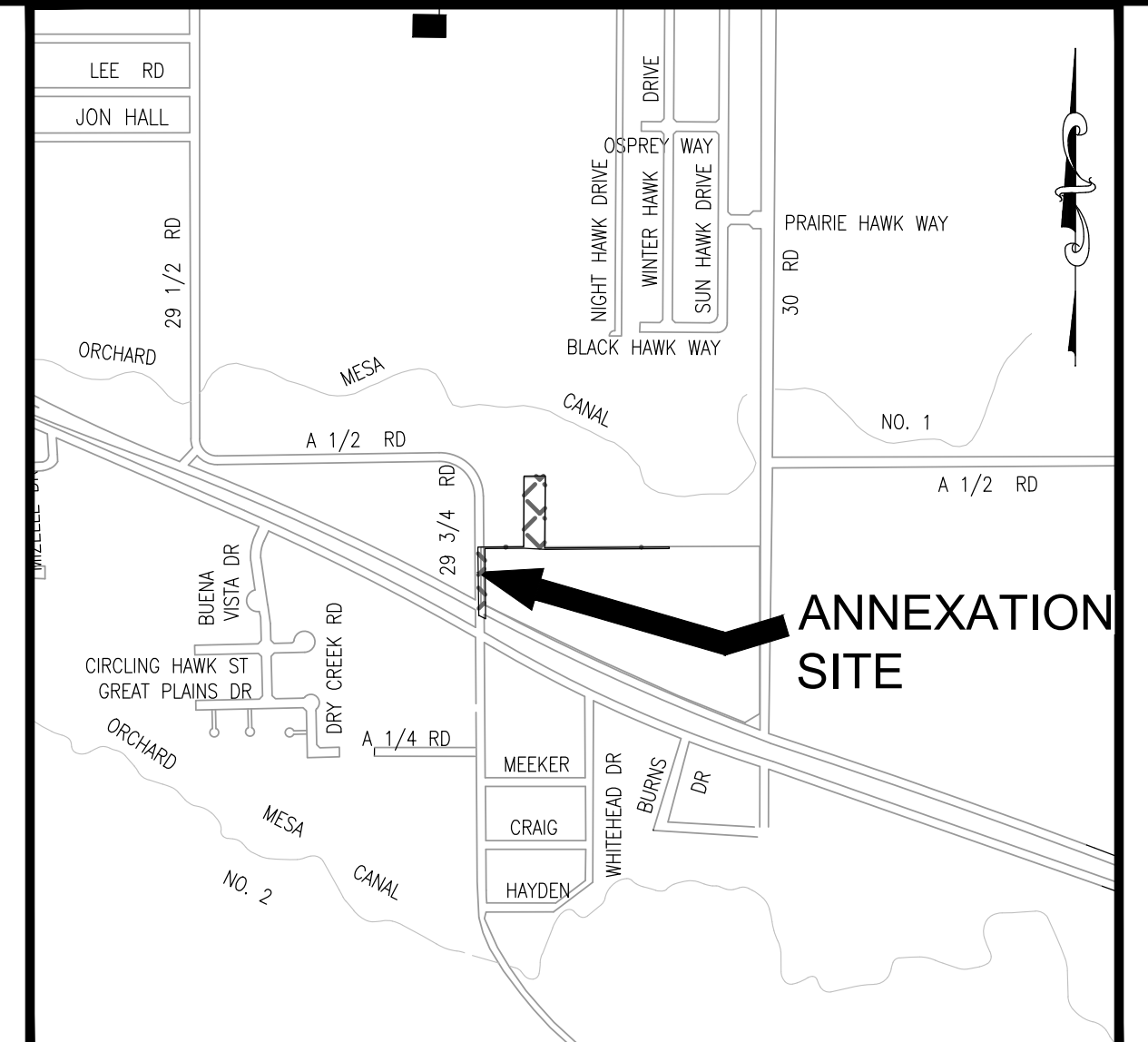
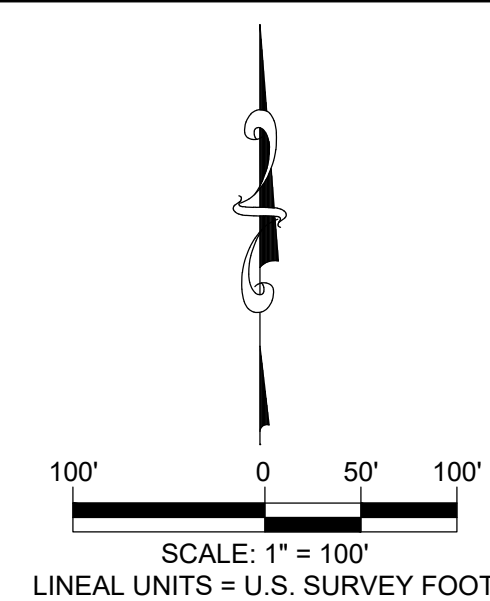


PUBLIC WORKS
ENGINEERING DIVISION

KIA ANNEXATION NO. 1

Located in the N1/2 SE1/4 SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

Located in the NE1/4 SE1/4 SECTION 32, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP SCALE: 1" = 800'

LEGAL DESCRIPTION

A parcel of land being a part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 32, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-east 1/16 Corner of said Section 32 whence the Southeast 1/16 Corner of said Section 32 bears S00°06'54"W 1,312.29 feet with all other bearings relative thereto; thence S00°06'54"W a distance of 235.57 feet along the west line of said Northeast Quarter of the Southeast Quarter; thence leaving said north line N89°53'06"E a distance of 2.00 feet, to the Point of Beginning; thence N89°53'06"E a distance of 154.01 feet; thence along the property line of Lot 1 of Orchard Mesa Properties Phase 3, N00°06'54"E a distance of 235.76 feet, thence continuing along said property line, N89°48'47"E a distance of 50.00 feet; thence continuing along said property line, N87°01'05"E a distance of 445.00 feet; thence leaving said property line, S02°58'55"E a distance of 2.00 feet; thence S87°01'05"W a distance of 447.10 feet; thence S76°17'03"W a distance of 47.34 feet; thence S89°53'06"W a distance of 132.85 feet, to a point on the easterly right-of-way of 29 3/4 Road; thence along said right-of-way, S00°06'54"E a distance of 427.17 feet; thence N63°44'14"W a distance of 5.76 feet, to a point on the north line of the FISHER ANNEXATION No. 2, ORDINANCE No. 3687; thence along the north line of said annexation N63°44'14"W a distance of 20.09 feet; thence leaving said north line along the easterly line of KIA ANNEXATION No. 1, N00°06'54"W a distance of 417.69 feet to the Point of Beginning.

Said Parcel of land CONTAINING **22,570** Square Feet or **0.518** Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	2,609.37 FT.
CONTIGUOUS PERIMETER	437.78 FT.
AREA IN SQUARE FEET	22,570 FT ²
AREA IN ACRES	0.518
AREA WITHIN R.O.W.	9,806.35 FT ²
	0.225 ACRES
AREA WITHIN DEEDED R.O.W.	9,806.35 FT ²
	0.225 ACRES

LEGEND

ANNEXATION
BOUNDARY

ANNEXATION
AREA

EXISTING
CITY LIMITS

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	Δ =	CENTRAL ANGLE
P.O.B.	POINT OF BEGINNING	RAD.	RADIUS
R.O.W.	RIGHT OF WAY	ARC	ARC LENGTH
SEC.	SECTION	CHD.	CHORD LENGTH
TWP.	TOWNSHIP	CHB.	CHORD BEARING
RGE.	RANGE	BLK.	BLOCK
U.M.	UTE MERIDIAN	P.B.	PLAT BOOK
NO.	NUMBER	BK.	BOOK
REC.	RECEPTION	PG.	PAGE
		HOR. DIST.	HORIZONTAL DISTANCE

ORDINANCE NO.
PRELIMINARY

EFFECTIVE DATE
PRELIMINARY

NOTE:
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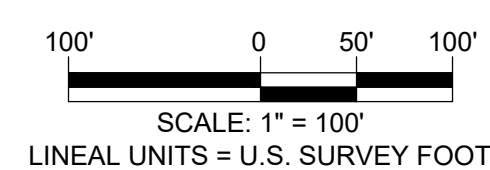
PRELIMINARY

JODIE L GREIN DATE
STATE OF COLORADO - P.L.S. NO. 38075
FOR ROLLAND CONSULTING ENGINEERS
405 RIDGES BLVD. SUITE A
GRAND JUNCTION, CO. 81507

THIS IS NOT A BOUNDARY SURVEY

NOTICE:
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DRAWN BY: JLG DATE: 2/28/2023
DESIGNED BY: JLG DATE: 2/28/2023
CHECKED BY: JAM DATE: 2/28/2023



PUBLIC WORKS
ENGINEERING DIVISION

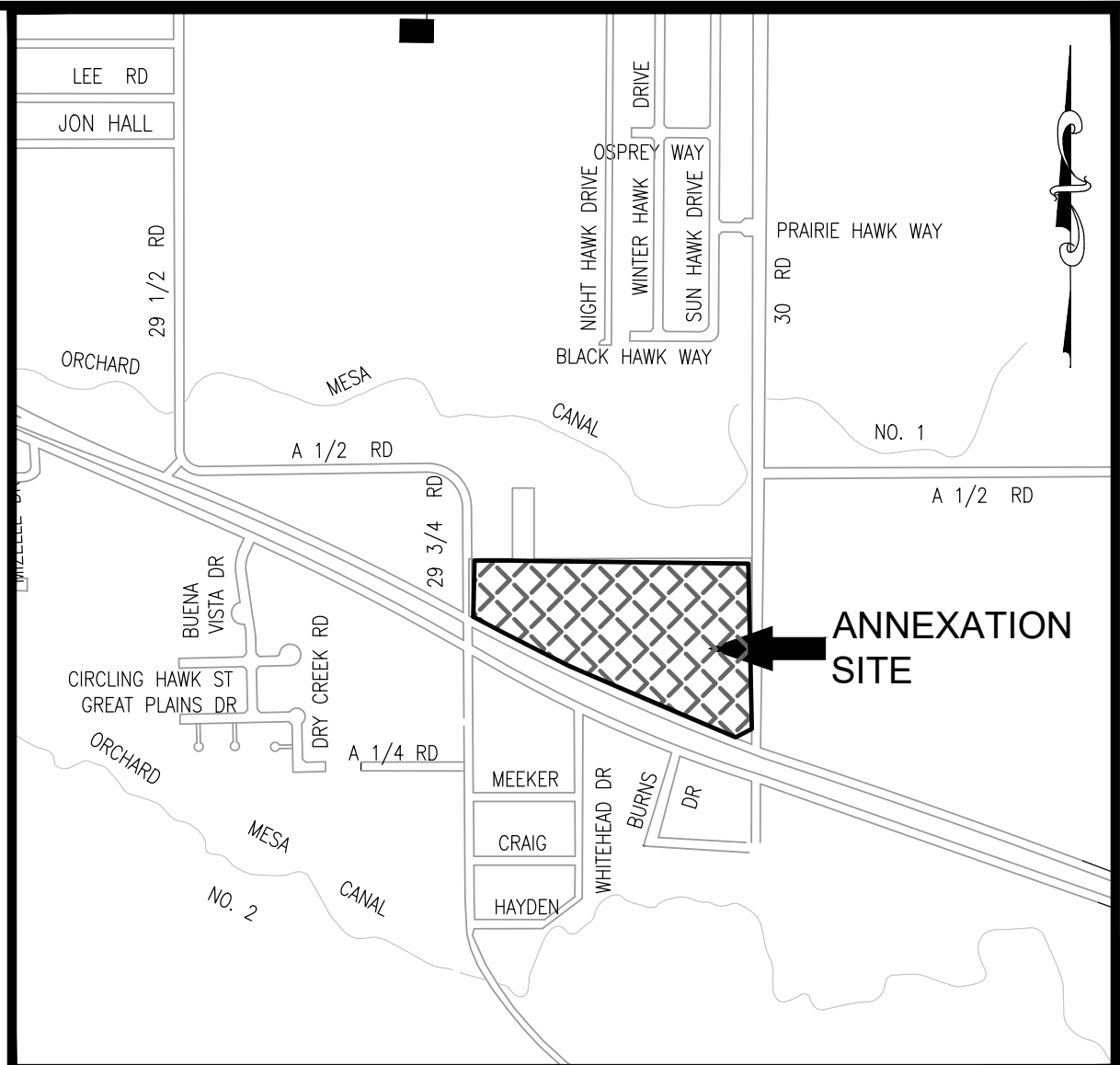
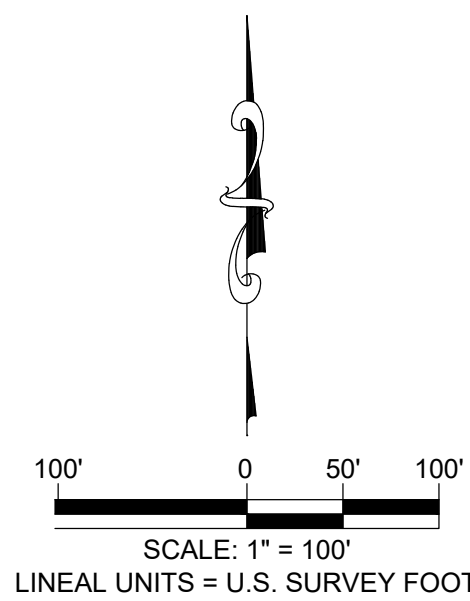
KIA ANNEXATION NO. 2

Located in the NE1/4 SE1/4 SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

2 OF 3

KIA ANNEXATION NO. 3

Located in the NE1/4 SE1/4 SECTION 32, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO



SITE LOCATION MAP SCALE: 1" = 800'

LEGAL DESCRIPTION

A parcel of land being a part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 32, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-East 1/16 Corner of said Section 32 whence the Southeast 1/16 Corner of said Section 32 bears S00°06'54"E 1,312.29 feet with all other bearings relative thereto; thence S00°06'54"E a distance of 237.57 feet along the west line of said Northeast Quarter of the Southeast Quarter; thence leaving said line N89°53'06"E a distance of 25.17 feet, to a point on the southerly line of KIA ANNEXATION NO. 2, and the Point of Beginning; thence N89°53'06"E a distance of 132.85 feet; thence N76°17'03"E a distance of 47.34 feet, thence N87°01'05"E a distance of 447.10 feet; thence N02°58'55"W a distance of 2.00 feet, to a point on the northerly line of Lot 1 Orchard Mesa Properties Phase 3; thence along said property line the following seven courses and distances, 1. N87°01'05"E a distance of 633.00 feet, to a point on the westerly right-of-way of 30 Road; 2. thence along said westerly right-of-way, S00°14'15"W a distance of 718.07 feet, to the northerly right-of-way of Highway 50; thence along said northerly right-of-way, S51°25'15"W a distance of 108.72 feet; thence N77°23'45"W a distance of 401.12 feet, thence N71°05'45"W a distance of 792.80 feet; thence along the arc of a 11335.00 foot radius curve to the right for a distance of 28.75 feet, with a central angle of 00°08'43", and a chord which bears N71°01'23"W a distance of 28.75 feet, to a point on the east line of the KIA ANNEXATION NO. 2; thence along the east line of said annexation N00°06'54"W a distance of 362.45 feet, to the Point of Beginning.

Said Parcel of land CONTAINING 751,618 Square Feet or 17.255 Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	3674.20 FT.
CONTIGUOUS PERIMETER	991.74 FT.
AREA IN SQUARE FEET	751,618 FT ²
AREA IN ACRES	17.255
AREA WITHIN R.O.W.	0.00 FT ²
	0.000 ACRES
AREA WITHIN DEEDED R.O.W.	0.00 FT ²
	0.000 ACRES

LEGEND

ANNEXATION BOUNDARY	
ANNEXATION AREA	
EXISTING CITY LIMITS	

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
U.M.	UTE MERIDIAN
NO.	NUMBER
REC.	RECEPTION

SQ. FT.	SQUARE FEET
Δ=	CENTRAL ANGLE
RAD.	RADIUS
ARC	ARC LENGTH
CHD.	CHORD LENGTH
CHB.	CHORD BEARING
BLK.	BLOCK
P.B.	PLAT BOOK
BK.	BOOK
PG.	PAGE
HOR. DIST.	HORIZONTAL DISTANCE

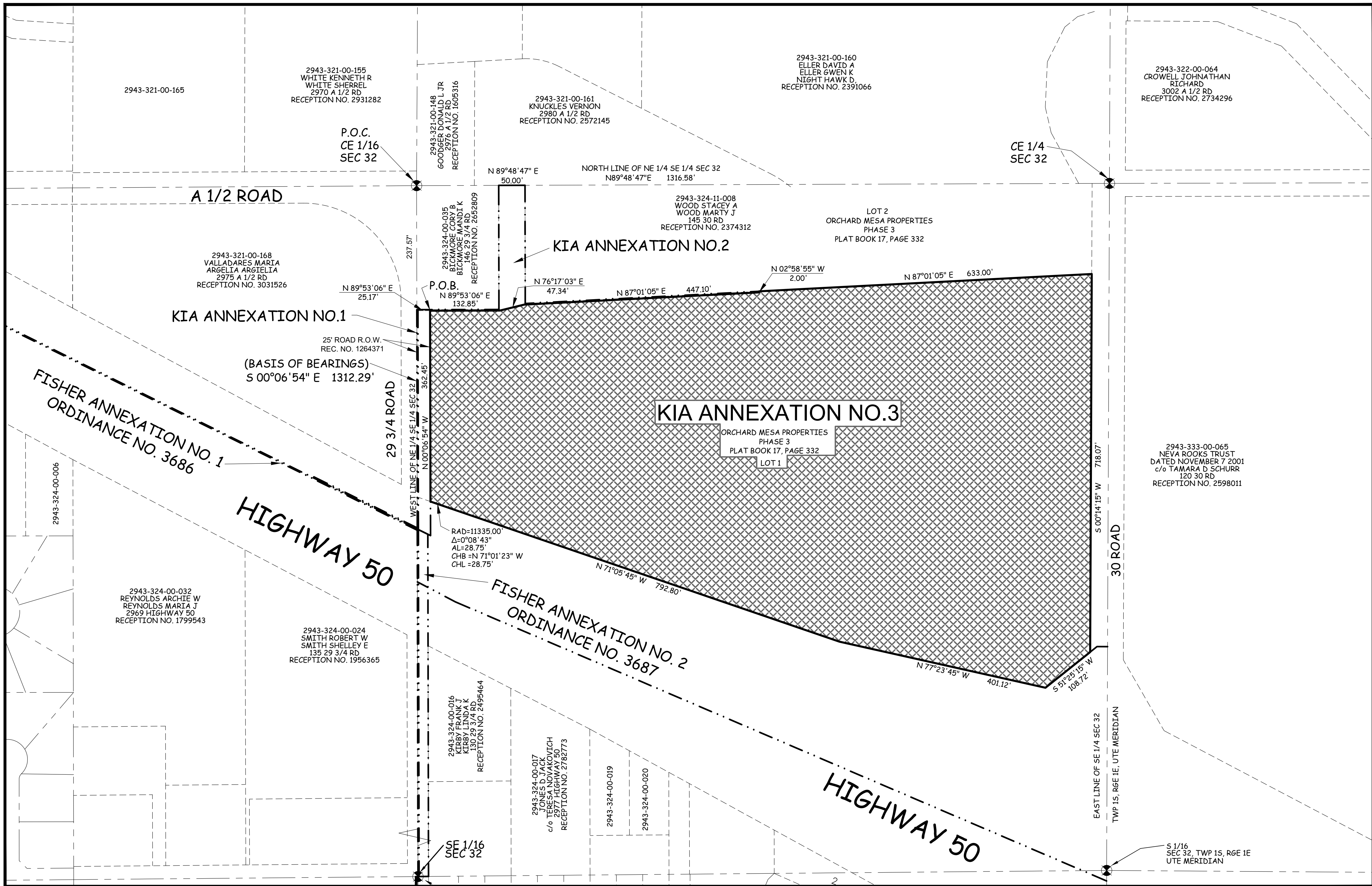
ORDINANCE NO.
PRELIMINARY

EFFECTIVE DATE
PRELIMINARY

NOTE:
THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLAT, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDER. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

PRELIMINARY

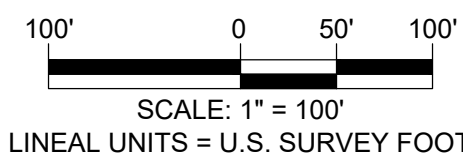
JODIE L GREIN DATE
STATE OF COLORADO - P.L.S. NO. 38075
FOR ROLLAND CONSULTING ENGINEERS
405 RIDGES BLVD. SUITE A
GRAND JUNCTION, CO. 81507



THIS IS NOT A BOUNDARY SURVEY

NOTICE:
ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY: JLG DATE: 2/28/2023
DESIGNED BY: JLG DATE: 2/28/2023
CHECKED BY: JAM DATE: 2/28/2023

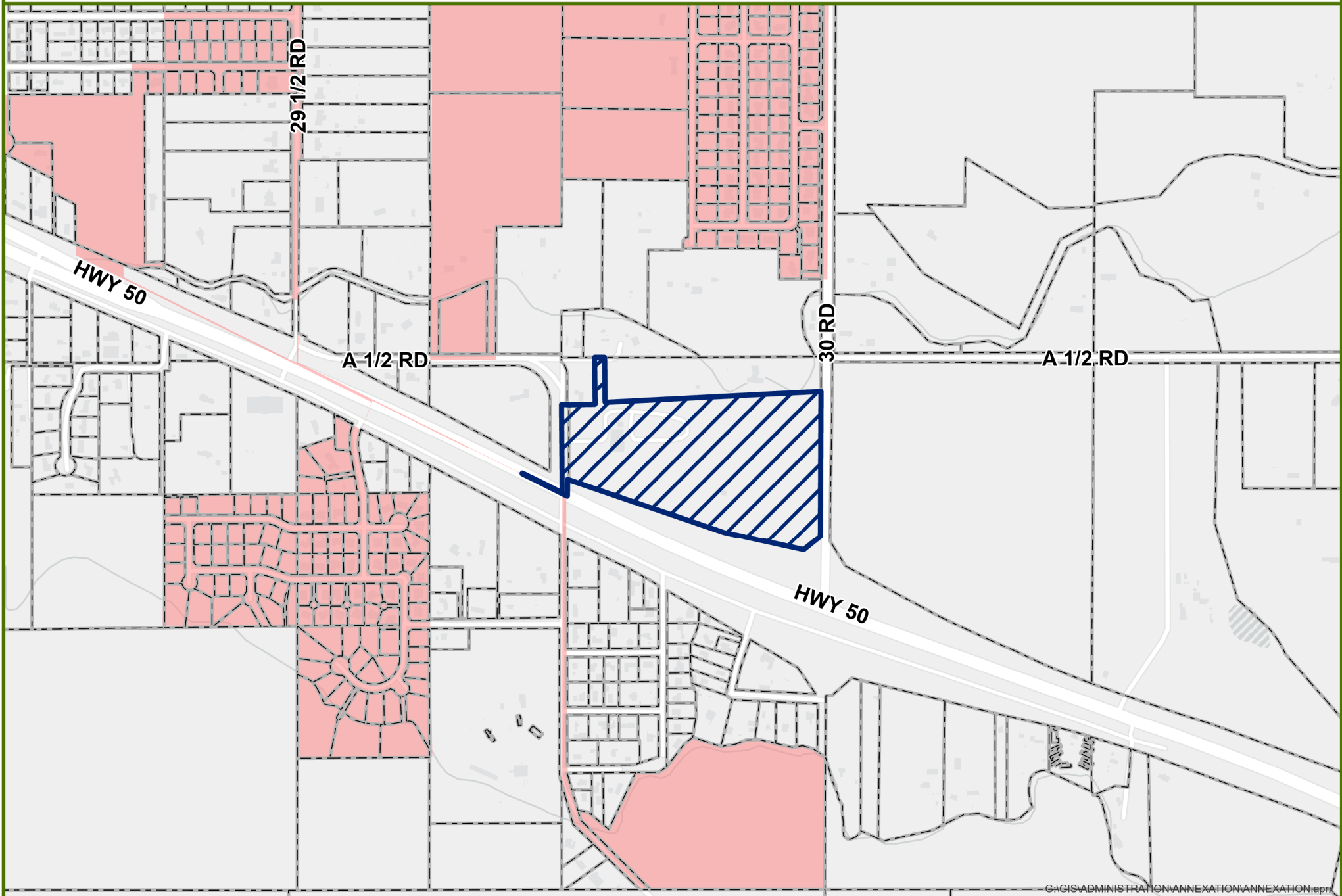


PUBLIC WORKS
ENGINEERING DIVISION

KIA ANNEXATION NO. 3
Located in the NE1/4 SE1/4 SECTION 32,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
UTE MERIDIAN, COUNTY OF MESA, STATE OF COLORADO

3 OF 3

KIA ANNEXATION



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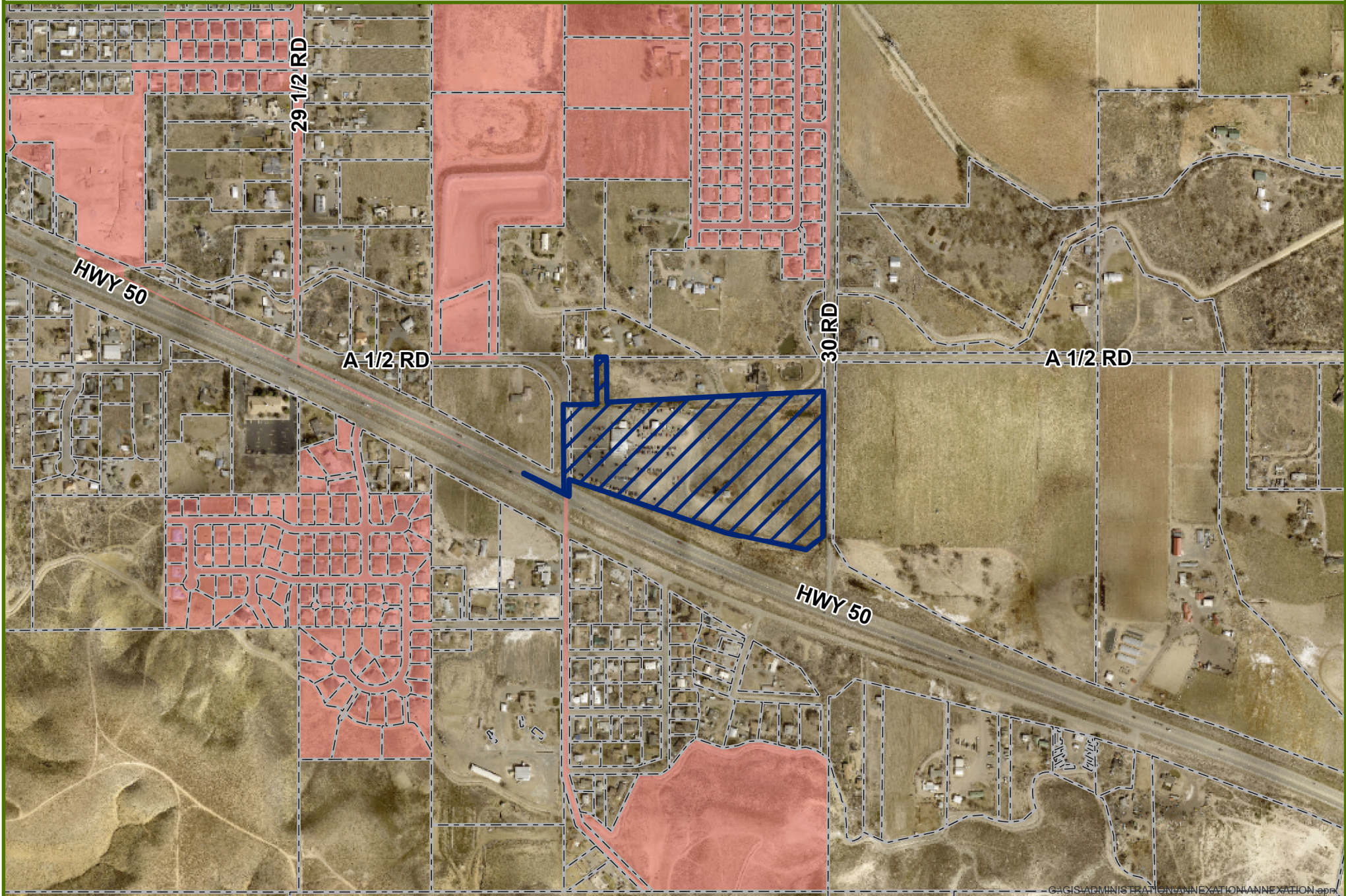


0 0.1 0.2 Miles

 Annexation

 City Limits

KIA ANNEXATION



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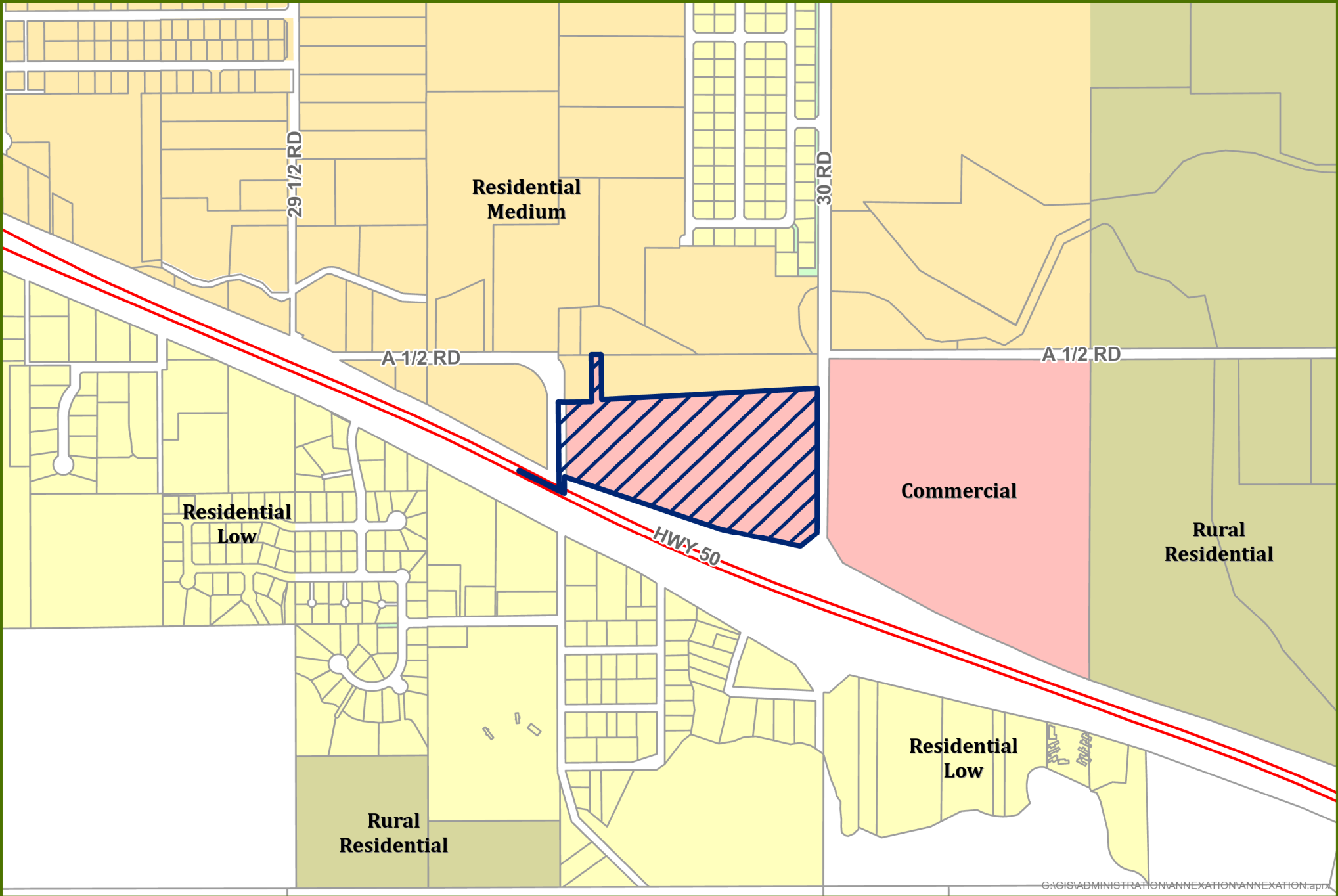


0 0.1 0.2 Miles

 Annexation

 City Limits

KIA ANNEXATION - LAND USE



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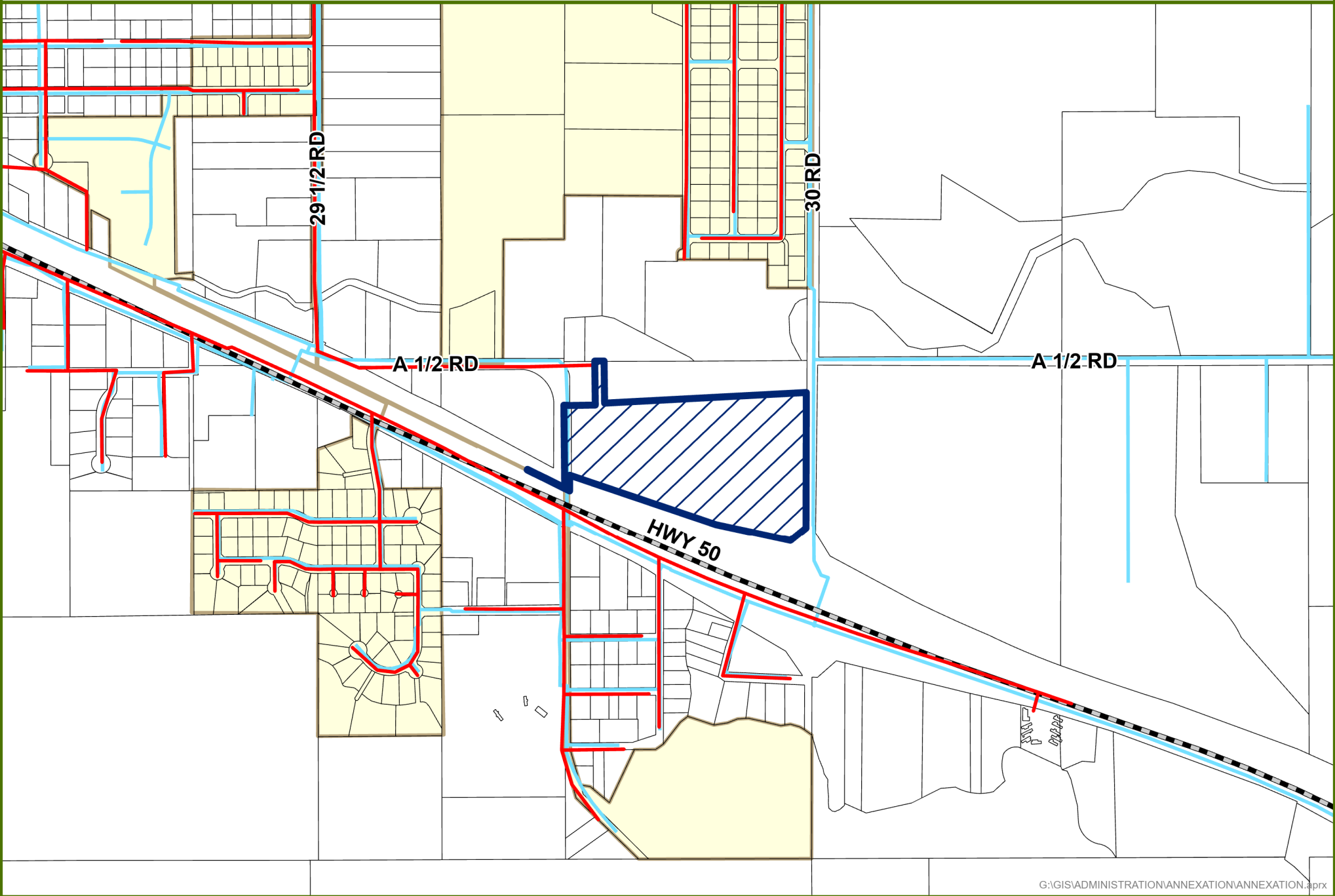


0 0.1 0.2 Miles



Annexation Boundary

KIA ANNEXATION - UTILITIES



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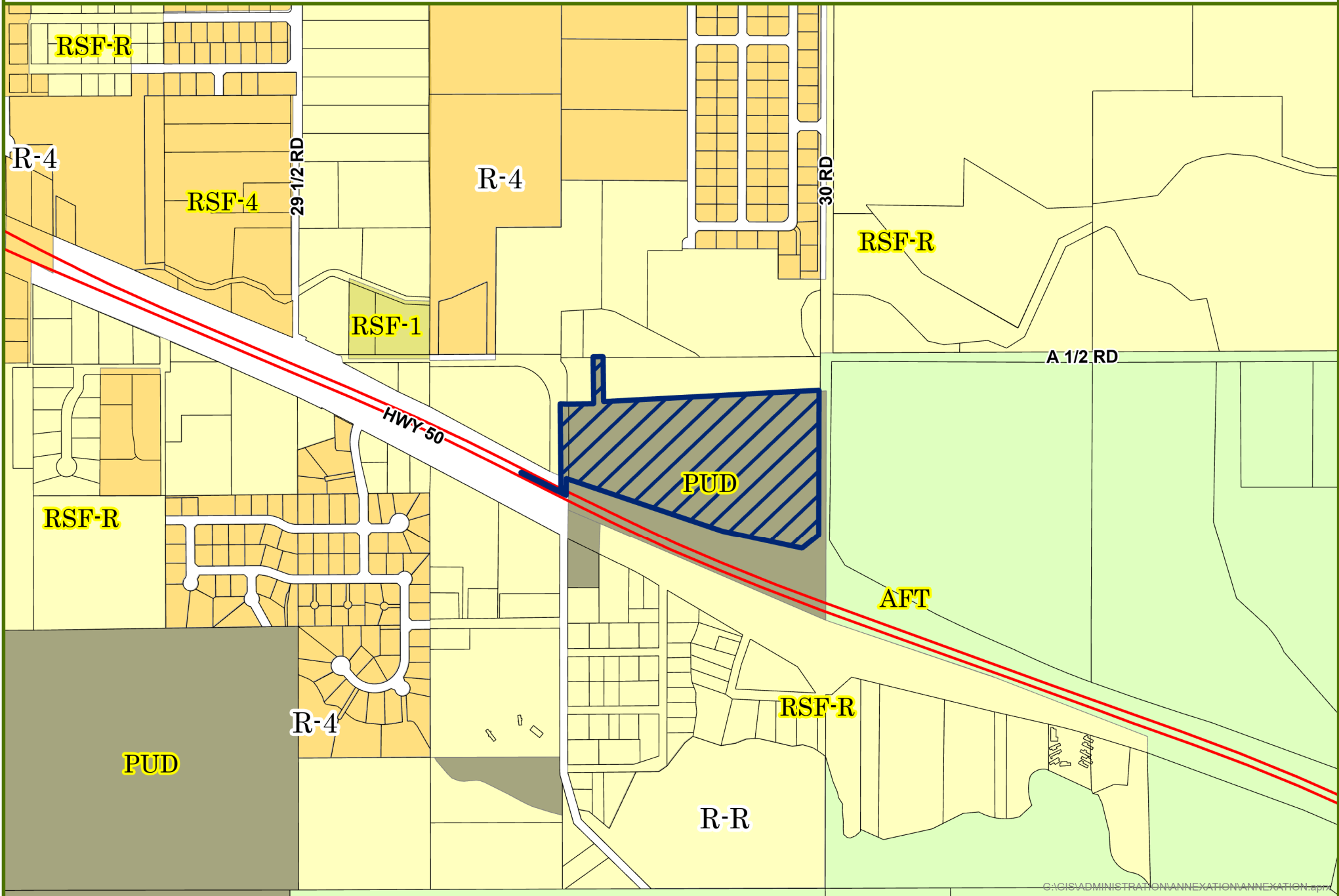
0 0.1 0.2 Miles

NON-CITY FIBER SEWER UTE WATER CITY LIMITS

Date Created: 3/9/2023



KIA ANNEXATION - ZONING



0 0.1 0.2 Miles



Annexation

City Zoning

County Zoning

Packet Page 30

Date Created: 3/9/2023





Looking NW from 30 Road and Hwy 50



Looking West from 30 Road

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING KIA ANNEXATION
TO C-1 (LIGHT COMMERCIAL) ZONE DISTRICT**

LOCATED ON PROPERTY AT 2980 HWY 50

Recitals:

The property owner has petitioned to annex their 17.802 acres into the City limits. The annexation is referred to as the "KIA Annexation."

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the KIA Annexation consisting of 17.802 acres from County PUD (Planned Unit Development) to C-1 (Light Commercial) finding that both the C-1 zone district conforms with the designation of Commercial as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone with the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the C-1 (Light Commercial) zone district, is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code for the parcel as designated.

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

ZONING FOR THE KIA ANNEXATION

The following parcels in the City of Grand Junction, County of Mesa, State of Colorado are hereby zoned C-1 as follows:

KIA ANNEXATION

Perimeter Boundary Legal Description

A Serial Annexation Comprising of KIA Annexation No. 1, KIA Annexation No. 2 and KIA Annexation No. 3

EXHIBITS A, B & C

KIA Annexation No. 1 Legal Description

A parcel of land being a part of the South Half of the Southeast Quarter (N1/2 SE1/4) of Section 32, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-east 1/16 Corner of said Section 32 whence the Southeast 1/16 Corner of said Section 32 bears S00°06'54"E 1,312.29 feet with all other bearings relative thereto; thence S00°06'54"W a distance of 235.57 feet along the west line of the Northeast Quarter of the Southeast Quarter of said Section 32 to the Point of Beginning; thence leaving said west line N89°53'06"E a distance of 2.00 feet; thence S00°06'54"E a distance of 417.69 feet, to a point on the north line of the FISHER ANNEXATION NO. 1, ORDINANCE NO. 3686 ; thence along the north line of said annexation N63°44'41"W a distance of 222.22 feet; thence leaving said north line N26°15'19"E a distance of 2.00 feet; thence S63°44'14"E a distance of 219.00 feet, to a point on west line of the Northeast Quarter of the Southeast Quarter of said Section 32; thence along said west line, N00°06'54"W a distance of 414.47 feet to the Point of Beginning.

Said Parcel of land CONTAINING 1273 Square Feet or 0.029 Acres, more or less.

KIA Annexation No. 2 Description

A parcel of land being a part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 32, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-east 1/16 Corner of said Section 32 whence the Southeast 1/16 Corner of said Section 32 bears S00°06'54"E 1,312.29 feet with all other bearings relative thereto; thence S00°06'54"W a distance of 235.57 feet along the west line of said Northeast Quarter of the Southeast Quarter; thence leaving said line N89°53'06"E a distance of 2.00 feet, to the Point of Beginning; thence N89°53'06"E a distance of 154.01 feet; thence along the property line of Lot 1 of Orchard Mesa Properties Phase 3, N00°06'54"E a distance of 235.76 feet, thence continuing along said property line, N89°48'47"E a distance of 50.00 feet; thence continuing along said property line, N87°01'05"E a distance of 445.00 feet; thence leaving said property line, S02°58'55"E a distance of 2.00 feet; thence S87°01'05"W a distance of 447.10 feet; thence S76°17'03"W a distance of 47.34 feet; thence S89°53'06"W a distance of 132.85 feet, to a point on the easterly right-of-way of 29 3/4 Road; thence along said right-of-way, S00°06'54"E a distance of 427.17 feet; thence N63°44'14"W a distance of 5.76 feet, to a point on the north line of the FISHER ANNEXATION NO. 2, ORDINANCE NO. 3687 ; thence along the north line of said annexation N63°44'41"W a distance of 20.09 feet; thence leaving said north line along the easterly line of KIA ANNEXATION NO. 1, N00°06'54"W a distance of 417.69 feet to the Point of Beginning.

Said Parcel of land CONTAINING 22,570 Square Feet or 0.518 Acres, more or less.

KIA Annexation No. 3 Legal Description

A parcel of land being a part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 32, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-East 1/16 Corner of said Section 32 whence the Southeast 1/16 Corner of said Section 32 bears S00°06'54"E 1,312.29 feet with all other bearings relative thereto; thence S00°06'54"E a distance of 237.57 feet along the west line of said Northeast Quarter of the Southeast Quarter; thence leaving said line N89°53'06"E a distance of 25.17 feet, to a point on the southerly line of KIA ANNEXATION NO. 2, and the Point of Beginning; thence N89°53'06"E a distance of 132.85 feet; thence N76°17'03"E a distance of 47.34 feet, thence N87°01'05"E a distance of 447.10 feet; thence N02°58'55"W a distance of 2.00 feet, to a point on the northerly line of Lot 1 Orchard Mesa Properties Phase 3; thence along said property line the following seven courses and distances, 1. N87°01'05"E a distance of 633.00 feet, to a point on the westerly right-of-way of 30 Road; 2. thence along said westerly right-of-way, S00°14'15"W a distance of 718.07 feet, to the northerly right-of-way of Highway 50; thence along said northerly right-of-way, S51°25'15"W a distance of 108.72 feet; thence N77°23'45"W a distance of 401.12 feet, thence N71°05'45"W a distance of 792.80 feet; thence along the arc of a 11335.00 foot radius curve to the right for a distance of 28.75 feet, with a central angle of 00°08'43", and a chord which bears N71°01'23"W a distance of 28.75 feet, to a point on the east line of the KIA ANNEXATION NO. 2; thence along the east line of said annexation N00°06'54"W a distance of 362.45 feet, to the Point of Beginning.

Said Parcel of land CONTAINING 751,618 Square Feet or 17.255 Acres, more or less.

INTRODUCED on first reading this ____ day of _____, 2022 and ordered published in pamphlet form.

ADOPTED on second reading this ____ day of _____, 2022 and ordered published in pamphlet form.

Anna M. Stout
President of the Council

ATTEST:

Amy Phillips
City Clerk



Grand Junction Planning Commission

Regular Session

Item #2.

Meeting Date: May 9, 2023

Presented By: Nicole Galehouse, Principal Planner

Department: Community Development

Submitted By: Nicole Galehouse, Principal Planner

Information

SUBJECT:

Consider a request by St Mary's Medical Center to approve a 5-year update of an Institutional and Civic Facilities Master Plan for St. Mary's Hospital and properties that they own totaling 53.74 +/- acres, all in an existing PD (Planned Development) and B-1 (Neighborhood Business) zone districts.

RECOMMENDATION:

Consider a request from Sisters of Charity of Leavenworth Health Systems, Inc. (aka St. Mary's Hospital) to approve an Institutional and Civic Master Plan for St. Mary's Hospital

EXECUTIVE SUMMARY:

The Applicant is requesting approval of Master Plan 2023 for St. Mary's Hospital, located at 2635 N 7th St. This Master Plan is used to develop site and facility plans that may not only meet St Mary's forward-thinking goals but that also support the City's mandate to assure that residents have easy and safe access to the site and the provided services the hospital provides. Over the past 28 years, St Mary's Healthcare has submitted and received approval for five Master Plans in 1995, 2000 and 2005 (amended in 2006), 2011 and 2017. This plan, Master Plan 2023, is one that has been shared with neighbors and reviewed by the Board of Directors.

Over the next 5 years, the plan is anticipated to be a series of internal projects with no major building expansion. The Master Plan 2023 document included with this application provides further detail of the 5-year projects, including demolition of existing buildings, an interim mobile imaging unit, and proposed rezone that has a separate but concurrent application.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

In an effort to avoid approving hospital expansions in a piecemeal fashion and at the direction of the City, St. Mary's Hospital has prepared Master Plans for review in five (5) year increments starting in 1995. The purpose of the Master Plan is to set forth the vision for upgrades, improvements and expansions to St. Mary's facilities and campus area over a 5-year period and to allow the City an opportunity to consider the proposed improvements in a comprehensive manner. The Master Plan also identifies and inventories all properties that St. Mary's owns and the land uses associated with each parcel.

In 2000, St. Mary's submitted a second Master Plan. During that same year the Zoning and Development Code was revised to include a formal process for Institutional and Civic Master Plans giving final approval authority to the City Council. Since that time all new Master Plans for St. Mary's and other institutions are required to go through the same process to be reviewed by the Planning Commission and approved by the City Council. The purpose of a master plan review process is to provide an opportunity for the early review of major institutional and civic facilities that provide a needed service to the community, but might impact the surrounding neighborhood. The master plan review allows the City, through a public process, to assess any impacts early in the review process and direct the applicant on how best to address the impacts.

Master Plan 2005 saw a 12-story, 434,000 sf tower (the Century Project) on the west campus, including the relocation of the Careflight helicopter to the roof of the patient tower. It also included a small addition, expanded parking, upgraded infrastructure, and property acquisitions. Master Plan 2011 proposed no major changes to the hospital campus with the exception of completing four (4) unfinished floors in the patient tower and remodeling several departments in older areas of the hospital. In January 2017, the City Council approved the Master Plan 2017 for St. Mary's Hospital. Master Plan 2017 identified all properties that St. Mary's owned at the time of development of the plan and also outlined several construction projects, such as a 40,000 sq. ft. building addition for the Cardiac Center of Excellence and an additional 14,000 sq. ft. for the Hybrid Operating Room, both of which are currently under construction.

The proposed Master Plan 2023 anticipates internal renovations, remodels, replacements, and relocations. The projects are planned within the existing structures with no additions or expansions to the footprint, and include rebranding, remodel of the Clinical Decision Unit to add 24 beds, remodeling of OR-10, and an outpatient pharmacy. The Pavilion proposes remodels to oncology, upgrading imaging equipment, and remodel of the existing Neurology department, while the Surgery Center will see remodeling of the dialysis area, the IT department, and sterile processing areas. Master Plan 2023 intends to demolish the Farrell Building, the Madden Building, and 2352 N 7th St, along with a rezone of 2352/2356 N 7th St into the hospital PD zone.

Master Plan 2023 for St. Mary's Hospital, if approved, would be valid for a period of five (5) years, until the year 2028.

NOTIFICATION REQUIREMENTS

Neighborhood Meeting:

A Neighborhood Meeting regarding the proposed Master Plan 2023 request was held in person at the Double Tree Hotel on Thursday, November 14, 2022, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The applicant and their representative were in attendance, along with a representative from City staff and approximately 6 neighbors. The owner's representative provided an overview of the St. Mary's master plan along with a summary of the concurrent rezone request (RZN-2023-70). Most of the questions were focused on operations of St. Mary's, with only one question asking for clarification on what the rezone request was.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with a new application sign on April 28, 2023. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on April 27, 2023. The notice of this public hearing was published April 30, 2023 in the Grand Junction Daily Sentinel.

Other Notification:

Public comment was also received in an online hearing between May 2, 2023 and May 8, 2023 through the GJSpeaks platform.

ANALYSIS

The St. Mary's campus is currently zoned PD, however, it was zoned PD prior to the City establishing today's system for adopting a PD with a relevant Outline Development Plan. In lieu of having an Outline Development Plan, the hospital campus has created and has been approved for an Institutional and Civic Facility Master Plan in accordance with Section 21.02.190 of the Code. Staff has provided analysis relevant both of these actions, as follows:

Pursuant to Section 21.02.190(c), In reviewing a master plan the decision-making body shall consider the following:

- (1) Conformance with the Comprehensive Plan and other area, corridor or neighborhood plans;

Master Plan 2023 for St. Mary's Hospital will help maintain the Grand Valley as being a regional provider of health care services/medical center by serving all of western Colorado and southeast Utah which implements the following goals and policies from the Comprehensive Plan.

- Plan Principle 2: Resilient and Diverse Economy
Where We are Today (and Where We are Going) – The City of Grand Junction has worked hard over the years to provide a stronger, more diverse economic base following the job losses from the Great Recession. This diversity has hinged on successful partnerships and fostering a trained and skilled

workforce. Healthcare, along with manufacturing, has been an industry that continues to see constant growth. Over the next 20 years, the City will capitalize on the success it's seen and encourage innovative growth.

How We Will Get There – The goals and strategies surrounding a resilient economy focus on strategies to promote new growth in innovative industries as well as strengthening the existing sectors that are successful. One such goal is to support the workforce around it, part of which is ensuring that there are sufficient services and amenities to attract new workers. The St. Mary's Master Plan 2023 supports the strength of healthcare, which is a critical service in the community, especially as the regional center between Denver and Salt Lake City.

- Plan Principle 3: Responsible and Managed Growth
Where We are Today (and Where We are Going) – The One Grand Junction Comprehensive Plan raises concerns about an increasing population that may be outpacing available services. The focus on growth has been infill and redevelopment that take advantage of existing infrastructure. Future growth will need to minimize leap-frog development and prioritize infill.

How We Will Get There – Responsible and managed growth requires that growth occur where infrastructure already exists. The strategies in this Principle encourage leveraging underutilized properties and evaluating parking to align with the land use and intensity of development. Master Plan 2023 encourages the reuse and growth within the existing footprint and reevaluated uses on the site to ensure that the campus is meeting community needs over the next 5 years.

- Plan Principle 10: Safe, Healthy, and Inclusive Community
Given the relative isolation of communities on the western slope, Grand Junction has advantages in terms of public health and access to care. In order for this to continue, special care will be required to ensure that this can be maintained. The Comprehensive Plan promotes health and wellness through access to services.

(2) Conformance with the Grand Junction Circulation Plan and general transportation planning requirements;

The proposed Master Plan 2023 does not propose any changes to the transportation system through the site over the next 5 year periods. None of the programmed improvements for this period will trigger improvements to the system.

(3) Adequate parking, adequate stormwater and drainage improvements, minimization of water, air or noise pollution, limited nighttime lighting and adequate screening and buffering potential;

In accordance with Master Plan 2023, St. Mary's Hospital is required to provide per the Zoning Code a total of 1,828 parking spaces for their hospital campus. Currently they are providing a total of 2,195 parking spaces which is 367 spaces in excess of current standards. No additional parking is required, however the plan does contemplate a potential surface lot following demolition at the 2352 N 7th St location. Adequate stormwater, drainage, screening and buffering etc., will be reviewed as a part of the required Site Plan for the development of the new parking lot and will meet all City standards. Therefore, Staff finds this criterion to have been met.

- (4) Adequacy of public facilities and services; and
Existing public and community facilities and services are currently available and can address the impacts of development consistent with the default zone district of B-1 and the St. Mary's PD zone district. No building development is proposed for this property other than the construction of a parking lot, however, City Water and City sanitary sewer are both located within the internal ring road on the St. Mary's campus. The property can also be served by Xcel Energy electric and natural gas. Therefore, adequate public services and facilities exists to serve the type and scope of the land use proposed.

- (5) Community benefits from the proposal.
The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Section 21.03 of the Zoning and Development Code. The Zoning and Development Code also states that PD (Planned Development) zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Long-term benefits include, but are not limited to:

1. More effective infrastructure;
2. Reduced traffic demands;
3. A greater quality and quantity of public and/or private open space;
4. Other recreational amenities;
5. Needed housing types and/or mix;
6. Innovative designs;
7. Protection and/or preservation of natural resources, habitat areas and natural features; and/or Public art.

STAFF RECOMMENDATION AND FINDINGS OF FACT

After reviewing the application for approval of Master Plan 2023 for St. Mary's Hospital and Medical Center FMP--2023-60, the following findings of fact have been made:

1. The proposed St. Mary's Hospital and Medical Center Master Plan 2023 is in accordance with Section 21.02.190 of the Zoning and Development Code.

Therefore, Staff recommends approval of the requests.

SUGGESTED MOTION:

Mr. Chairman, on the request for approval of Master Plan 2023 for St. Mary's Hospital and Medical Center, FMP-2023-60, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact listed in the staff report.

Attachments

1. St Marys Master Plan 2023
2. St. Mary's MP Development Application Form St. Marys
3. St. Marys Neighborhood Meeting Summary
4. St. Mary's Site Maps and Photos
5. Draft St. Mary's MP 2023 Resolution
6. Applicant Presentation

DRAFT FOR REVIEW 12/14/2022

**MASTER
PLAN
2023**

St. Mary's Hospital and Medical Center

Presented to
City of Grand Junction

Prepared by
Davis Partnership Architects



Table of Contents

1	Executive Summary
5	Introduction
9	History of Master Planning
17	The Current Situation and Inventory of Sites
25	Master Plan 2023
39	Planning Approvals
43	Concept Plan Drawings
49	Summary
53	Appendix

Executive Summary

1.

Executive Summary

St. Mary's Hospital has been an integral part of the Grand Junction community since 1896 and continues to serve as the focal point for sophisticated, quality healthcare on Colorado's Western Slope. The Hospital's 127 years of providing compassionate care for residents and visitors alike provide a solid foundation for continuing our role as a premier regional medical center.

In April of 2022 SCL Health, the non-profit health system that operates St. Mary's Hospital merged with the non-profit Intermountain Healthcare. SCL Health has primarily Catholic affiliations and secular operations in Colorado, Montana, and Kansas, while Intermountain Healthcare has non-profit secular operations in Utah, Idaho, and Nevada. The operations of St. Mary's will continue with the same great regional service, but the branding may change as a part of this master plan.

This master plan is a document that is used to work collaboratively with the City of Grand Junction to develop site and facility plans that may not only meet our forward-thinking goals but that also support the City's mandate to assure that residents have easy and safe access to our site and our services. Over the past 28 years, we have submitted and received approval for five master plans in 1995, 2000 and 2005 (amended in 2006), 2011 and 2017. This plan, Master Plan 2023, is one that has been shared with our neighbors and reviewed by our Board of Directors.

As we began work on Master Plan 2023, we were mindful of the fact that we had just completed three major additions and expansions on the campus. The \$125 million investments for those facilities that are just finalizing construction as we write this document provide more ways for St Mary's to serve the community at large. As 2023

approaches and funds are becoming available, the Hospital has identified additional new projects for the coming 5 years. This master plan documented includes all internal projects as the Hospital has no plans to make major changes to the campus during the life of the 2023 document.

We will continue to remodel several departments in older areas of the Hospital. We will upgrade equipment for several departments such as Radiation Oncology and Imaging. We also plan to remodel several departments within the Pavilion and Grand Valley Surgery Center. The most visible change will be the rebranding of all campus signage due to the merger.

We plan on demolishing three buildings on campus, the Farrell Building (which was mentioned but did not happen as part of the 2017 Master Plan goals, Madden, and 2352 N. 7th building. After demolition this will require some

modifications to the landscape and surface parking where the buildings have been standing. This work is targeted to be in the next five years, however for several reasons demolition may once again stretch into the next master plan update timeframe. This portion will be based on securing funds for this demolition process. We also plan to rezone the 2352 N. 7th building into the PD zone district to match the rest of the main campus. This will allow for similar setbacks, cross parking and consistency in the hospital zoning for any future development outside of these 5 years.

While not a formal part of this master plan, St. Mary's has been looking into property acquisitions as they come forward.

St. Mary's commitment to the Western Slope remains unchanged. As hospitals in outlying areas add programs to serve their growing communities, St.

1. Executive Summary

Mary's maintains its role as the area's premier regional medical center by adding the next higher level of service. The result is top quality healthcare for Western Colorado. We will continue planning for that next level of care and thank all of those with whom we collaborate to assure that the facilities support that future.



▲ St. Mary's Medical Center



2

Introduction

2.

Introduction

This year marks the 6th adopted update to the St. Mary's Medical Center Master Plan document, with the first plan developed in 1995. The Hospital has undergone many changes during those years but has consistently focused on its role as Western Colorado's leading medical center. As medical technology grows increasingly complex, as consumers assume greater responsibility for their own health, and as the demand intensifies for highly skilled physicians and other caregivers, St. Mary's remains mindful of its role to provide facilities and services that support its mission and vision. St. Mary's looks ahead at healthcare trends and advancements and compares that against their growing needs to project projects for the upcoming 5-years. These projects then get included within the master plan updates. All projects included support the Mission and Vision of St. Mary's Medical Center.

Located just minutes off Interstate 70, St. Mary's extended campus consists of 53.74 acres, most of which is located east and west of the intersection formed by two major arterials – N. 7th Street and Patterson Road. St. Mary's has been located at this site since 1949; the original 1949 building remains in operation today along with numerous additions and changes that began in 1959 and have continued to the present.

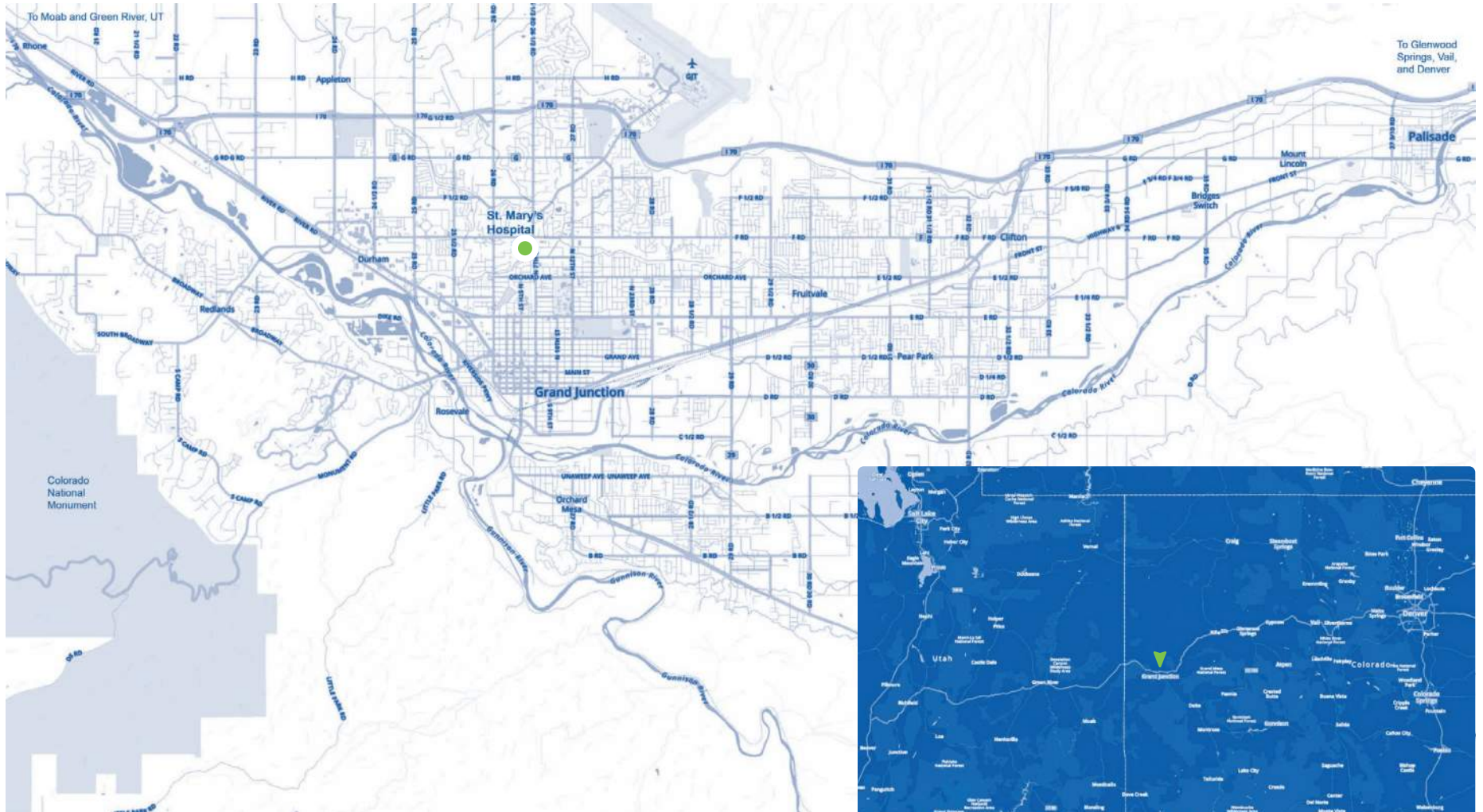
To continue our rich heritage and to advance our mission of improving the health of those we serve, Intermountain Healthcare and SCL Health merged on April 1, 2022. St. Mary's Medical Center, which as a part of the new system, is continuously committed to developing thoughtful plans that encompass new services and programs as well as new facilities and a more efficient campus. These plans, which are reviewed by the Hospital's Board of Directors are also submitted to the City of Grand Junction when they involve new construction or changes to the Campus.

Our Intermountain Mission

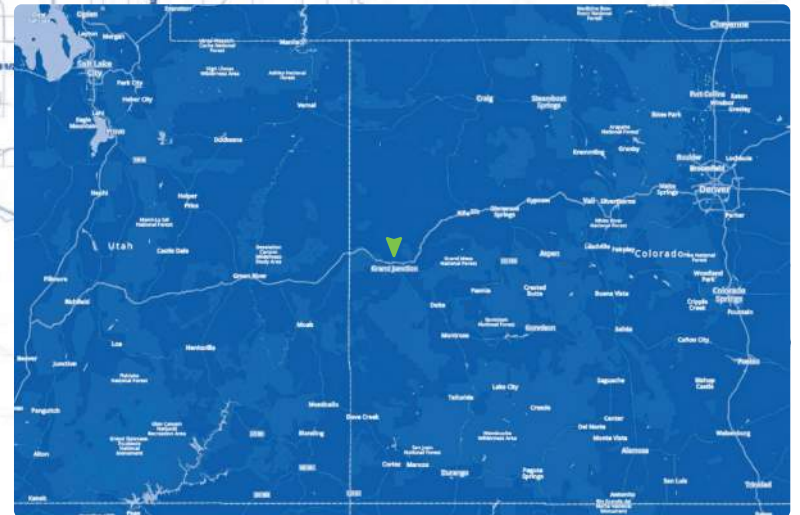
► Helping People Live the Healthiest Lives Possible

St Mary's Medical Center serves a broad geographical area that includes all Western Colorado and portions of Southeastern Utah. St Mary's is located nearly equidistant from Denver and Salt Lake City. The campus is located at the intersection of two busy arterial streets so making St Mary's Hospital easy to get to. The campus is divided by N. 7th Street, with most outpatient activity and staff parking occurring on the newer east campus while the existing hospital located on the west campus. This Master Plan 2023 mostly focus on internal updates with no planned building expansions for the next 5 years.

2. Introduction



Vicinity Map - St. Mary's Medical Center



Grand Junction Location Map

3

History of Master Planning

3.

History of Master Planning

The City of Grand Junction and the St. Mary's Hospital came to an agreement to establish a 5-year Master Plan that would be a guide to major projects anticipated over a 5-year period. This would allow the hospital to have one neighborhood public meeting, and planning commission approval for all upcoming projects, allowing individual site plan documents to be administratively approved by various city departments as each project moves forward. This permits the hospital to receive approval in advance for each new development in lieu of a public process for each individual project within the 5-year master plan period. St Mary's Hospital can have several projects under construction at once, and this process allows those to happen in a timely manner so St. Mary's can develop campus wide improvements that encompass new services, programs, and new facilities.

Master Plan 1995

St. Mary's received approval from the City of Grand Junction for the Hospital's first five-year master plan to accomplish the following:

- Integrated the newly purchased and remodeled Life Center and Family Practice Center at 12th and Patterson into St. Mary's extended campus.
- Expanded and remodeled select hospital services.
- Constructed the Grand Valley Surgical Center.
- Consolidated employee parking east of N. 7th Street.
- Enhanced campus safety by fencing sections of N. 7th Street to prevent pedestrians from crossing in the middle of the block.
- Modified the crosswalk marking and signal timing at N. 7th and

Patterson in cooperation with the City's Transportation Engineering Section.

- Improved the landscaping along Patterson Road near the employee parking lots.
- Added storm water detention capabilities and landscaping along Wellington Avenue, east of N. 7th Street.
- Increased the number of surface parking spaces west of N. 7th Street.

Master Plan 2000

Five years later, St. Mary's gained approval for its second Master Plan which focused on decompressing the Hospital campus west of N. 7th Street by:

- Relocating high traffic outpatient services to the new Advanced

Medicine Pavilion east of N. 7th Street. Included among these services were a broad range of imaging (X-ray) services, cancer treatment programs (chemotherapy and radiation therapy), and laboratory services (including St. Mary's regional blood bank). Medical office space, for use by physicians in private practice, was also included in the Advanced Medicine Pavilion.

- Relocating high traffic outpatient services to the new Advanced Medicine Pavilion east of N. 7th Street. Included among these services were a broad range of imaging (X-ray) services, cancer treatment programs (chemotherapy and radiation therapy), and laboratory services (including St. Mary's regional blood bank). Medical office space, for use by physicians in private practice,

3. History of Master Planning

was also included in the Advanced Medicine Pavilion.

- Reorienting the main vehicular entrance to both the east and west campuses to the corner of N. 7th and Wellington.
- Construction of a 404-space parking garage on the west campus. The multi-level parking garage was part of an overall campus plan to increase the number of parking spaces directly adjacent to the Hospital to meet urgent, current demand as well as future needs.
- Adding parking spaces – for employees and outpatients – on the east campus to help reduce congestion on the west campus.
- Completing a “ring road” on the west campus that would allow traffic to access the entire west campus without exiting onto either Patterson Road or N. 7th Street.
- Demolishing the former Department of Health building. Located on Patterson Road, west

of N. 7th Street, the Department of Health building had long outlived its usefulness, and plans were being made to relocate its functions to North Avenue and 29 ½ Road. Its purchase by St. Mary's, and subsequent demolition, would allow St. Mary's to complete the west campus ring road described above.

The first amendment to Master Plan 2000 sought approval for the following. Approval was granted on June 24, 2003.

- Adding surface parking north and west of the original Holy Family School Buildings. This amendment added 203 parking spaces, 167 of which were gated and are used by St. Mary's employees and thirty-six of which were not gated and are used by visitors to existing facilities on that site.
- Adding surface parking on the site to be vacated by Mesa County Health Department. Following the relocation of the Health

Department, St. Mary's elected to raze the two-story building and put in its place a new parking lot with ninety-three spaces. The lot is used by patients and staff associated with St. Mary's medical office building (425 Patterson Road). In addition, some of the land was used to continue the ring road on the west side of the campus as proposed in Master Plan 2000.

- Relocating and reconfiguring the proposed parking garage southeast of the hospital building. As St. Mary's began to assess its future needs on the east campus, it became clear that the Hospital expansion described in Master Plan 2000 would not meet future needs; it was simply too small. As planning progressed, the Hospital found that the building addition (the primary focus of Master Plan 2005) should be located south – not west – of the existing hospital. This amendment allowed St. Mary's to build a 404-space parking garage following the removal of the information services building

and the Saccomanno Education Center. This new plan allowed the helicopter hangar and landing pad to remain in its existing location.

- Constructing a new medical education center northwest of the Hospital and northeast of the Hospital's boiler plant. This amendment allowed St. Mary's to build a new medical education center on a site that had been occupied by four small buildings. The new center was constructed to serve the education needs of physicians and hospital staff. Public education programs were relocated to other education facilities in the Life Center and in the Madden Building Friendship Room, where adequate parking is available.

The second amendment to Master Plan 2000 sought review of the following single item and was approved on November 9, 2004.

- Provide a new vehicular entrance on Patterson Road, 387 feet east of the Mira Vista subdivision. The

3. History of Master Planning

entrance would function as a full movement intersection and would be constructed in place of the former entrance shown in Master Plan 2000, directly adjacent to Mira Vista.

The third amendment to Master Plan 2000 was submitted in December 2005 and sought approval of projects that St. Mary's initiated to prepare for the Century Project:

- Constructed a utility tunnel between the central plant and the new hospital addition.
- Relocated the west campus site irrigation pump house and installed a new underground helicopter fuel tank.
- Revised and extended the new Grand Valley Irrigation Company 36" irrigation main pipeline and made final connections.
- Revised the ring road at the north end of St. Mary's Park, southwest of the Hospital.
- Constructed a temporary helicopter landing pad, storage facility, and crew quarters (mobile RV) on the east campus, directly east of the Madden Building. Removed the existing underground fuel tank. Demolished the existing landing pad and hangar.
- Constructed new, permanent ambulance entrance and canopy on the west side of the Hospital. Demolished the existing ambulance entrance canopy and closed the existing ambulance entrance.
- Constructed new underground storm water detention facilities in St. Mary's Park and prepared the park to serve as a construction staging area for the duration of construction. This project provided for permanent underground detention and dual use of the park area during construction. The park was later restored and improved.
- Demolished the existing outpatient and ambulatory emergency entrance (Entrance #2).
- Constructed temporary parking for construction personnel on the east campus.
- Excavated and shored for the hospital addition (patient tower) construction.

Master Plan 2005

(Updated in October 2006)

St. Mary's 2005 Master Plan, updated in October 2006 when the space programming was completed for the Century Project, was consistent with the City's growth plan, conformed with the City's Major Street Plan, and was reviewed with hospital neighborhood residents to assure continued compatibility with the surrounding neighborhood. At each of the seven neighborhood meetings—and at subsequent focus groups—St. Mary's presented its most current plan and answered forthrightly all of the questions posed. At the conclusion, there were no unresolved or contentious issues.

The accomplishments of the 2005/2006 Master Plan included:

- A 12-story, 434,000 sf tower (the Century Project) on the west campus; the tower allowed a connection between the hospital and the 404-space parking garage that connects the parking garage to the main lobby of the Hospital. An important aspect of the Century Project was the relocation of the Careflight heliport to the roof of the patient tower. The new location has all but eliminated the irritants of noise and ground disturbance common to its previous location adjacent to the hospital and its temporary location on the east campus.
- A small addition to the west side of the hospital to accommodate a new MRI.
- New parking spaces near the new lobby, the emergency entrance, at the corner of Bookcliff and Little Bookcliff, and in a single level, covered parking structure adjacent to the main entrance.

3. History of Master Planning

- An upgraded central utility plant with new boilers and chillers and emergency generators.
 - New entrances to the hospital, to the emergency department, and for ambulances.
 - The vacation of City Market Pharmacy, which was previously accessed at Entrance 5.
 - Exterior patio spaces adjacent to the new cafeteria and to the conference center.
 - The acquisition of an office building on Center Avenue, between 6th and N. 7th Streets, which was used by FCI/McCarthy as a contractor office. It was vacated in November 2010 and was demolished.
 - The acquisition of a building at 2323 N. 7th Street to house the hospital's business office. St. Mary's has no plans to enlarge the building or reconfigure anything on the exterior.
 - The acquisition and demolition of an office building on the east campus, south of Wellington; the site is landscaped by the hospital and is not used for parking. The demolition of the building opened up the site and improved sight lines for turning vehicles at the intersection of N. 7th and Wellington.
 - New public shelter in St. Mary's Park.
 - Twenty new security call boxes, bringing the total to twenty-six, on campus. The new security call boxes were added as we expanded parking capacity throughout the campus.
- Subsequent to receiving approval for Master Plan 2005/06, some of the Century Project's internal floor plans changed. These changes had no impact on the Master Plan. In summary, the project expanded the emergency services, lobby, and cafeteria on the main (ground) level. Twelve new operating rooms were built on the

first floor with state-of-the-art support equipment and designed to expand to sixteen rooms if needed. An entirely new thirty-two bed critical care unit occupied the third floor. New labor and delivery, postpartum and neonatal intensive care units occupied the sixth and seventh floors. The final floor to be completed was the orthopedic unit on the eighth floor. The difference in floor-to-floor heights between new and old meant that levels two, four and five were needed for ceiling height or medical support floors. The remaining top four floors were left shelled to accommodate the future relocation of units from older parts of the hospital campus.

The culmination of this work was the Century Project—a major addition to St. Mary's that allows the Hospital to be replaced on site in a thoughtful way. It was a project that builds on the significant capital investment that St. Mary's has made on the east and west campuses and that medical staff members have made near the campuses.

Master Plan 2011

The Century Project was a major expansion to St. Mary's Hospital and a huge investment in the community; therefore the 2011 Master Plan had no plans to make major changes to the campus. There was one well attended public meeting to discuss the master plan and the hospital in general.

The accomplishments of the 2011 master plan were:

- The completion of unfinished floors in the patient tower.
- The remodel of several departments in older areas of the Hospital.
- Landscape changes where the demolition of a small building on Center Avenue between 6th and N. 7th occurred.
- While not a formal part of the 2011 master plan, St. Mary's had been working to consolidate various parcels on the Hospital campus during this time frame.

- Grand Valley Transit added new stops at the Advanced Medicine Pavilion and at Lot F on the east campus.
- The hospital has allowed the bus to come into the Life Center parking lot which allows traffic on Patterson to proceed unimpeded.

Master Plan 2017

The St. Mary's Medical Center and the 2017 Master Plan saw some additional improvements based on hospital needs. The 2017 master plan identified three major additions to the campus on the west side, a partial rezone, and several internal renovations and infrastructure upgrades.

The major accomplishments of the 2017 master plan were:

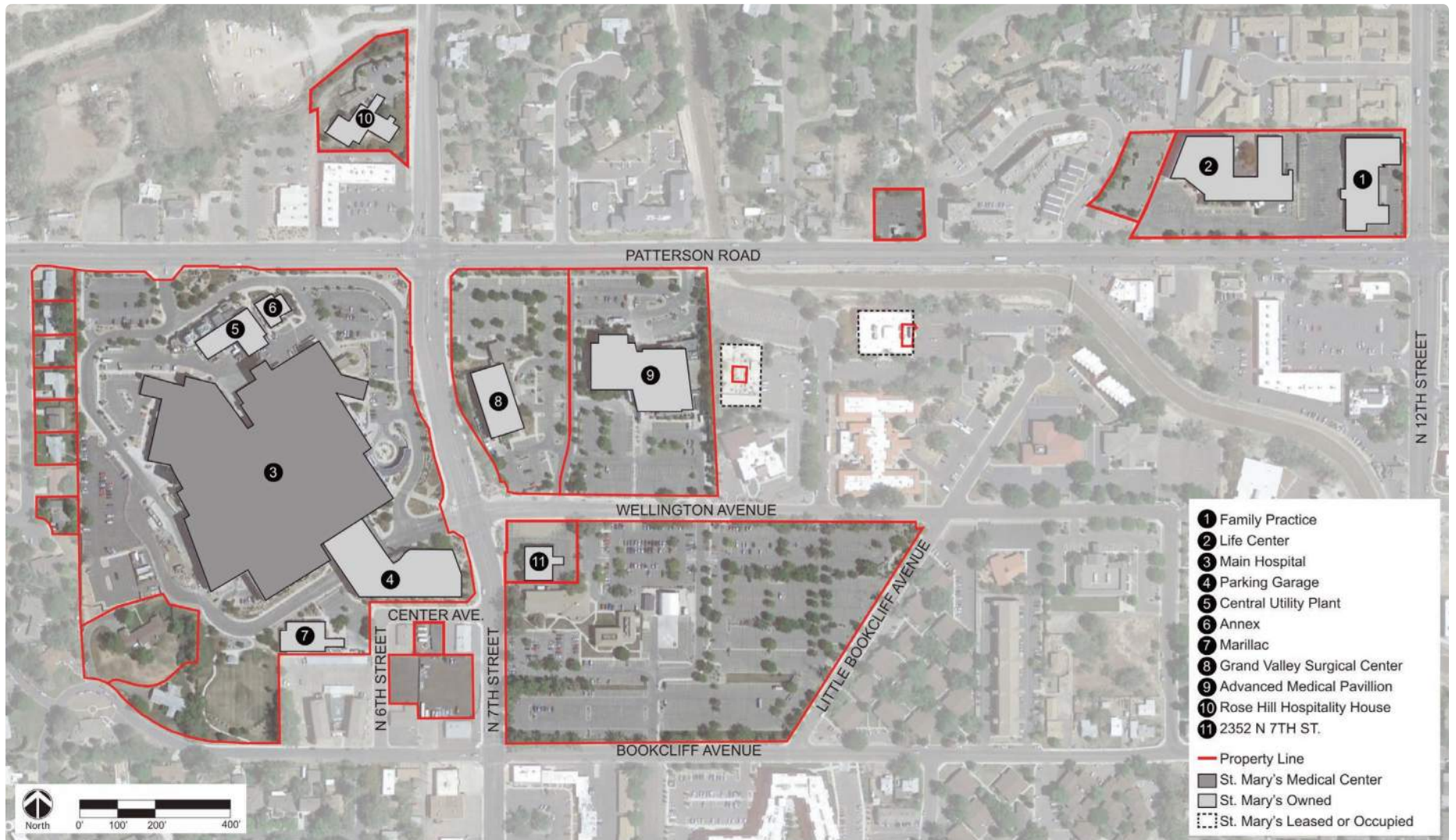
- The completion of the Cardiac Center of Excellence and associated parking.
- The completion of the Laboratory and Pharmacy relocation and addition.
- The addition of the Hybrid Operating Room.
- The rezone of a portion of the Olsen property to the campus PD zone.
- Additional campus parking on the north portion of the Olsen property.
- Interior renovations and utility upgrades.

The following map depicts the St Mary's property (owned and leased) as indicated in the third quarter of 2022.



St. Mary's Medical Center

3. History of Master Planning



St. Mary's Medical Center Property

The Current Situation and Inventory of Sites

4.

The Current Situation and Inventory of Sites

St. Mary's Medical Center 53.74-acre campus is located on both sides of the intersection formed by two major arterials—N. 7th Street and Patterson Road. Access to the site east of N. 7th Street occurs primarily at the traffic signal at N. 7th Street and Wellington and secondarily on Patterson Road about one block east of N. 7th Street. Access to the west side of the campus is similar, occurring at N. 7th Street and Wellington as well as off Patterson Road about one block west of N. 7th Street. While vehicular traffic is significant on both N. 7th Street and on Patterson Road, the reduction of five curb cuts that St. Mary's initiated prior to 2005 has enhanced both pedestrian and vehicular safety.

Land use in the surrounding area continues to be varied, including

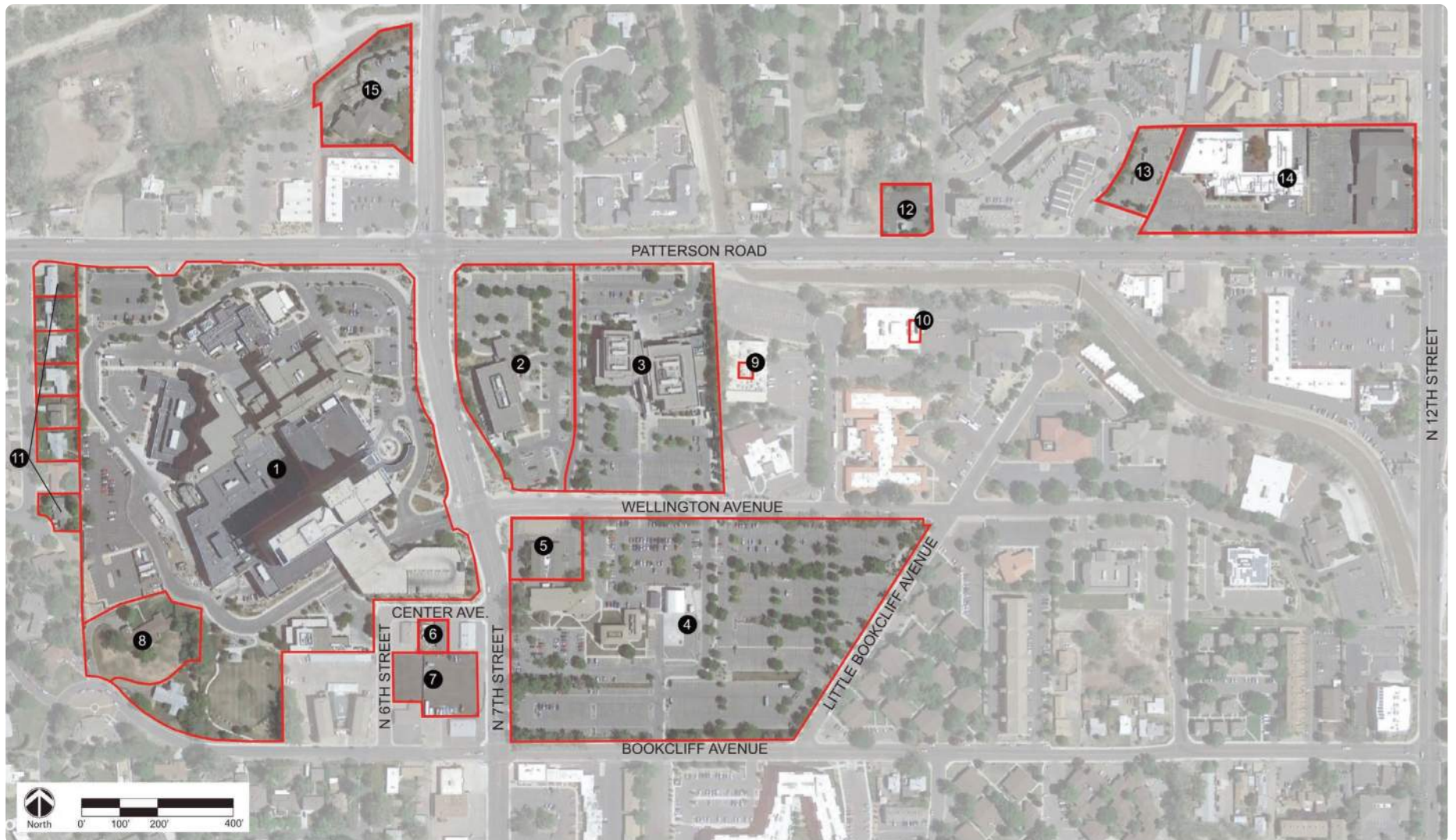
single- and multiple-family residences, medical and commercial offices, and retail businesses. The site is in an urban setting and is well served by all major utilities, including sanitary sewer, storm sewer, water, natural gas, power, telephone, and cable TV. The hospital is a major user of all of these utilities. Steps had been taken over the past 26 years on St. Mary's campuses for the increases in utility use. These steps are most recognizable in the upgrading and underground placement of utilities in both N. 7th Street and in Patterson Road.

The following map depicts the 15 parcels or groups of parcels that comprise St. Mary's extended campus.



St. Mary's Medical Center

4. The Current Situation and Inventory of Sites



St. Mary's Medical Center Parcel Map

4. The Current Situation and Inventory of Sites

Ownership Parcel Summary

Parcel	Address	Description	Parcel Numbers	Site Area
1	2635 N. 7th Street	The west hospital campus, southwest corner of the intersection formed by 7th Street and Patterson Road.	2945-112-31-001	22.01 acres
2	2661 Patterson Road	The east hospital campus, southeast corner of the 7th Street and Patterson Road intersection, houses the Grand Valley Surgical Center.	2945-111-41-001	3.69 acres
3	750 Wellington Avenue	The east hospital campus, southeast corner of the 7th Street and Patterson Road intersection, houses the Advanced Medicine Pavilion	2945-111-51-001	5.19 acres
4	2320 N. 7th Street	Former Immaculate Heart of Mary church property. Farrell and Madden Buildings now house hospital support functions (e.g., public relations, planning, marketing). Site is also used for employee parking.	2945-111-42-001	11.60 acres
5	2352 N. 7th Street & 2356 N. 7th Street	Houses 2357 N. 7th Street. Site is also used for employee parking lot	2945-111-02-004, 2945-111-02-000, 2945-111-02-013, 2945-111-02-014, 2945-111-02-015, 2945-111-02-016	0.68 acres
6	2339 N. 7th Street	Vacant Lot.	2945-111-01-002	0.15 acres
7	2323 N. 7th Street	Vacant Lot.	2945-111-00-107	0.79 acres
8	510 Bookcliff Drive	Residence owned by St. Mary's.	2945-112-31-002	1.32 acres
9	2525 N. 8th Street	Office owned by St. Mary's.	2945-111-15-059	0.04 acres
10	2530 N. 8th Street	Office owned by St. Mary's	2945-111-50-008	0.04 acres
11	2624, 2604, 2562, 2552, 2542, 2532, & 2512 Mira Vista Road	Residences owned by St. Mary's and permanently occupied by Sisters or temporarily occupied by new employees or contract professionals associated with the hospital.	2945-112-11-001, 2945-112-11-002, 2945-112-11-003, 2945-112-11-004, 2945-112-11-005, 2945-112-11-006, 2945-112-11-008	1.52 acres
12	601 26 ¾ Road	Employee parking lot	2945-024-19-002	0.40 acres
13	954 Northern Way	Employee parking lot	2945-024-23-002	0.59 acres
14	2686 Patterson Road	St. Mary's Life Center and St. Mary's Family Practice and Family Medicine Residency Program.	2945-024-23-003	4.25 acres
15	605 26 1/2 Road	Rose Hill Hospitality House (St. Mary's guest house for patients' families) and 20 parking spaces.	2945-023-32-003	1.48 acres
Total Acreage				53.74 acres

4. The Current Situation and Inventory of Sites

Building Coverage

The following chart includes existing building coverage approximation.

Reference page 18 and page 19 for Parcel Map information.

Parcel	Site Area (in acres)	Site Area (in sf)	Existing Site Coverage	% of Existing Site
1	22.01	958,702	343,253	36%
2	3.69	160,867	16,988	11%
3	5.19	226,251	54,450	24%
4	11.60	505,296	14,123	3%
5	0.68	29,644	8,276	28%
6	0.15	6,420	-	0%
7	0.79	34,195	-	0%
8	1.32	57517.50	6,969	12%
9	0.04	1,529	-	0%
10	0.04	1,657	-	0%
11	1.52	66,211	14,214	21%
12	0.40	17,344	120	1%
13	0.59	25,489	-	0%
14	4.25	185,269	62,948	34%
15	1.48	71,874	8,149	11
Totals	53.74	2,340,818	529,490	23%

4. The Current Situation and Inventory of Sites

Floor Area Ratio

The Floor Area Ratio (FAR), which is used to illustrate density, is the ratio between building area and site area.

The following chart includes FAR numbers as known existing in the 4th quarter of 2022. Reference page 18 and 19 for Parcel Map information.

Parcel	Site Area (in acres)	Site Area (in sf)	Existing Bldg Fix Area (in sf)	Floor Area Ratio as %
1	22.01	958,702	1,035,807	108%
2	3.69	160,867	33,976	21%
3	5.19	226,251	678,753	30%
4	11.60	505,198	16,777	3%
5	0.68	29,644	16,552	55%
6	0.15	6,534	-	0%
7	0.79	34,214	-	0%
8	1.32	8,149	6,970	85%
9	0.04	5,671	-	0%
10	0.04	14,214	-	0%
11	1.52	66,211	5,671	9%
12	0.40	17,424	108	1%
13	0.59	25,489		0%
14	4.25	185,269	87,731	47%
15	1.48	71,874	6,672	9%
Totals	53.74	2,340,818	1,299,203	56%

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5

Master Plan 2023

5.

Master Plan 2023

Like most hospitals built more than sixty years ago, St Mary's has experienced many additions as demand grew and needs changed.

Growth has been significant throughout the Grand Valley and is expected to continue into the future. The population growth has brought significant increase in patient activity at St. Mary's and has had a direct impact on the future expansion plans in this document.

St. Mary's serves patients from all over the United States, most are residence of Western Colorado and Southeast Utah. Although the majority live in Mesa County, St Mary's must take into account residents of these other areas as it plans for the future. St. Mary's patient distribution shows that the hospital serves as the regional referral center and is the only tertiary care hospital between Denver and Salt Lake City. The next 5-years it is anticipated to be a series of internal projects with

no major building expansion. Those Master Plan 2023 includes the projects noted below.

Master Plan 2023

Preparing to Meet the Challenges of the Next Five Years:

Over the last several months St Mary's began planning for the next phase of activity on the campus. It was determined there was a need for projects to be implemented to continue to meet the needs of the community and Staff. The anticipated projects over the next 5 years are internal renovations, remodels, replacements, and relocations. The following projects are the goals for development over the next five years:

SMG Master Plan Project Summary

Hospital (2635 N. 7th Street):

All projects are planned to remodel existing spaces within the hospital without any additions or expansions to the existing footprint.

Rebranding

A rebranding of the entire campus including but not limited to; building, monument, directional signage, etc.

Clinical Decision Unit

A remodel of the existing lab to add 24 beds for physicians to monitor patients to decide if patients need to be admitted or discharged.

EP Cath Lab

Add an additional EP Lab and patient recovery rooms to the Heart Vascular Institute.

Combined Recovery Unit

A single combined location for procedure and surgery patients to recover with increased hours on nights and weekends to increase hospital throughput.

Surgery PACU Expansion

Adding PACU beds to allow for increased usage of Operating Rooms.

Surgery Operating Rooms

Remodel of OR-10 to allow for General Surgery Operations and potentially building out the shell space for an additional operating room.

Telemetry Relocation

Relocate Telemetry to Level 11-12 of the Century Tower and adjust Levels 8-10 to fit the needs of other inpatient services.

Acuity Adaptable Unit

Provide 20 acuity adaptable beds to allow for additional ICU swing beds.

Discharge Lounge

Remodel the greeter station to provide a discharge lounge with chairs for patients that are waiting for pickup.

Outpatient Pharmacy

Provide an Outpatient and Retail Pharmacy that is near or integrated with the Gift Shop in the Main Lobby.

Physician's Lounge

Relocate the Physician's Lounge to the existing Surgery Waiting area.

Inpatient Dialysis

Relocate the Inpatient Dialysis.

Wound Care

Relocate Wound Care within the existing MOB.

Diagnostic Imaging

Expand Diagnostic Imaging with a Main Corridor relocation.

Emergency Department

Expand Emergency Department with a Main Corridor relocation.

Air handling unit upgrades

Mechanical upgrades to existing systems

Pavilion (Advanced Medicine Pavilion, 750 Wellington Ave.):

All projects except for an interim pad for a mobile unit, are planned to remodel existing spaces within the hospital without any additions or expansions to the existing footprint."

Pavilion Oncology Remodel

Provide additional infusion areas, remodel the existing exam rooms and physician areas to improve functional layout.

Radiation Oncology

Replacement of Linear Accelerator Equipment.

Imaging

Replacement of existing imaging equipment. St. Mary's interim solution

for imaging equipment may be to add a mobile pad and remove approximate 4 parking spaces for this use.

Blood Draw

Remodel of existing Blood Donor Center.

Neuro/Spine

Remodel of Neurosurgery and Spine Center.

Neurology

Remodel of existing Neurology department.

Grand Valley Surgery Center (710 Wellington Ave.):

All projects are planned to remodel existing spaces within the hospital without any additions or expansions to the existing footprint.

Dialysis Remodel

Remodel of Dialysis Area.

IT Department

Remodel of server area.

Surgery Equipment Replacement

Remodel of existing Sterile Processing areas for equipment and infrastructure upgrades.

Demolition:

Farrell Building/formerly Immaculate Heart of Mary Church Building Demolition

Demolish of Farrell Building (previously identified in the 2017 Master Plan).

Madden Building Demolition

Demolish of Madden Building / formerly Immaculate of Mary Parish Office (previously identified in the 2017 Master Plan).

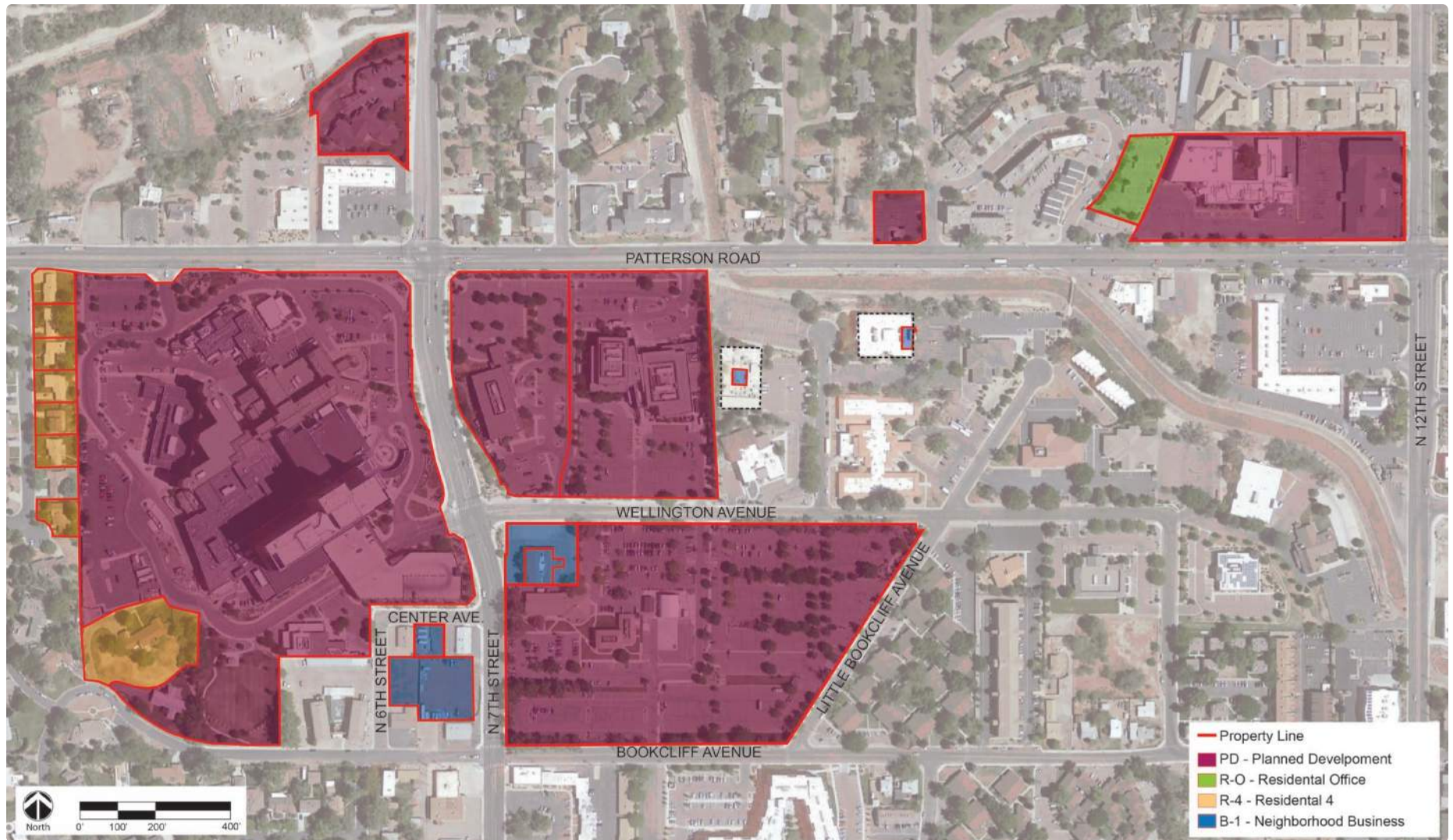
2352 N 7th Street Demolition

Demolish existing Dental Clinic Building, recently acquired. Construct a surface parking lot on the vacant land.

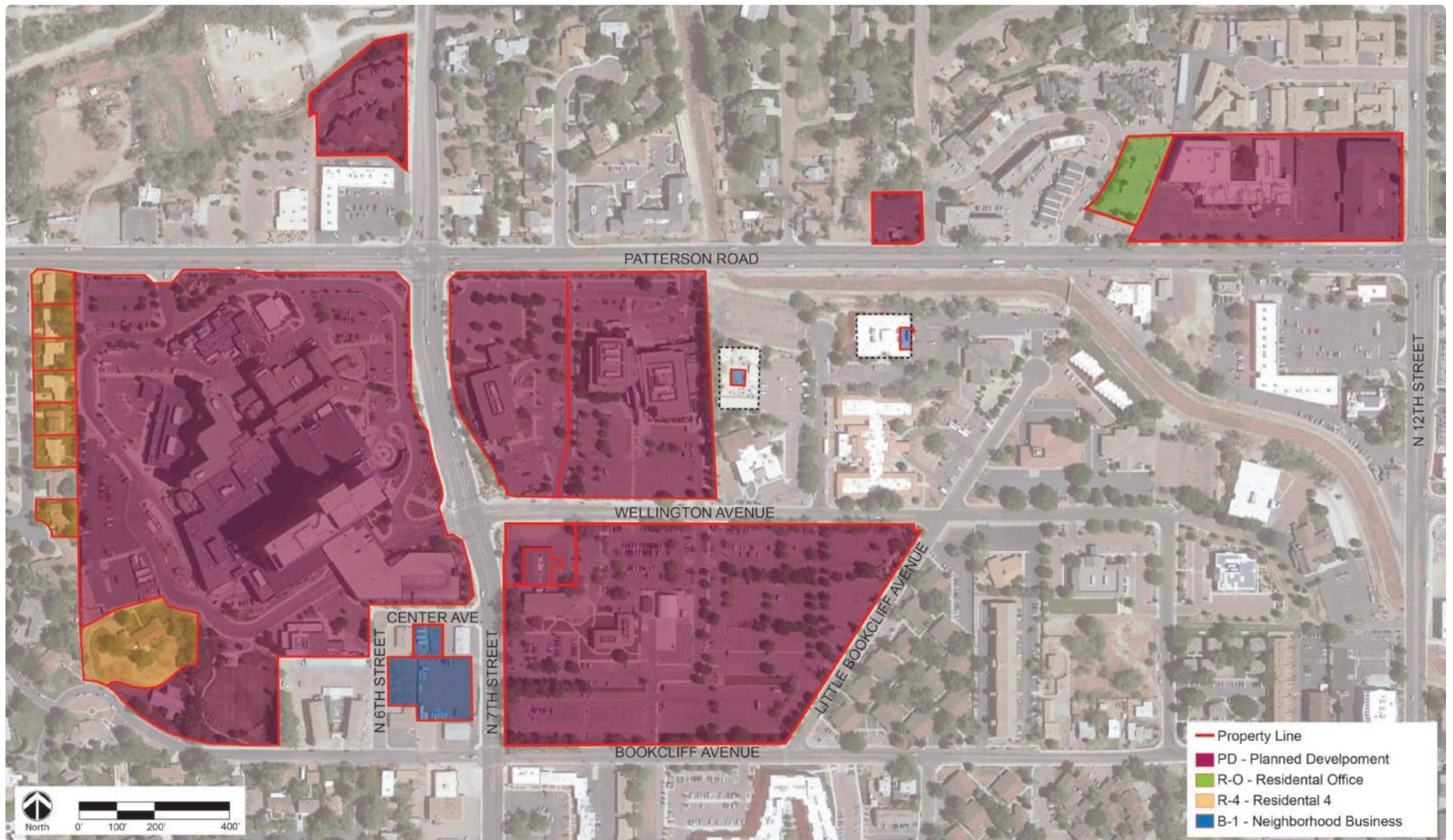
Rezone

Rezone 2352 N. 7th Street and the entire southeast corner of N 7th Street and Wellington Avenue into the hospital PD Zone.

5. Master Plan 2023



St. Mary's Medical Center - Current Zoning



St. Mary's Medical Center - Proposed Zoning

Master Plan 2023 Public Outreach

To assure that area residents were updated to our recent accomplishments and our Master Plan 2023 proposed projects, St Mary's held a neighborhood meeting on November 14, 2022. The setting was a presentation format where residents could come here the plans for the 5-year master plan update and rezone and speak to staff and consultants regarding the future work or any topic on the hospital in general. Attendance consisted of approximately eight people. The issues that the hospital's neighbors raised, and the graphic presentations shown at the meeting are included in the Appendix of this document.

Parking

Providing adequate parking was a major focus of Master Plans 2000 and 2005/06. In 2000, St Mary's identified an immediate shortage of 300 parking spaces that were forecast to worsen

as the hospital served and employed more people. The proposed solution was multi-faceted and involved adding surface parking on the east campus and a 404-space parking garage on the west campus. Because the surface parking was designated primarily for employees, the Hospital sought—and received—a variance to the City's requirement that employee parking spaces be within 1,000 feet of the entrance to the Hospital. In total, St. Mary's has added nearly 900 parking spaces to accommodate employees, physicians, patients, visitors, vendors, and volunteers since 2000.

The map on the following page shows the location of 2,199 spaces on St. Mary's main campus. As Master Plan 2023 was being developed, we updated the parking demand completed in 2017 to make sure the new city requirements and existing spaces would meet current and future demands. As the positive variance shows, St. Mary's will not need additional parking spaces as part of the Master Plan 2023, but they may add

a small surface lot at the 2352 N. 7th Building location after demolition. The work noted in this 2023 master plan will not increase full time employees (FTE's) for the hospital. Any employee additions will be minimal and only for the clinic additions.

Additionally, most employees park to the south and east of N. 7th Street and Wellington Street. The ultimate goal is for the employee parking protocol to require all employees to park there, including, nighttime staff.

Excluded from this assessment are 20 spaces north of the main campus that were added at Rose Hill Hospitality House and 80 employee spaces in the "ATM lot" at 12th and Patterson.

See parking map on page 32.

Traffic Analysis

St. Mary's was required, as part of Master Plan 2005, to provide a traffic study to evaluate the impact of the new hospital addition on vehicular

traffic surrounding the campus. That analysis was submitted and approved following the implementation of two new Patterson Road right-turn lanes in place—the right-turn lane to St. Mary's Patterson Road entrance, and the right-turn lane for Patterson eastbound to southbound N. 7th Street.

Because St. Mary's is not proposing any major changes to the campus in the next five years, the City did not require a new traffic analysis for Master Plan 2023. The changes made in the Master Plan 2017 were also determined not to require an additional traffic analysis.

Open Space and Urban Trails

St. Mary's has long supported the city's urban trails program. Master Plan 2000 accomplished a number of projects that improved safety for bike riders and for pedestrians in and around the Hospital's campus. St. Mary's site layout supports the circumnavigation of the site by patients and visitors to promote a pedestrian

friendly campus environment. Access to public mass transit Grand Valley Transit (GVT) is accommodated at two stops on the campus for staff and clients. GVT provides both regular and para-transit options to the SMH campus. To relieve traffic along the Patterson Road corridor St. Mary's provides GVT passes to staff which also offsets parking needs on campus. As the campus density increases St. Mary's will analyze the development of additional parking on campus against increased utilization of public transit. Future planning at St Mary's will continue to acknowledge all forms of access and circulation (pedestrian, bike, vehicular, public transit) planning in relation to current federal regulations and applicable codes as adopted by state / local officials. In addition, St. Mary's has continued to maintain St. Mary's Park at the southwest corner of the campus for the enjoyment of area residents and employees.

Drainage and Storm Water Management

The increase in the amount of developed hard surface acreage on the east and west campuses that occurred as part of Master Plan 2000 required a substantial increase in storm water management capabilities. Those needs were met by a combination of an upgrade to the surface detention basin in St. Mary's Park and construction of two underground detention systems on the east campus. An amendment to Master Plan 2000 called for constructing new underground storm water detention facilities in St. Mary's Park which was completed in 2006.

The surface detention basin located in St. Mary's Park was determined to be inadequate to accommodate the needs of the west campus on completion of the Century Project. However, underground detention satisfied the requirements for detention, and at the same time, provided dual use of the site—initially, for contractor staging

during construction as well as storm water detention, and finally, for an improved park surface for recreation in addition to underground detention. The engineering studies for the underground detention concluded that underground detention was the preferred solution.

Per the Final Drainage Report, unless we develop more than 1 acre of impervious surface, we will not be required to add additional detention. The Master Plan 2017 did not trigger a need for additional drainage or storm water management. This Master Plan 2023 is internal work which also will not trigger the need for additional drainage or storm water management

Utilities

St. Mary's, together with the City of Grand Junction, reinstalled all major utilities underground along N. 7th Street, from Patterson Road to Center Avenue, and along Patterson Road, from Mira Vista Road to N. th Street.

This resulted in new utility piping and conduit for water, sanitary sewer, storm sewer, power, cable TV and telephone. In addition, it created a cleaner, more attractive environment along Patterson Road and N. 7th Street, and it has provided a safer site for both pedestrians and vehicles.

As part of Master Plan 2005, St. Mary's made significant upgrades to its central utility plant, adding new boilers and chillers and emergency generators. These upgrades allowed St. Mary's to increase its capacity as well as provide for necessary redundancy for critical hospital equipment. This upgrade also allowed for future expansion of the Hospital's physical plant on the existing site.

The Century Project provided domestic water (City), fire protection water (City) and power services from new distribution hubs in both the upgraded central plant and in the hospital. We looped the site with both domestic water piping and fire protection water

pipework and provided new fire hydrants as prescribed by the Grand Junction Fire Department. We installed a new underground storm water detention system beneath the surface of St. Mary's Park, providing for both increased storm water capacity and for a reconstructed, more people-friendly park. As part of the Century Project, St. Mary's also constructed a new utility tunnel on site, allowing underground transport for major utilities (steam, chilled water, normal and emergency power, and medical gases) from the central utility plant to the new addition.

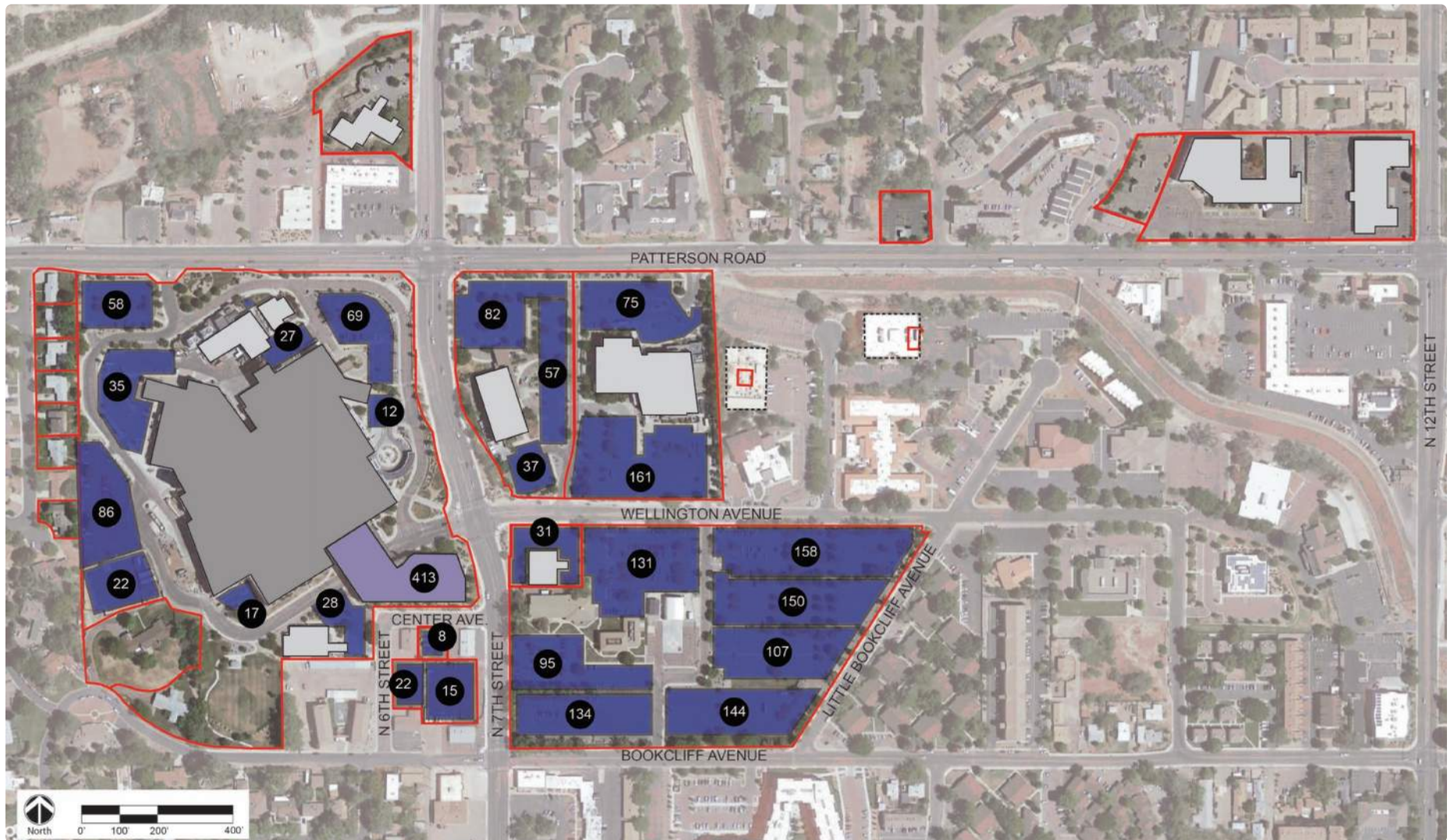
The only utility changes completed as part of the Master Plan 2017 included an update to the main hospital electrical infrastructure upgrades and the relocation of the sanitary sewer and storm line due to the Cardiac Center of Excellence addition.

No major utility changes are anticipated as part of the Master Plan 2023 except internally as part of the projects listed above.



St. Mary's Medical Center

5. Master Plan 2023



St. Mary's Medical Center Parking

Map depicts the location and quantity of individual parking lots on campus.

The pavilion parking lot shows 4 less spaces in anticipation of the mobile unit parking.

5. Master Plan 2023

		2023		2024		2025		2026		2027		2028	
PARKING (reference pg 32 for parking lot locations)		Total Demand		Total Demand		Total Demand		Total Demand		Total Demand		Total Demand	
Hospital & Parking Garage	1 space per 2 beds ⁽¹⁾	299 beds	150	299 beds	150	299 beds	150	299 beds	150	299 beds	150	299 beds	150
	1 space per 1 employee	791	791	791	791	791	791	791	791	791	791	791	791
Farrell ⁽²⁾	1 space per 400 sf	9,126 sf	23	9,126 sf	23	9,126 sf	23	-	-	-	-	-	-
Madden ⁽²⁾	1 space per 400 sf	7,600 sf	19	7,600 sf	19	7,600 sf	19	-	-	-	-	-	-
2352 N. 7th Street ⁽²⁾	Med Office Space: 1 space per 250 sf	16,552 sf	66	16,552 sf	66	16,552 sf	66	-	-	-	-	-	-
2339 N. 7th Street	Vacant lot: N/A	-	-	-	-	-	-	-	-	-	-	-	-
2323 N. 7th Street	Vacant lot: N/A	-	-	-	-	-	-	-	-	-	-	-	-
Marillac Clinic	1 space per 250 sf	17,000 sf	68	17,000 sf	68	17,000 sf	68	17,000 sf	68	17,000 sf	68	17,000 sf	68
Medical Office Building (MOB)	Med Office Space: 1 space per 250 sf	41,146 sf	165	41,146 sf	165	41,146 sf	165	41,146 sf	165	41,146 sf	165	41,146 sf	165
	Office Space: 1 space per 400 sf	3,854 sf	10	3,854 sf	10	3,854 sf	10	3,854 sf	10	3,854 sf	10	3,854 sf	10
Annex ⁽³⁾	0 spaces per 400 sf	5,600 sf	-	5,600 sf	-	5,600 sf	-	5,600 sf	-	5,600 sf	-	5,600 sf	-
Advanced Medicine Pavilion ⁽⁴⁾	Med Office Space: 1 space per 250 sf	92,741 sf	370	92,741 sf	370	92,741 sf	370	92,741 sf	370	92,741 sf	370	92,741 sf	370
	Office Space: 1 space per 400 sf	15,259 sf	38	15,259 sf	38	15,259 sf	38	15,259 sf	38	15,259 sf	38	15,259 sf	38
Grand Valley Surgery Center & Dialysis	1 space per 250 sf	32,000 sf	128	32,000 sf	128	32,000 sf	128	32,000 sf	128	32,000 sf	128	32,000 sf	128
Totals	Total Demand	1,828		1,828		1,828		1,720		1,720		1,720	
	Total Supply	2,195		2,195		2,195		2,195		2,195		2,195	
Excess Parking		367		367		367		475		475		475	

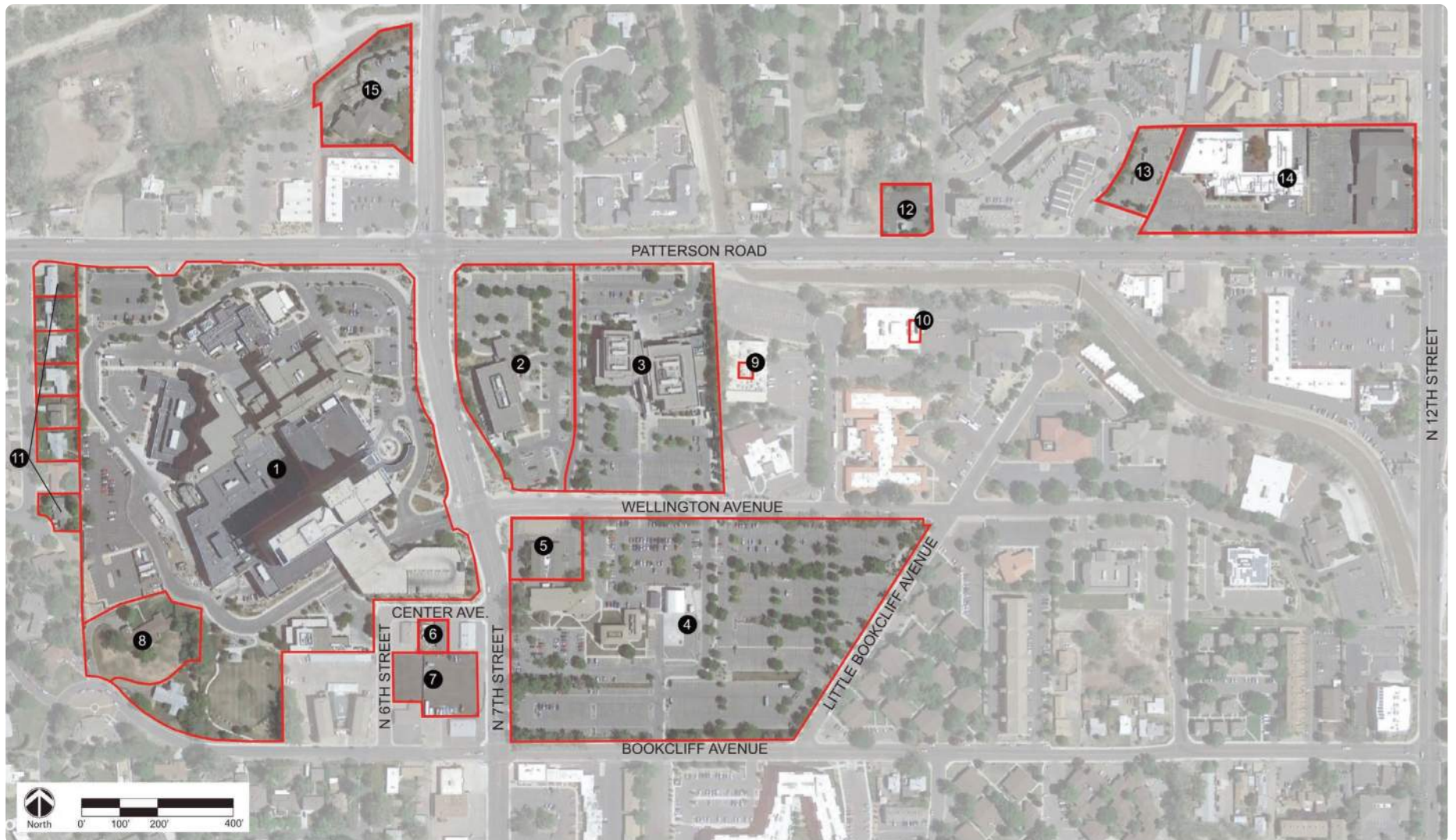
Footnotes

⁽¹⁾ Reflects number of staffed beds

⁽²⁾ Assuming Farrell, Madden, and 2352 N. 7th Street are Demolished by 2026

⁽³⁾ Annex is for internal use only and therefore requires no additional parking spaces

⁽⁴⁾ The Advanced Medicine Pavilion is 108,000 total sf. The Pavilion parking lot shows 4 less spaces in anticipation of the interim mobile unit parking.



St. Mary's Medical Center Parcel Map

5. Master Plan 2023

Master Plan 2023 Building Coverage

The Master Plan 2023 captures the current changes in site coverage from the 2017 Master Plan. Deducts are anticipated due to planned demolitions on campus noted above.

There is no independent building construction proposed for any of the parcels. Some parcels will include building demolition as described within the Master Plan 2023 section. The following chart indicates the Master Plan 2023 site coverage. Reference page 34 for Parcel Map information.

Parcel	Site Area (in acres)	Site Area (in sf)	Existing Site Coverage	% of Existing Site
1	22.01	958,702	343,253	36%
2	3.69	160,867	16,988	11%
3	5.19	226,251	54,450	24%
4	11.60	505,296	-	0%
5	0.68	29,644	-	0%
6	0.15	6,420	-	0%
7	0.79	34,195	-	0%
8	1.32	57517.50	6,969	12%
9	0.04	1,529	-	0%
10	0.04	1,657	-	0%
11	1.52	66,211	14,214	21%
12	0.40	17,344	120	1%
13	0.59	25,489	-	0%
14	4.25	185,269	62,948	34%
15	1.48	71,874	8,149	11
Totals	53.74	2,340,818	507,091	22%

Footnotes

Building coverage assumes Farrell, Madden, and 2352 N. 7th Street are demolished during this master plan time line.

Master Plan 2023

Floor Area Ratio

The Floor Area Ratio (FAR), which is used to illustrate density, is the ratio between building area and site area.

There is no planned increase of density as part of the Master Plan 2023. Increase of density constructed as part of the Master Plan 2023 incorporated in this plan. The following chart indicates Master Plan 2023 FAR. Reference page 34 for Parcel Map information.

Parcel	Site Area (in acres)	Site Area (in sf)	Existing Bldg Fix Area (in sf)	Floor Area Ratio as %
1	22.01	958,702	1,035,807	108%
2	3.69	160,867	33,976	21%
3	5.19	226,251	678,753	30%
4	11.60	505,198	-	0%
5	0.68	29,644	-	0%
6	0.15	6,534	-	0%
7	0.79	34,214	19,899	58%
8	1.32	8,149	6,970	85%
9	0.04	5,671	-	0%
10	0.04	14,214	-	0%
11	1.52	66,211	5,671	9%
12	0.40	17,424	108	1%
13	0.59	25,489		0%
14	4.25	185,269	87,731	47%
15	1.48	71,874	6,672	9%
Totals	53.74	2,340,818	1,265,874	54%

Footnotes

Floor Area Ratio assumes Farrell, Madden, and 2352 N. 7th Street are demolished during this master plan time line.

Planning Approvals

6.

Planning Approvals

Throughout Master Plan 2000, St. Mary's requested approval for each work element from the Planning Commission as a final plan. As a result, we submitted over ten Final Plans for review by the Planning Commission. For Master Plan 2005, however, we requested that individual elements of the Plan be submitted and reviewed by the Planning Commission as part of a Preliminary Plan, and that the Final Plan(s) for those individual work elements be administratively reviewed and approved by the Community Development Staff. This enabled St. Mary's to accomplish detailed planning for certain elements (for example, remodel design and construction) at the appropriate time, rather than all at once, at the outset of the project. This model will continue with the Master Plan 2023 with the Final Plan(s) for those individual work elements be administratively reviewed and approved by the Community Development Staff.



St. Mary's Medical Center

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Concept Plan Drawings

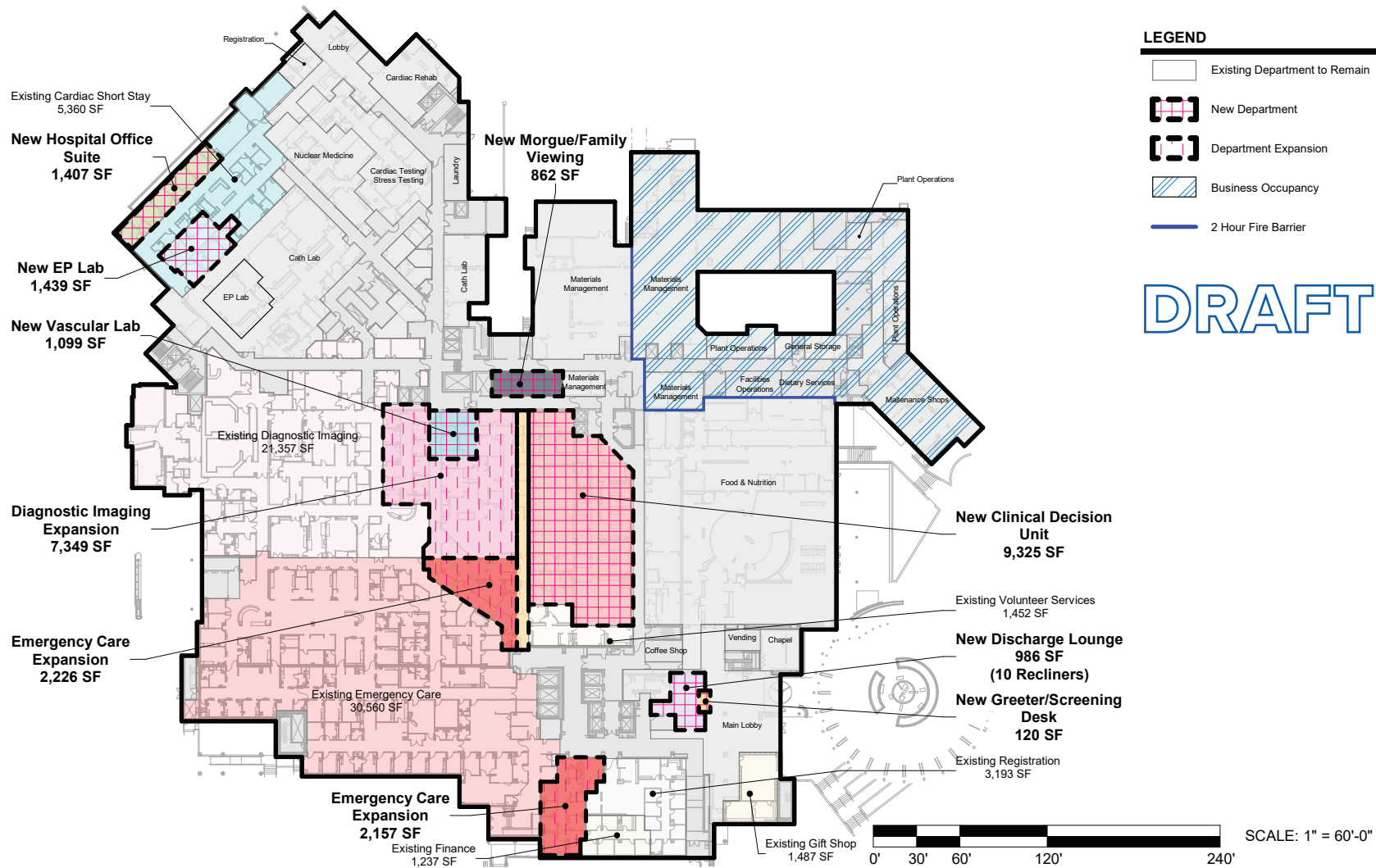
7.

Concept Plan Drawings

Concept plan drawings are included in this master plan update as a draft. All projects are planned to be internal projects that do not change the site plans. Project will be reviewed as they are planned for development through all required development departments.

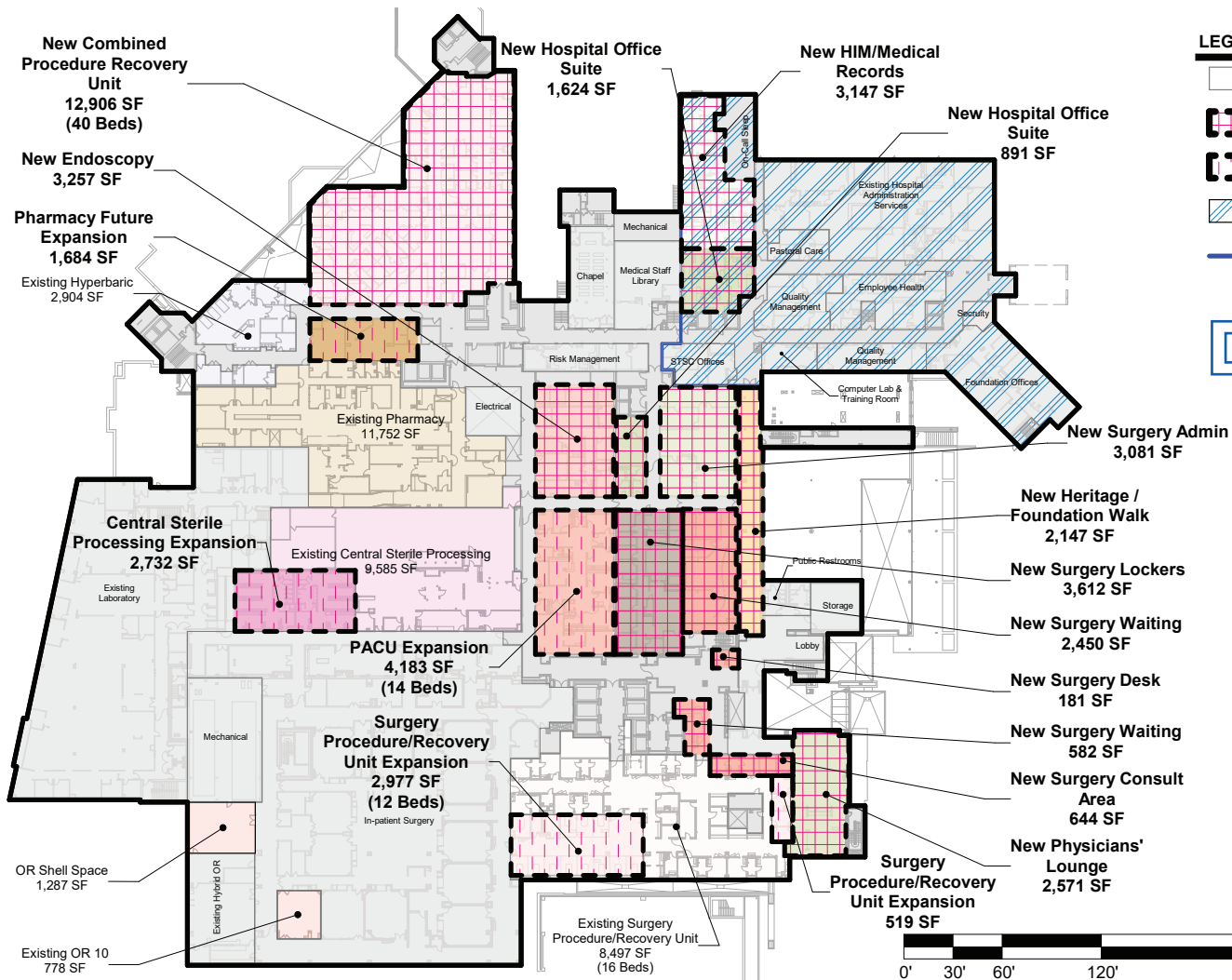


St. Mary's Medical Center



ST. MARY'S HOSPITAL MASTER PLAN - MAIN LEVEL - PHASE ONE & PROPOSED FINAL STATE



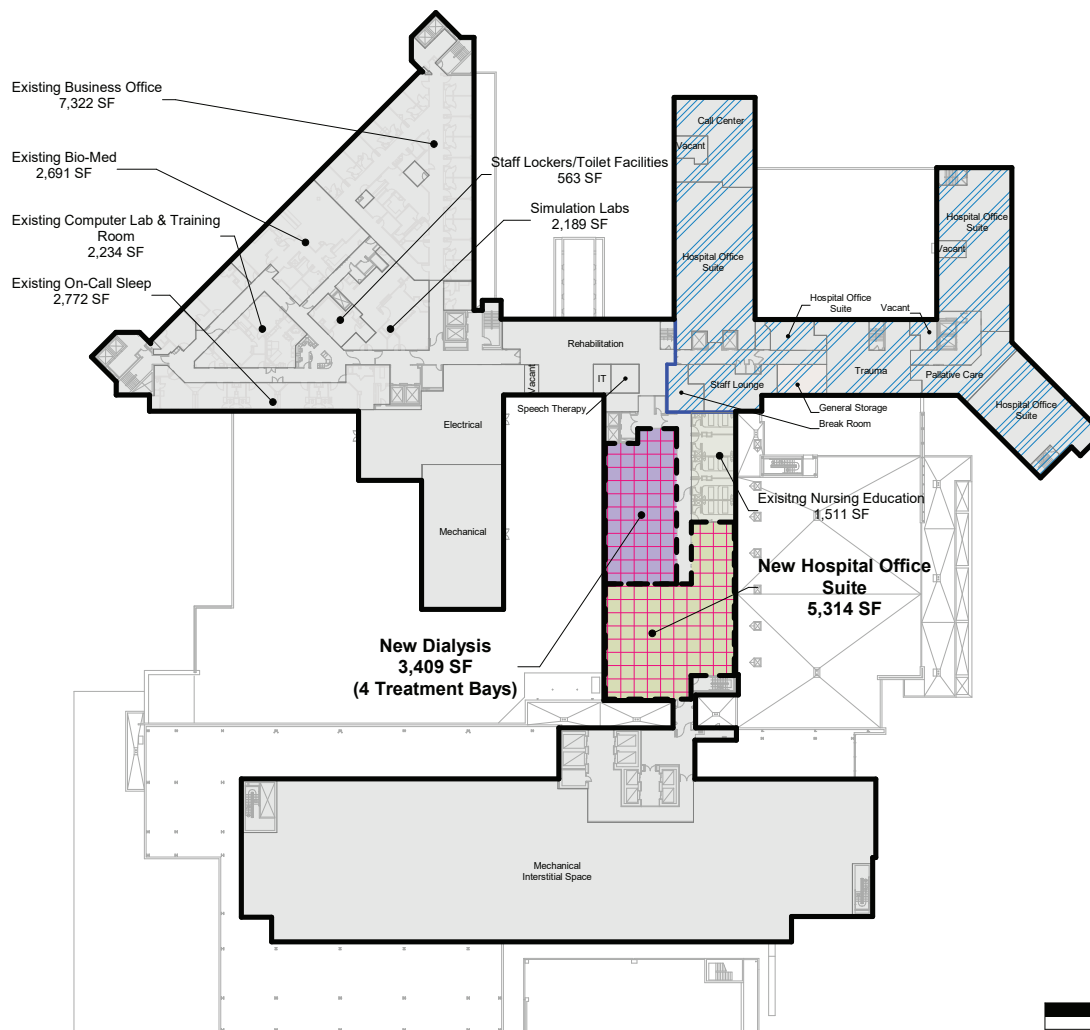


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ST. MARY'S HOSPITAL MASTER PLAN - LEVEL ONE - PROPOSED FINAL STATE

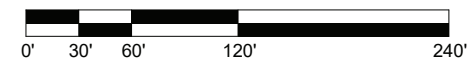




LEGEND

- Existing Department to Remain
- New Department
- Department Expansion
- Business Occupancy
- 2 Hour Fire Barrier

DRAFT

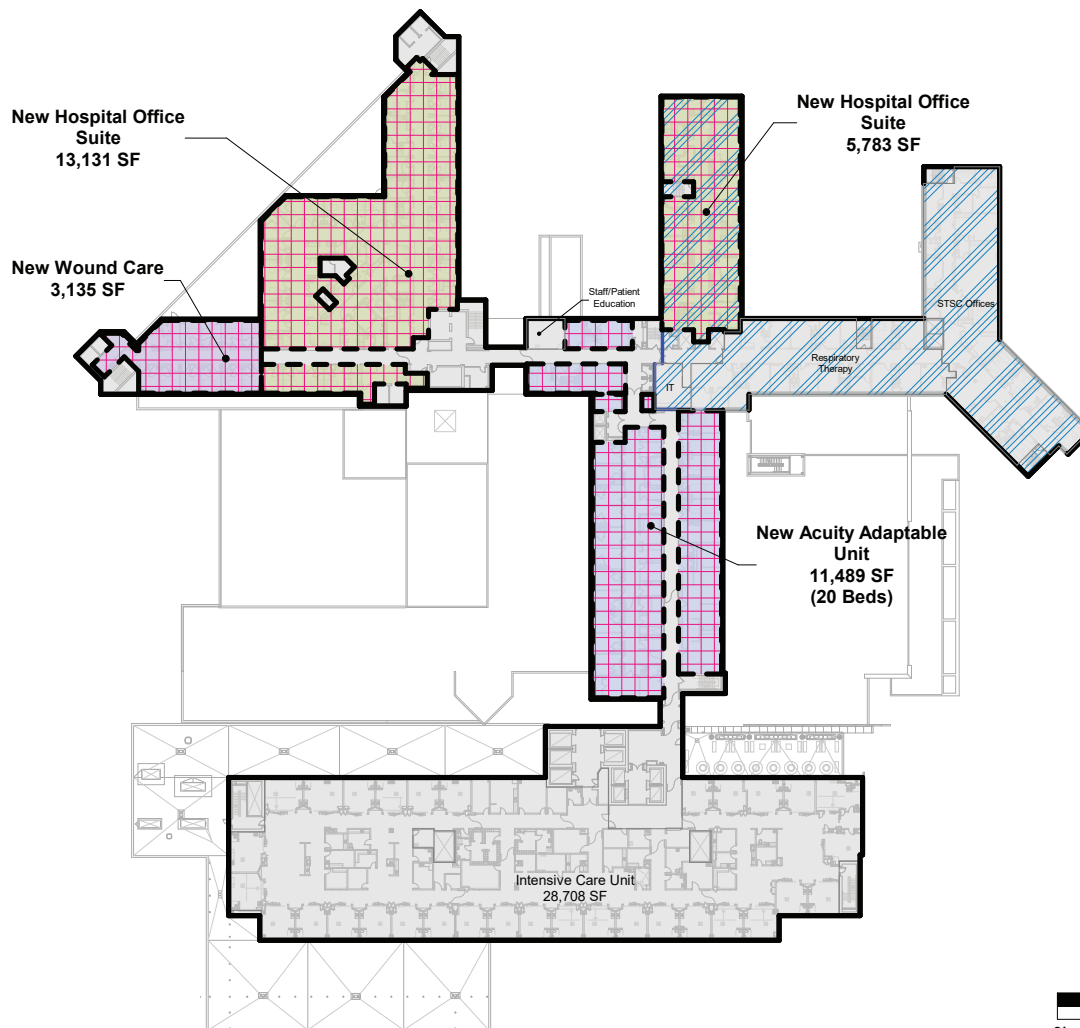


SCALE: 1" = 60'-0"



ST. MARY'S HOSPITAL MASTER PLAN - LEVEL TWO - PROPOSED FINAL STATE

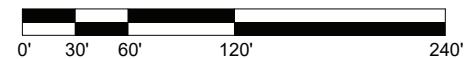




LEGEND

- Existing Department to Remain
- New Department
- Department Expansion
- Business Occupancy
- 2 Hour Fire Barrier

DRAFT

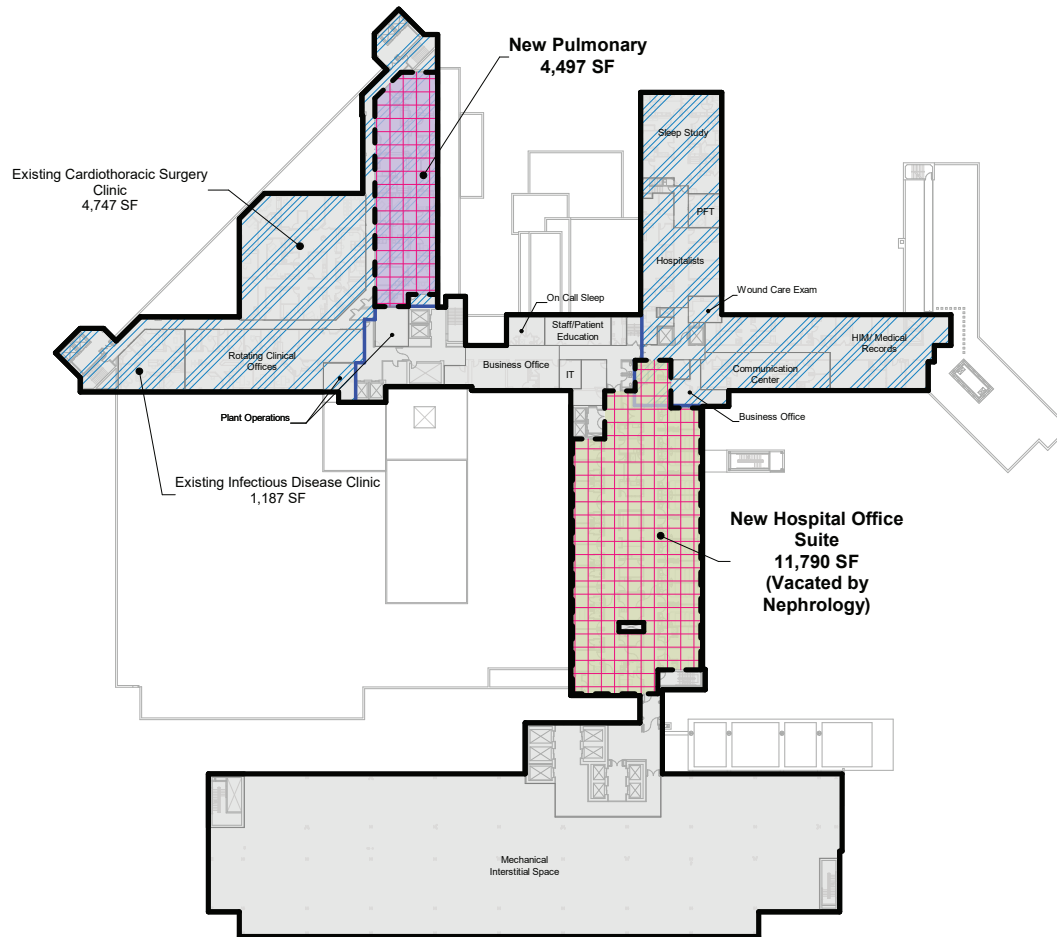


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ST. MARY'S HOSPITAL MASTER PLAN - LEVEL THREE - PROPOSED FINAL STATE

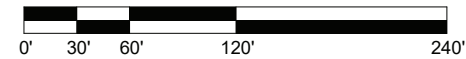




LEGEND

- Existing Department to Remain
- New Department
- Department Expansion
- Business Occupancy
- 2 Hour Fire Barrier

DRAFT

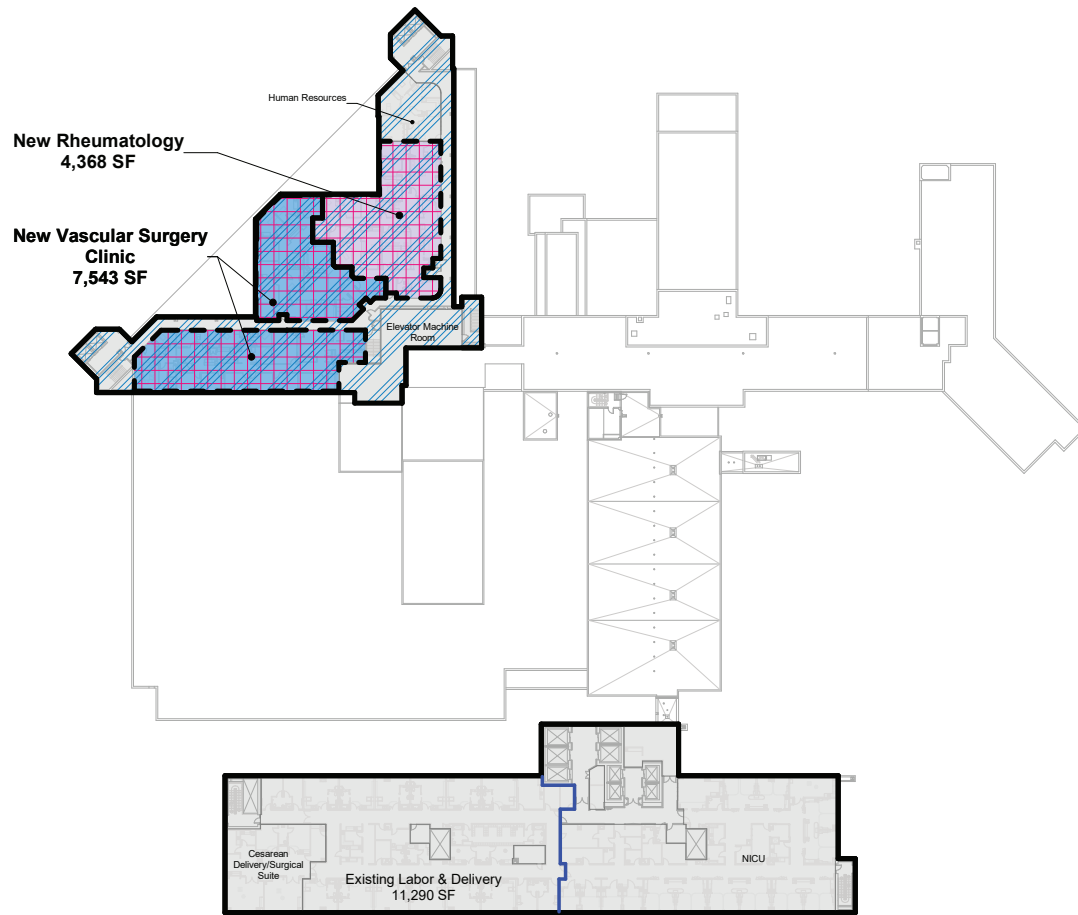


SCALE: 1" = 60'-0"



ST. MARY'S HOSPITAL MASTER PLAN - LEVEL FOUR - PROPOSED FINAL STATE

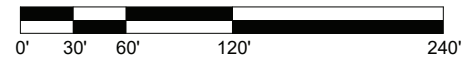




LEGEND

-  Existing Department to Remain
-  New Department
-  Department Expansion
-  Business Occupancy
-  2 Hour Fire Barrier

DRAFT

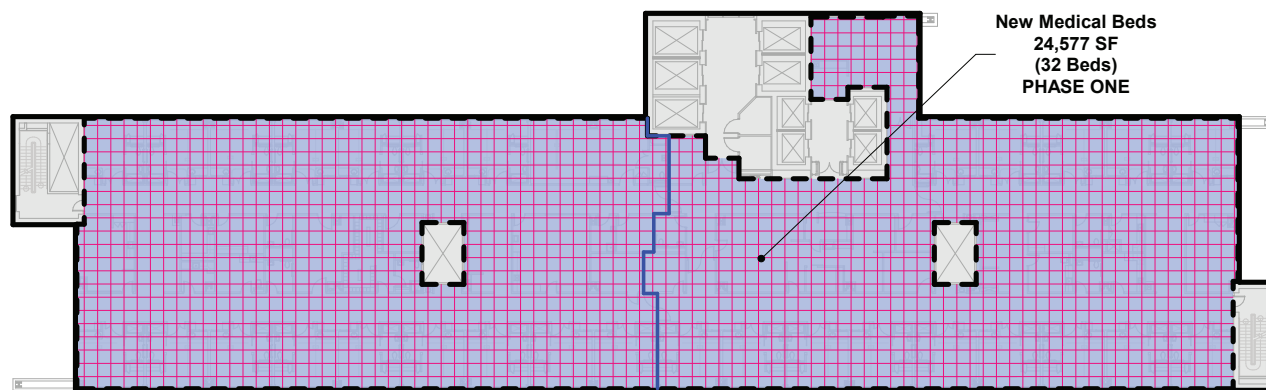


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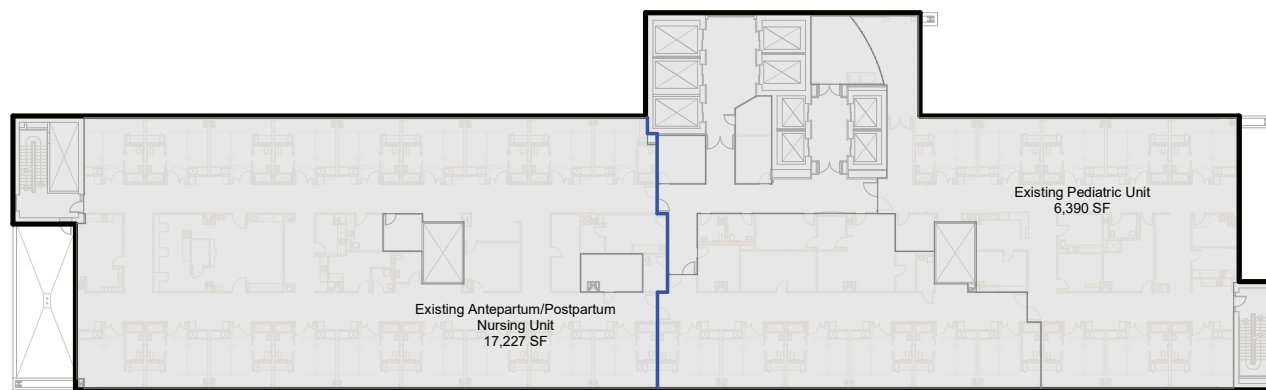


ST. MARY'S HOSPITAL MASTER PLAN - LEVEL SIX - PROPOSED FINAL STATE





LEVEL EIGHT

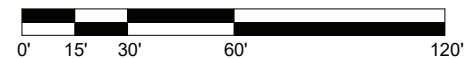


LEVEL SEVEN

LEGEND

- Existing Department to Remain
- New Department
- Department Expansion
- Business Occupancy
- 2 Hour Fire Barrier

DRAFT



SCALE: 1" = 30'-0"



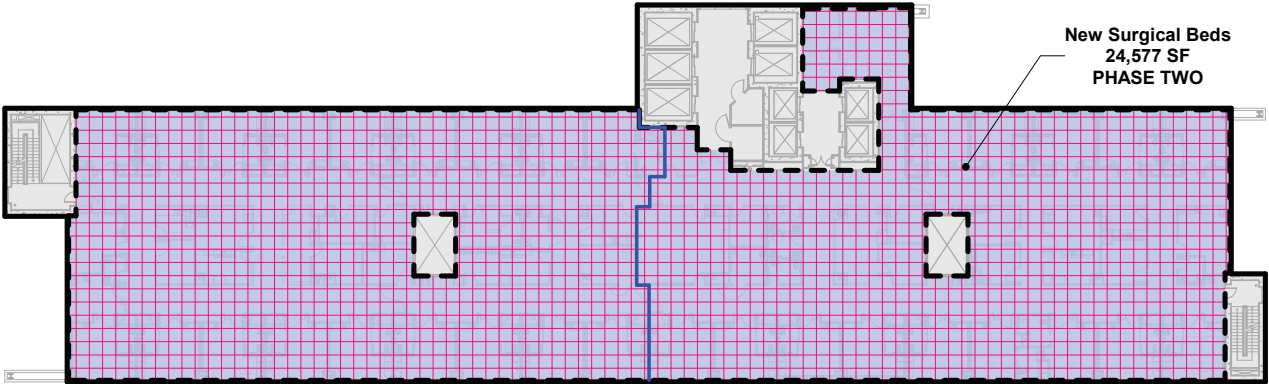
ST. MARY'S HOSPITAL MASTER PLAN - LEVELS 7 & 8 - PROPOSED FINAL STATE



LEGEND

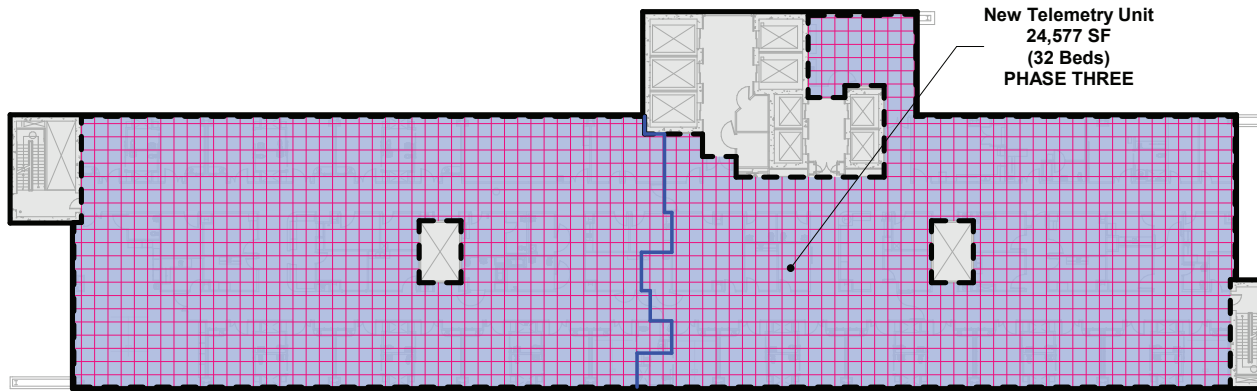
- Existing Department to Remain
- New Department
- Department Expansion
- Business Occupancy
- 2 Hour Fire Barrier

DRAFT

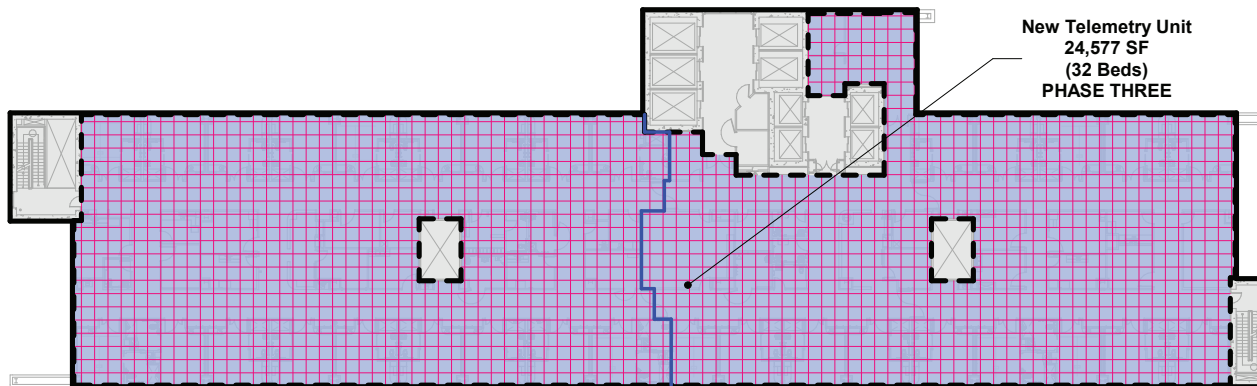


ST. MARY'S HOSPITAL MASTER PLAN - LEVEL TEN - PROPOSED FINAL STATE





LEVEL TWELVE

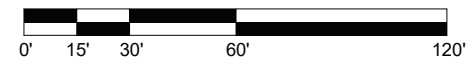


LEVEL ELEVEN

LEGEND

- Existing Department to Remain
- New Department
- Department Expansion
- Business Occupancy
- 2 Hour Fire Barrier

DRAFT

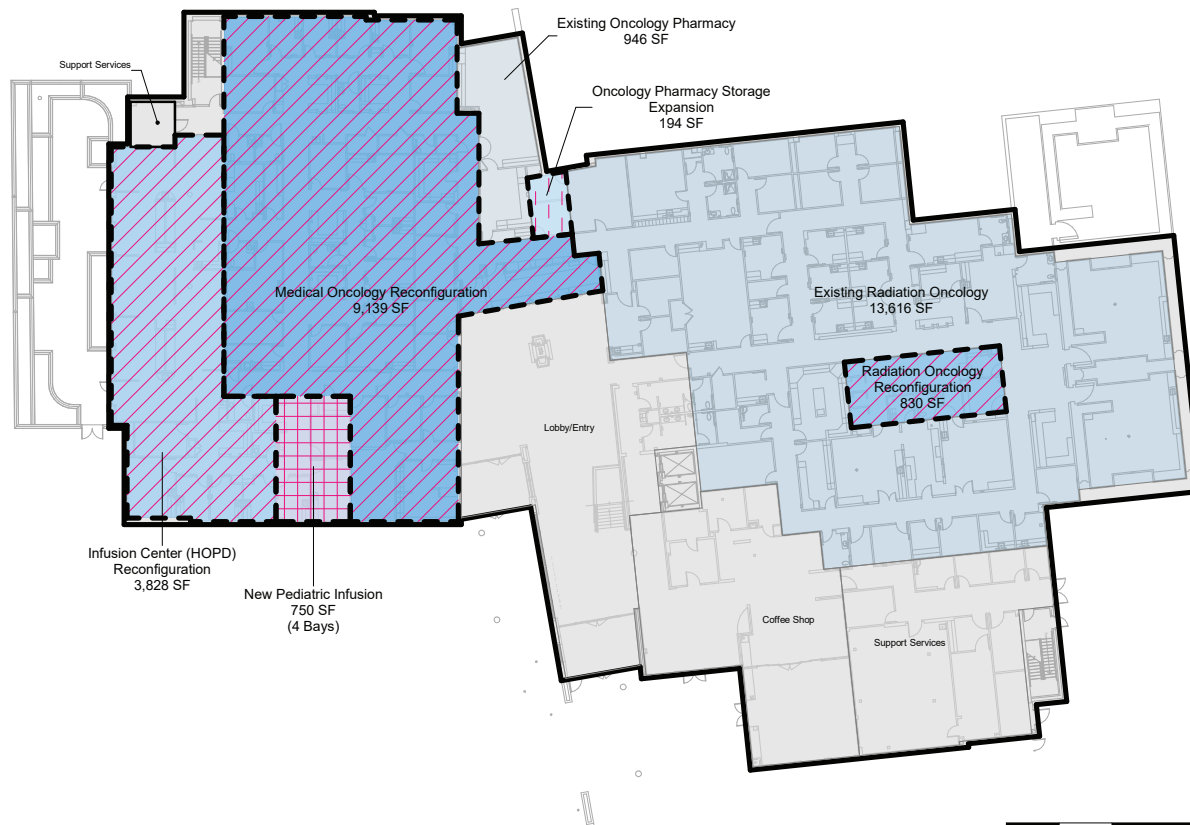


SCALE: 1" = 30'-0"



ST. MARY'S HOSPITAL MASTER PLAN - LEVELS 11 & 12 - PROPOSED FINAL STATE





LEGEND

- Existing Department to Remain
- New Department
- Department Expansion
- Department Reconfiguration

DRAFT



PAVILION MASTER PLAN - LEVEL ONE - PROPOSED FINAL STATE

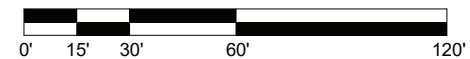




LEGEND

-  Existing Department to Remain
-  New Department
-  Department Expansion
-  Department Reconfiguration

DRAFT



SCALE: 1" = 30'-0"



PAVILION MASTER PLAN - LEVEL TWO - PROPOSED FINAL STATE



Summary

8. Summary

St. Mary's has now occupied all floors of the tower addition as was first noted as part of the Century Project more than ten years ago. That project was the culmination of the hospital's long-term commitment to Grand Junction and to the entire service area. St. Mary's is also finishing the projects identified in the 2017 plan including the Cardiac Center, a new Laboratory and Pharmacy, and a Hybrid Operating Room. As hospitals in outlying areas add programs to serve their growing communities, St. Mary's has maintained its role as the area's premier regional medical center by adding the next higher level of service. The result is a diminishing number of service area residents who must travel great distances for health care.

This master plan update was reviewed in January of 2023 by the St. Mary's Board of Directors. Master Plan 2023 is a continuation of the five-year plans that were a collaborative process between the City and the Hospital. In developing the plan, St. Mary's acknowledges the generous support of the community as well as the helpful input from the City's planning staff, and respectfully seeks approval of this updated plan.



St. Mary's Medical Center

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Appendix

Appendix

A neighborhood meeting was held on November 14, 2022, in a presentational setting at Double Tree Hotel located at 743 Horizon Drive, Grand Junction, Colorado. St. Mary's Medical Center mailed out approximately 210 invitations and attendance was light. We expect the low turnout as compared to the 2017 meeting was due to the explanation in the neighborhood letter that all projects were to be internal over the next 5 years. The letter (included in this appendix) was part of the announcement for the meeting. Five years ago, the well-attended meeting focused on parking in the neighborhoods and the building expansions, so construction issues were discussed as well. There were representatives from the hospital staff, the city, and the consultant team also present. The format was a PowerPoint presentation that followed the outline of St Mary's Healthcare background, April 2022 merger with Intermountain Healthcare, the history, and the purpose of the 5-year master plan, a summary of the 2017 projects, and an introduction of the 2023 projects. A discussion of the rezone for the recently acquired property was also included in the discussions, as well as next steps. It was then opened for questions.

Copies of the invitation letter, presentation, attendance sheets, and neighborhood comments are included within this appendix. The following are general comments/questions that were discussed at the open comment session with the responses after.

Responses from questions raised during the Neighborhood Meeting include those listed below related to the Master Plan and the rezoning. Some additional questions were specific to the hospital in general and are also listed here within.

1. Question: What is an EP Cath Lab?

Answer: Dan gave a summary of the procedure. Electro-physiology (EP).

2. Question: Will all three building be demolitions at the same time? Do you have a vision of what is going on in the space where the buildings for demolition are?

Answer: Not any specific demolition plans currently. The real money is towards hospital improvements.

3. Question: What is the rezoning area going from and to?

Answer: Neighborhood Business to PD- Planned Development, the same as the hospital.

4. Question: Timeline on the application? Starting next month, minimum of 4 to 5 months.

Answer: Applications will be submitted in December time frame and be a minimum of 4-5 months. A public hearing and notices will be sent to everyone via post cards for Planning and city council meetings.

5. Question: What are the orange/yellow residential buildings? Aren't people living there now? Will you guys leave those as residential?

Answer: They were purchased for nuns (up until last year they lived there. Now its temporary housing for new physicians, so still residential and all residential zoned properties to remain residential.

6. Question: What is going on with Rose Hill House?

Answer: Dan clarified that it is for temporary housing of patient's families.

7. Question: What is planned for life center?

Answer: No Plans to move off Life Center Campus in this 5-year cycle.

8. Question: What is the story with the little ATM lot?

Answer: We purchased it because we needed the parking. No plans to change.

9. Question: What is the green one (parcel)? Do you have any plans for that?

Answer: Its zoned Residential office but is currently parking. We have no plans to change.

10. Question: Farrell Building, they are the HR buildings?

Answer: HR has now all been moved to the hospital.

11. Question: Is 2323 still planned for construction staging?

Answer: 2323 has been used for construction staging and will continue to be the staging location.

12. Question: Why is Bloomin' Babies not shown on this map, I thought SCL bought that?

Answer: This property is leased not owned by SCL.

13. Question: Do know when the Bloomin Babies lease expires?

Answer: Lease is up in 2024, no plan to move them at the moment.

14. Question: Do you know how many babies are born there? How many in your main hospital?

Answer: 200 births there per year there. The Hospital does about 1200 births per year.

15. Question: With the births that happen at Bloomin Babies, do they just go home after birth?

Answer: Yes, if there is reason they will be transported to the hospital or NICU, but otherwise they go home from there.

16. Question: Are there plans to buy more condominiums in those other buildings? The condo offices are those just one offs or are they to be consolidated?

Answer: No plans to purchase more, in fact one of the practices is up for sale.

17. Question: Who lives in 510 Bookcliff?

Answer: It is used primarily for Executive housing and recruiting (COO and Executive Officer).

18. Question: What is the plan for the buildings being demolished?

Answer: Buildings may be vacant while awaiting demolition, but the lots will be used for parking.

19. Question: Didn't Hilltop have their pool in that building? Like a therapy pool?

Answer: yes, it has a pool.

20. Question: Is the Hilltop pool closed?

Answer: Yes, the Hilltop pool was closed.

21. Question: You do not actually own the Marillac Clinic?

Answer: No, we do own that one.

Meeting closed with Dan reminding everyone that his email is on the letter that got sent out and they can reach out with any further questions. He reminded them that he would send the presentation out and that they would get another letter for the public hearings.



As a neighbor of St. Mary's Medical Center, we would like to notify you of a public meeting related to our 2023 Master Campus Plan. Since 1995 St. Mary's has submitted campus plan to the Grand Junction Planning Department for review and approval by the Planning Commission and City Council. This neighborhood meeting will summarize the proposed changes to the St. Mary's campus anticipated over the next 5 years.

Date: Monday, November 14th

Time: 5:30-7:00pm

Location: DoubleTree Hotel, 743 Horizon Drive, Grand Junction, Colorado

Master Campus Plan:

Over the next 5 years St. Mary's will be focusing our attention on redeploying spaces within our existing buildings for future healthcare services and removing aged buildings on our campus. All proposed projects are planned to remodel existing spaces within the hospital and campus buildings, without any additions or expansions to the existing footprint. Some buildings targeted for demolition in the 2017 plan will be completed with this master plan update. A map of all the locations and buildings included in the St. Mary's planned development area are shown on the image below. The campus boundaries shown below are the campus boundaries for this 5-year plan.



Rezoning request

St. Mary's recently purchased the building and property at 2352 North Seventh Street on the southeast corner of 7th and Wellington that is located within labeled item 12 of our master plan footprint (see map). St. Mary's is requesting a rezone of the properties on that corner to incorporate them into the campus Planned Development zone. The rezoning will also take place as part of this Master Plan 2023 document. The image below shows the area to be rezoned. St. Mary's would like to remove the building once vacant. No use has been planned for that location.



If you cannot attend the meeting, we would be happy to share the presentation materials after the meeting on November 14th. To receive a copy, please send an email with your name, address and contact information to daniel.prinster@imail.org by November 15, 2022.

invitation to Nov. 14, 2022 Neighborhood Meeting

Next 5+ Years: All Internal Projects

Hospital:



Rebranding:

Campus signage

Remodels:

Clinical Decision Unit, Discharge Lounge, EP Cath Lab, Outpatient Pharmacy, Combined recovery unit, Air handling unit upgrades

Relocations:

Telemetry, Physicians Lounge, Inpatient dialysis, Wound Care

Replacements:

Emergency, Diagnostic Imaging

Next 5+ Years: All Internal Projects

Pavilion & Grand Valley Surgery Center:



Remodels:

Pavilion Oncology, Blood Draw,
Neuro Spine, Neurology,
Dialysis, IT Department,
Surgery Equipment

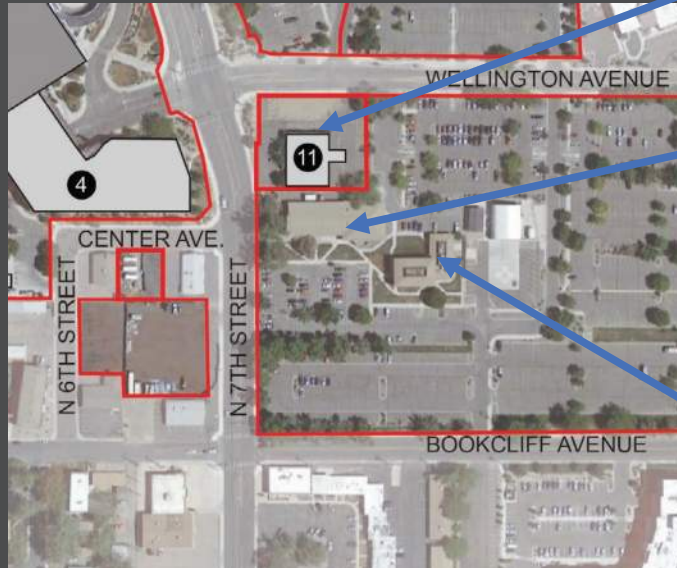
Replacements:

Radiation Oncology,
Imaging

Presentation Slides

Next 5+ Years:

Demolition:



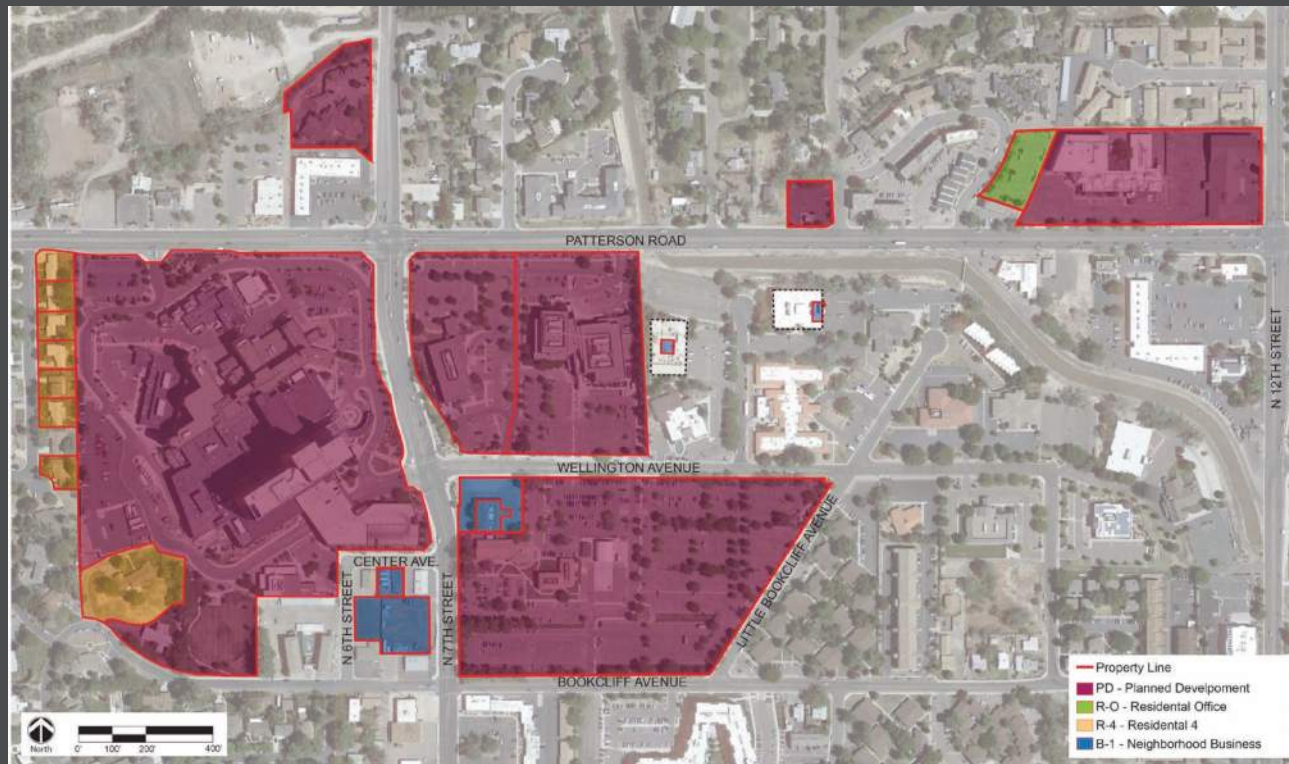
2352 N. 7th Building

Farrell Building / former
Immaculate Heart of Mary Church Building

Madden Building / former
Immaculate of Mary Parish Office

[Presentation Slides](#)

Current Campus PD Zone



Presentation Slides

Rezone to PD Zone



Steps for 2352 N. 7th property:

Rezone

Demolition

Surface Parking

Presentation Slides

Appendix

St. Mary's 2023 Master Plan Neighborhood Meeting - November 14, 2022, 5:30 PM		
Name (print):	Address:	Signature:
BILL MERKEL	OFFICE 2525 N. 8TH ST	[Signature]
Jennifer Anderson	2674 Patterson	[Signature]
Scott Peterson	CITY PLANNING	[Signature]
Lucille Rygby	2231 N 7th office	[Signature]
Maya Rygby	2231 N. 7th office	[Signature]
Richard Wendy Schnell	2305 N. 7th office	[Signature]
Krista Weisberg	Highlands 1st elderly residences	[Signature]
email = and1957@msn.com		THX!!

Attendance Sheet from Nov. 14, 2022 Neighborhood Meeting

St. Mary's 2023 Master Plan Neighborhood Meeting - November 14, 2022, 5:30 PM	
Attendee Name:	Maya Rygby
Address:	2231 2231 N. 7th St 81501
Phone/email (optional if you would like a response):	estrellav28@yahoo.com
Comment/Concern:	Please email ^{proposed} campus rezoning PDF file. Thank you!

Neighborhood Comments from Nov 14, 2022 Neighborhood Meeting



Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For:

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

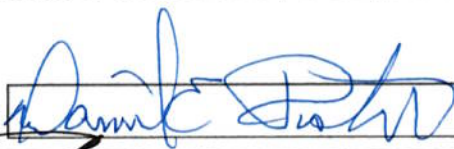
Contact Person:

Contact Phone #:

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application



Date

Signature of Legal Property Owner



Date

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Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

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Signature of Person Completing the Application



Date

Signature of Legal Property Owner



Date

Neighborhood Meeting Notes

November 14, 2022, 5:30 PM

A neighborhood meeting was held on November 14, 2022, in a presentational setting at Double Tree Hotel located at 743 Horizon Drive, Grand Junction, Colorado. St. Mary's Medical Center mailed out approximately 210 invitations and attendance was light. We expect the low turnout as compared to the 2017 meeting was due to the explanation in the neighborhood letter that all projects were to be internal over the next 5 years. The letter (included in this appendix) was part of the announcement for the meeting. Five years ago, the well-attended meeting focused on parking in the neighborhoods and the building expansions, so construction issues were discussed as well. There were representatives from the hospital staff, the city, and the consultant team also present. The format was a PowerPoint presentation that followed the outline of St Mary's Healthcare background, April 2022 merger with Intermountain Healthcare, the history, and the purpose of the 5-year master plan, a summary of the 2017 projects, and an introduction of the 2023 projects. A discussion of the rezone for the recently acquired property was also included in the discussions, as well as next steps. It was then opened for questions.

Copies of the invitation letter, presentation, attendance sheets, and neighborhood comments are included within this appendix. The following are some additional general comments/questions that were discussed at the open comment session with the responses after.

Responses from questions raised during the Neighborhood Meeting include those listed below related to the Master Plan and the rezoning. Some additional questions were specific to the hospital in general and are also listed below.

Question: What is an EP Cath Lab?

Answer: Dan gave a summary of the procedure. Electro-physiology (EP).

Question: Will all three building be demolitions at the same time? Do you have a vision of what is going on in the space where the buildings for demolition are?

Answer: Not any specific demolition plans currently. The real money is towards hospital improvements.

Question: What is the rezoning area going from and to?

Answer: Neighborhood Business to PD- Planned Development, the same as the hospital.

Question: Timeline on the application? Starting next month, minimum of 4 to 5 months.

Answer: Applications will be submitted in December time frame and be a minimum of 4-5 months.

A public hearing and notices will be sent to everyone via post cards for Planning and city council meetings.

Question: What are the orange/yellow residential buildings? Aren't people living there now? Will you guys leave those as residential?

Answer: They were purchased for nuns (up until last year they lived there. Now its temporary housing for new physicians, so still residential and all residential zoned properties to remain residential.

Question: What is going on with Rose Hill House?

Answer: Dan clarified that it is for temporary housing of patient's families.

Question: What is planned for life center?

Answer: No Plans to move off Life Center Campus in this 5-year cycle.

Question: What is the story with the little ATM lot?

Answer: We purchased it because we needed the parking. No plans to change.

Question: What is the green one (parcel)? Do you have any plans for that?

Answer: Its zoned Residential office but is currently parking. We have no plans to change.

Question: Farrell Building, they are the HR buildings?

Answer: HR has now all been moved to the hospital.

Question: Is 2323 still planned for construction staging?

Answer: 2323 has been used for construction staging and will continue to be the staging location.

Question: Why is Bloomin' Babies not shown on this map, I thought SCL bought that?

Answer: This property is leased not owned by SCL.

Question: Do know when the Bloomin Babies lease expires?

Answer: Lease is up in 2024, no plan to move them at the moment.

Question: Do you know how many babies are born there? How many in your main hospital?

Answer: 200 births there per year there. The Hospital does about 1200 births per year.

Question: With the births that happen at Bloomin Babies, do they just go home after birth?

Answer: Yes, if there is reason they will be transported to the hospital or NICU, but otherwise they go home from there.

Question: Are there plans to buy more condominiums in those other buildings? The condo offices are those just one offs or are they to be consolidated?

Answer: No plans to purchase more, in fact one of the practices is up for sale.

Question: Who lives in 510 Bookcliff?

Answer: It is used primarily for Executive housing and recruiting (COO and Executive Officer).

Question: What is the plan for the buildings being demolished?

Answer: Buildings may be vacant while awaiting demolition, but the lots will be used for parking.

Question: Didn't Hilltop have their pool in that building? Like a therapy pool?

Answer: yes, it has a pool.

Question: Is the Hilltop pool closed?

Answer: Yes, the Hilltop pool was closed.

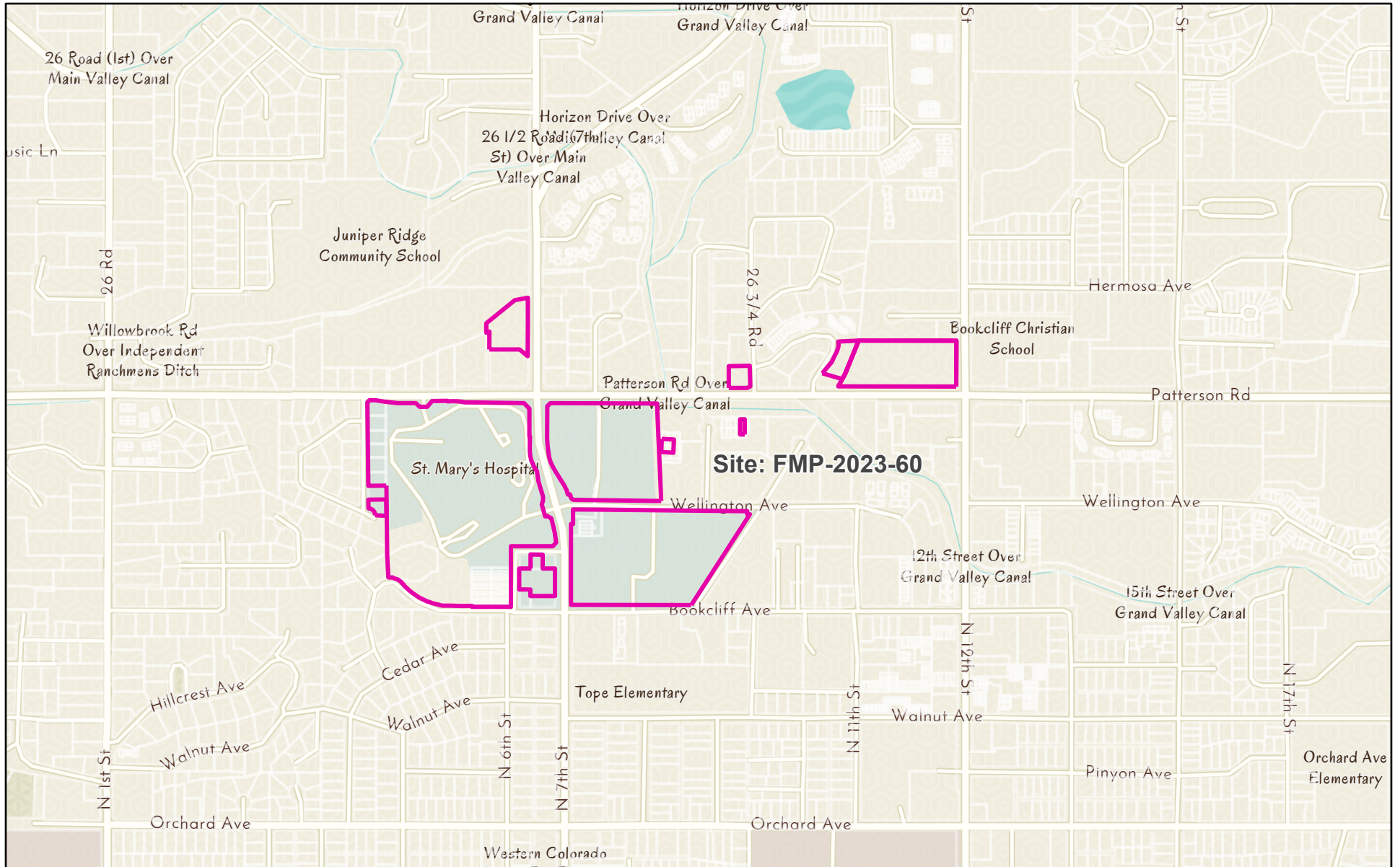
Question: You do not actually own the Marillac Clinic?

Answer: No, we do own that one.

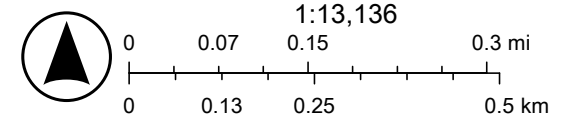
Meeting closed with Dan reminding everyone that his email is on the letter that got sent out and they can reach out with any further questions. He reminded them that he would send the presentation out and that they would get another letter for the public hearings.

[illegible]

St. Mary's Master Plan 2023 - Area Map

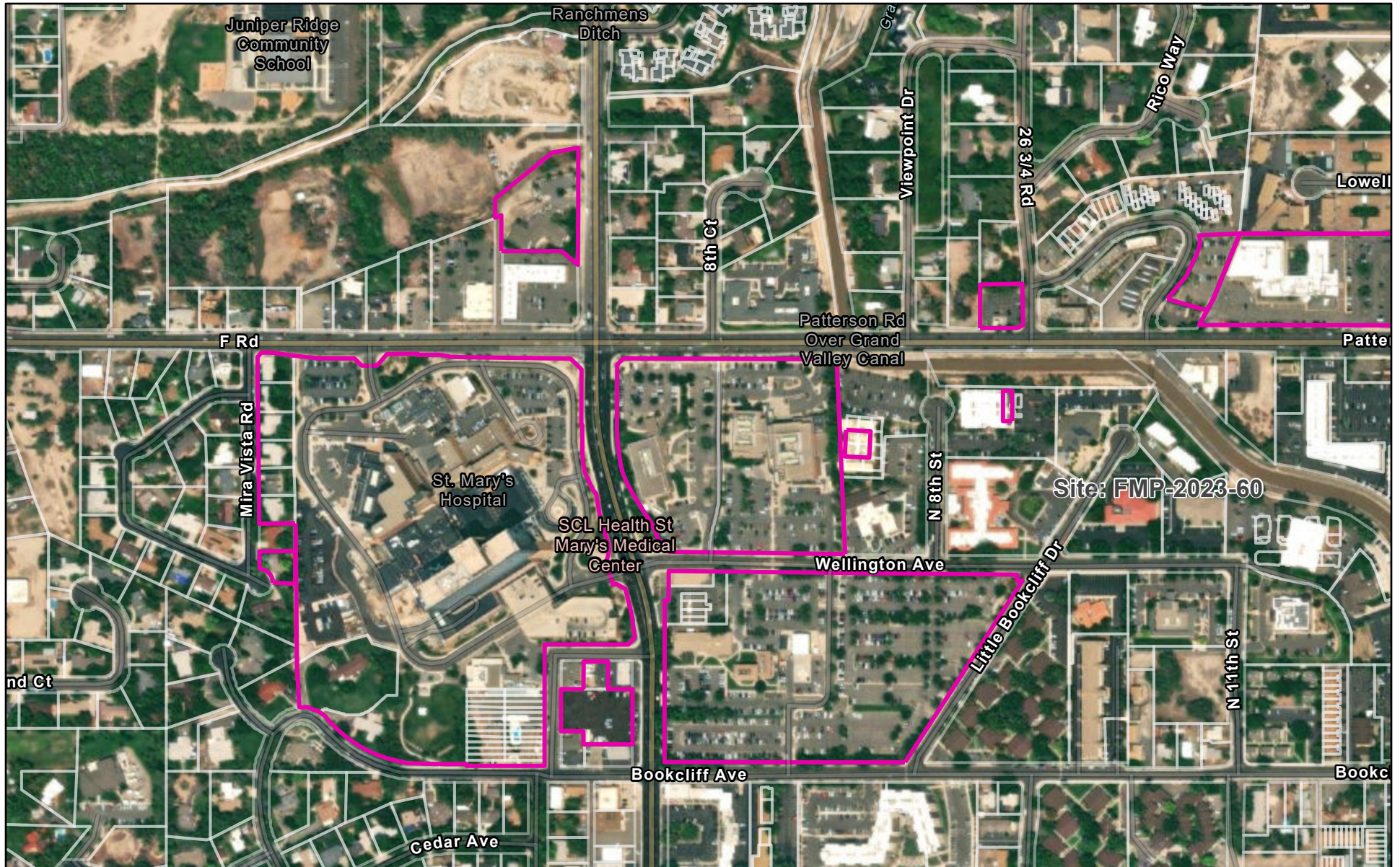


5/2/2023

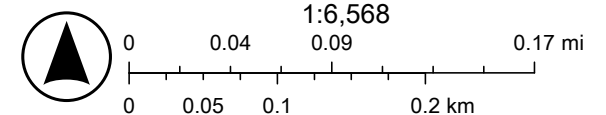


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St. Mary's Master Plan 2023 - Site Map



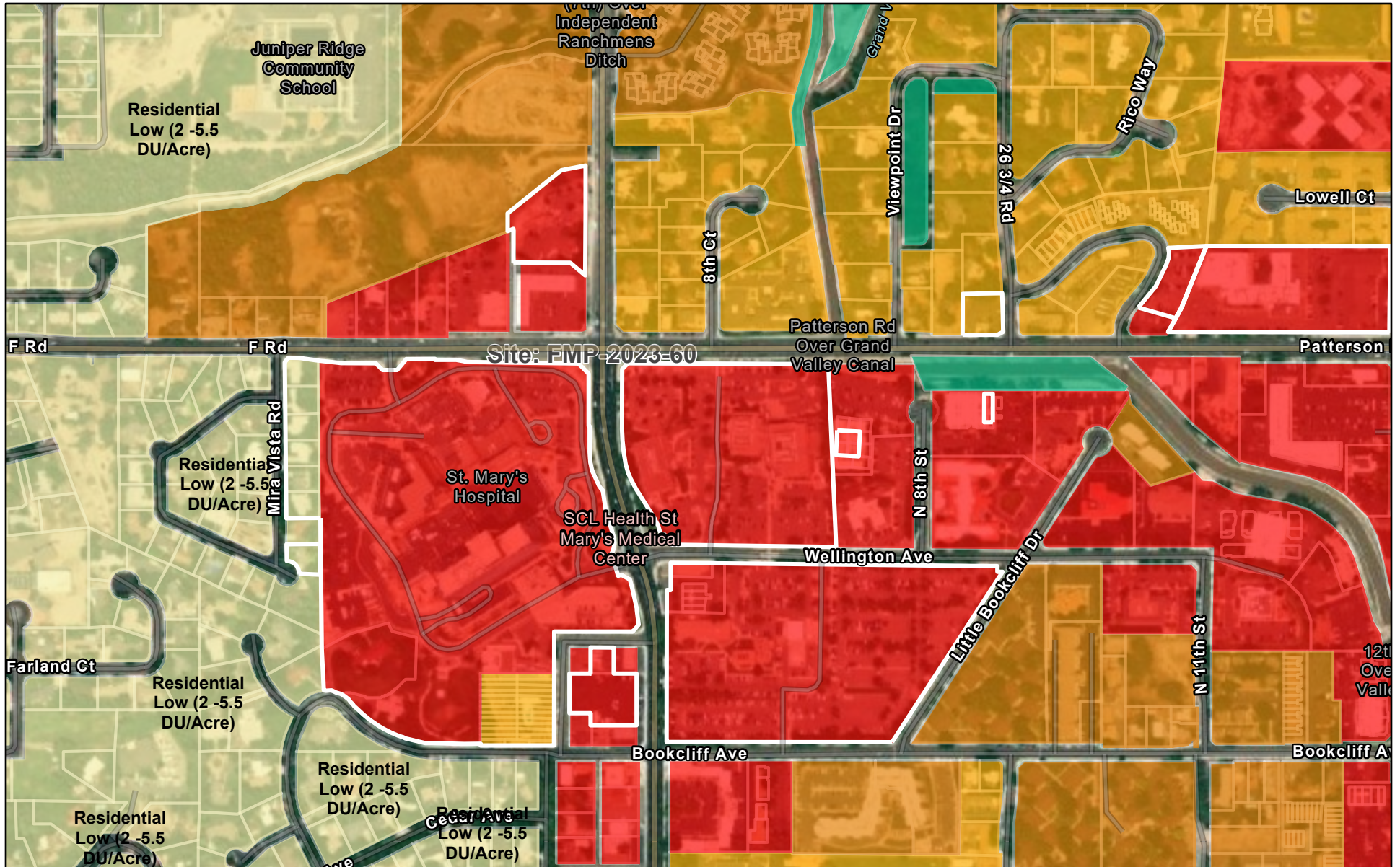
5/2/2023



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St. Mary's Master Plan 2023 - Land Use Map



5/2/2023

Development Hub - Future Land Use

Residential Low (2 -5.5 DU/Acre)

Residential Medium (5.5 -12 DU/Acre)

Residential High (12+ DU/Acre)

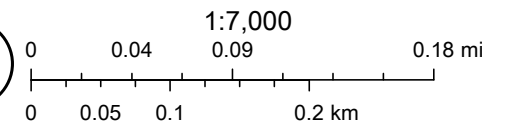
Commercial

Parks and Open Space

Parcels

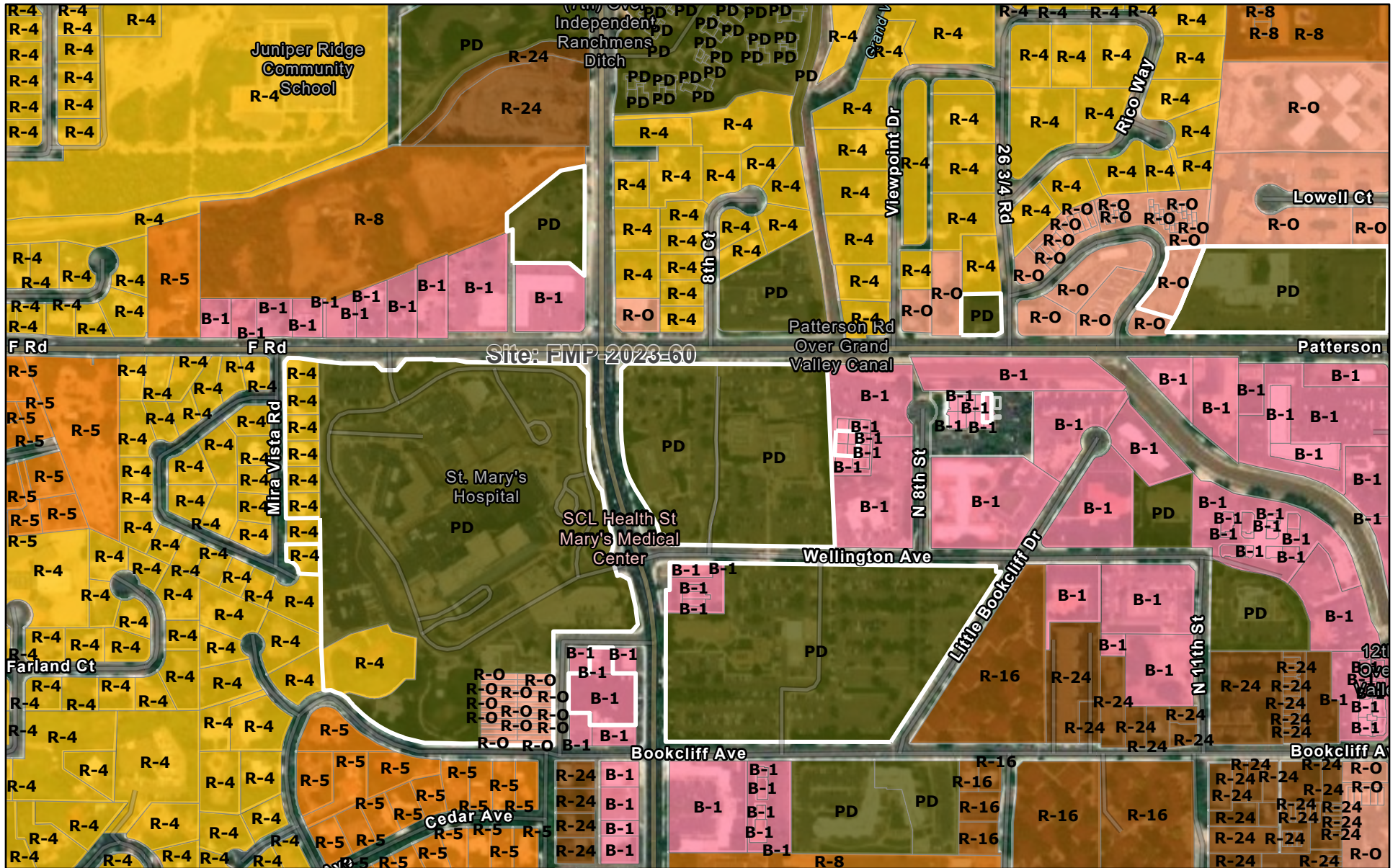
World Imagery

Low Resolution 15m Imagery



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St. Mary's Master Plan 2023 - Zoning Map

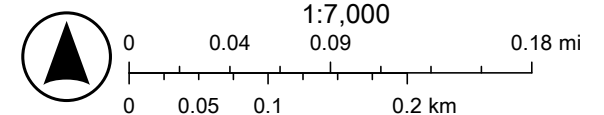


5/2/2023

Development Hub - Zoning Districts

 R-4 (2-4 units/acre)	 R-8 (5.5-8 units/acre)	 PD (Planned Development)
 R-5 (2-5.5 units/acre)	 R-16 (12-16 units/acre)	 R-O (Residential Office)
	 R-24 (16-24 units/acre)	 B-1 (Neighborhood Business)

Parcels
World Imagery
Low Resolution 15m Imagery



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Site Photos



CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO.

**A RESOLUTION APPROVING MASTER PLAN 2023 FOR ST. MARY'S HOSPITAL
AND MEDICAL CENTER**

LOCATED AT 2635 N 7TH STREET

RECITALS:

St. Mary's Hospital and Medical Center has submitted to the City Master Plan 2023 for the development of the hospital and the lands near to it that are dedicated to the provision of patient services.

Master Plan 2023 anticipates internal renovations, remodels, replacements, and relocations. The projects are planned within the existing structures with no additions or expansions to the footprint, and include rebranding, remodel of the Clinical Decision Unit to add 24 beds, remodeling of OR-10, and an outpatient pharmacy. The Pavilion proposes remodels to oncology, upgrading imaging equipment, and remodel of the existing Neurology department, while the Surgery Center will see remodeling of the dialysis area, the IT department, and sterile processing areas. Master Plan 2023 intends to demolish the Farrell Building, the Madden Building, and 2352 N 7th St, along with a rezone of 2352/2356 N 7th St into the hospital PD zone.

The Institutional and Civic Facility Master Plan process as defined in Section 21.02.190 of the Zoning and Development Code provides an opportunity for the early review of major institutional and civic facilities that provide needed service to the community. In accordance with this section of the Code, Master Plans such as that advanced by St. Mary's Hospital are now specifically encouraged and recognized as important planning tools. In this case the adopted plan as it is amended over time will be a guiding document on which both the community and the hospital can rely for many years to come.

In 2023, St. Mary's Hospital and Medical Center is celebrating 127 years of serving the health and medical needs of area residents and visitors. St. Mary's Hospital and Medical Center currently owns and consists of properties that make up a total of nearly 54 acres.

St. Mary's campus and associated properties are zoned Planned Development or Neighborhood Business.

On the 9th day of May, 2023, the Grand Junction Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommends that Master Plan 2023 for St. Mary's Hospital and Medical Center be approved.

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

Master Plan 2023 for St. Mary's Hospital and Medical Center is approved and more
particularly described in Community Development Division file number FMP-2023-60.

Master Plan 2023 will be valid for five (5) years until 2028.

PASSED and ADOPTED this _____ day of _____, 2023.

ATTEST:

President of City Council

City Clerk



Planning Commission 2023

May 2023

Confidential and property of Intermountain Health



St. Mary's Hospital and Medical Center



St. Mary's Medical Center

Western Colorado's Regional Medical Facility

Fast Facts (year-end 2022)

- Year Founded.....1896
- Full-time Equivalents.....1,932
- Medical Staff.....792
- Inpatient Admissions.....11,823
- Emergency Visits.....40,944
- Licensed Beds.....346
- Births.....1,308
- Annual Community Benefit.....\$77.4 million (2021)



Accreditations & Certifications

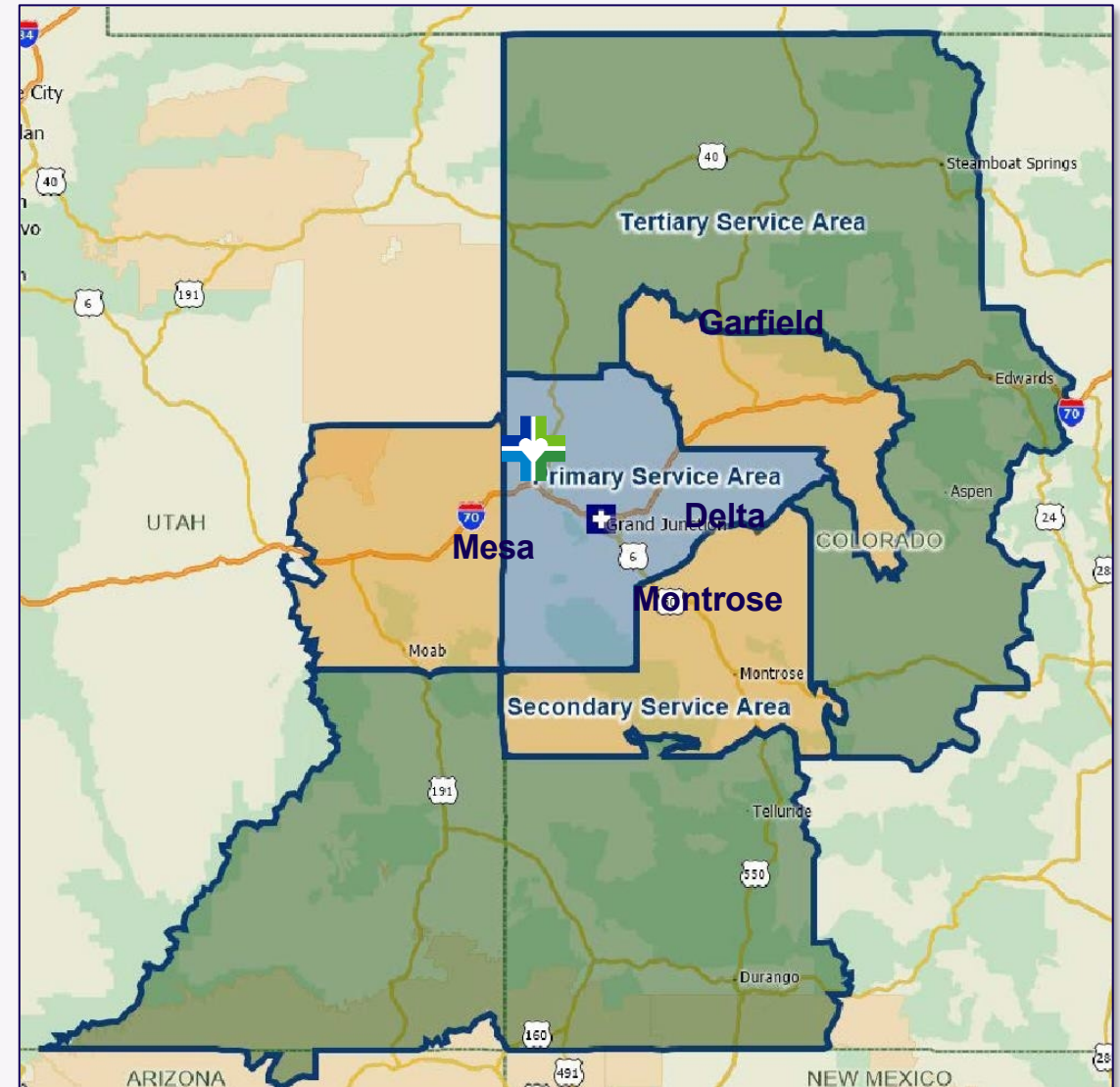
- ✓ DNV-GL Comprehensive Stroke Center
- ✓ Commission on Cancer Comprehensive Cancer Program
- ✓ Level II Trauma Center Designation
- ✓ Level III NICU
- ✓ American College of Cardiology Accredited Chest Pain Center
- ✓ American College of Radiology Breast Imaging Center of Excellence
- ✓ Metabolic and Bariatric Surgery Accreditation and Quality Improvement Program



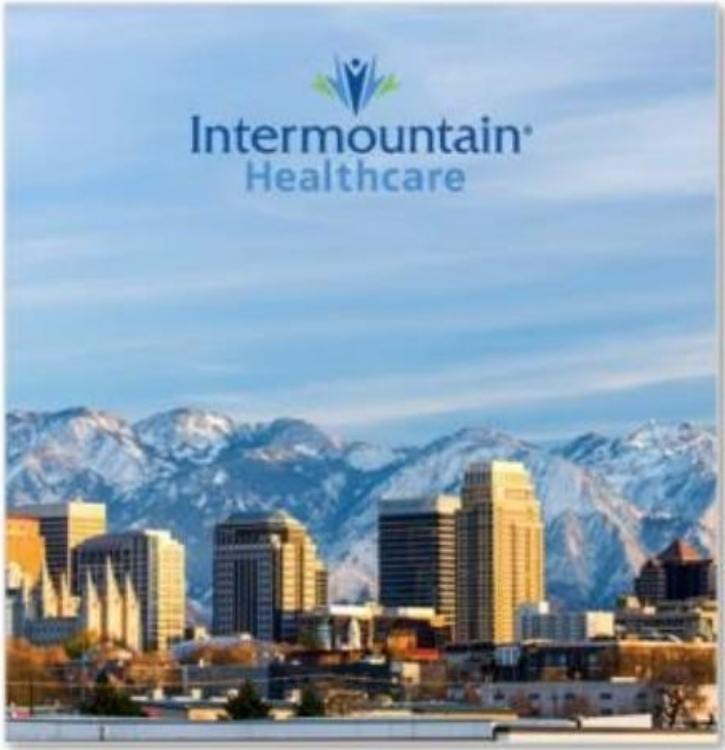
St. Mary's Serves W. Colorado & E. Utah

Most of St. Mary's patients are from Mesa County, but the hospital serves as a regional center with almost one of every three patients coming from outlying counties.

- 68% of inpatients come from Mesa County
- 19% of patients admitted to the hospital come from the surrounding counties of Delta, Garfield, Montrose and Grand (UT) Counties
- About 10% of patients come from the other counties between Price, Utah and the Continental Divide.
- Only one in ten patients brought to St. Mary's need to be transported to Denver or Salt Lake for higher level care.



Intermountain Healthcare and SCL Health Merged on April 1, 2022



- Non-profit, integrated health system
- Primary service areas: Utah, Idaho, Nevada
- 42,000 caregivers
- 225 clinics, 24 hospitals (+ virtual hospital and 1 under construction)
- 2,800 employed and 5,100 affiliated physicians and APPs
- SelectHealth: insurance plans with 1 million members in 3 states
- Secular operations



- Non-profit health system
- Primary service areas: Colorado, Montana, Kansas
- 16,000 associates
- 160 clinics, 8 hospitals
- 150 employed physicians/APPs (SCL Health Medical Group)
- Strong financial ratings by bond agencies
- Mix of religious (Catholic) affiliation and secular operations

St. Mary's Campus Planning

127 Years of Service

28 Years of Campus Planning



Celebrating 127 Years of Service



In 1896 St. Mary's opened a 10-bed hospital on Colorado Avenue.



In 1912 the hospital moved to a larger facility at 11th and Colorado. In 1924 it expanded again.



In 1949 the hospital moved to the current campus location at 7th and Patterson Road (the unpaved 2-lane road in the upper right).

28 Years of Campus Planning

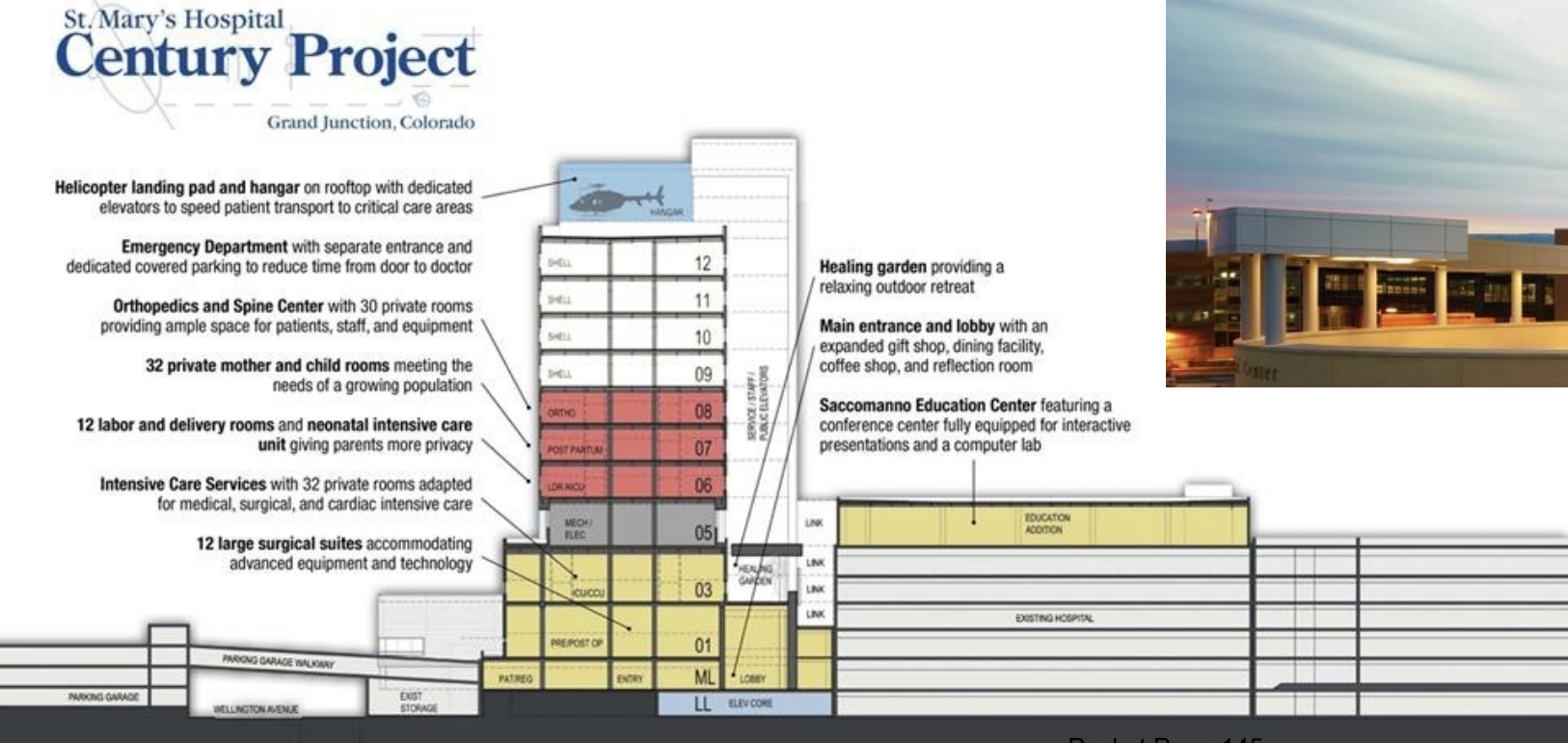
Master Plan 1995: Expand to 12th & Patterson

- Extended St. Mary's campus to 12th and Patterson and remodel the buildings for the Life Center and Family Medicine Center
- Constructed Grand Valley Surgical Center
- Remodeled several areas in the hospital
- Expanded parking
- Improve campus safety and appearance
- Added storm water detention capacity

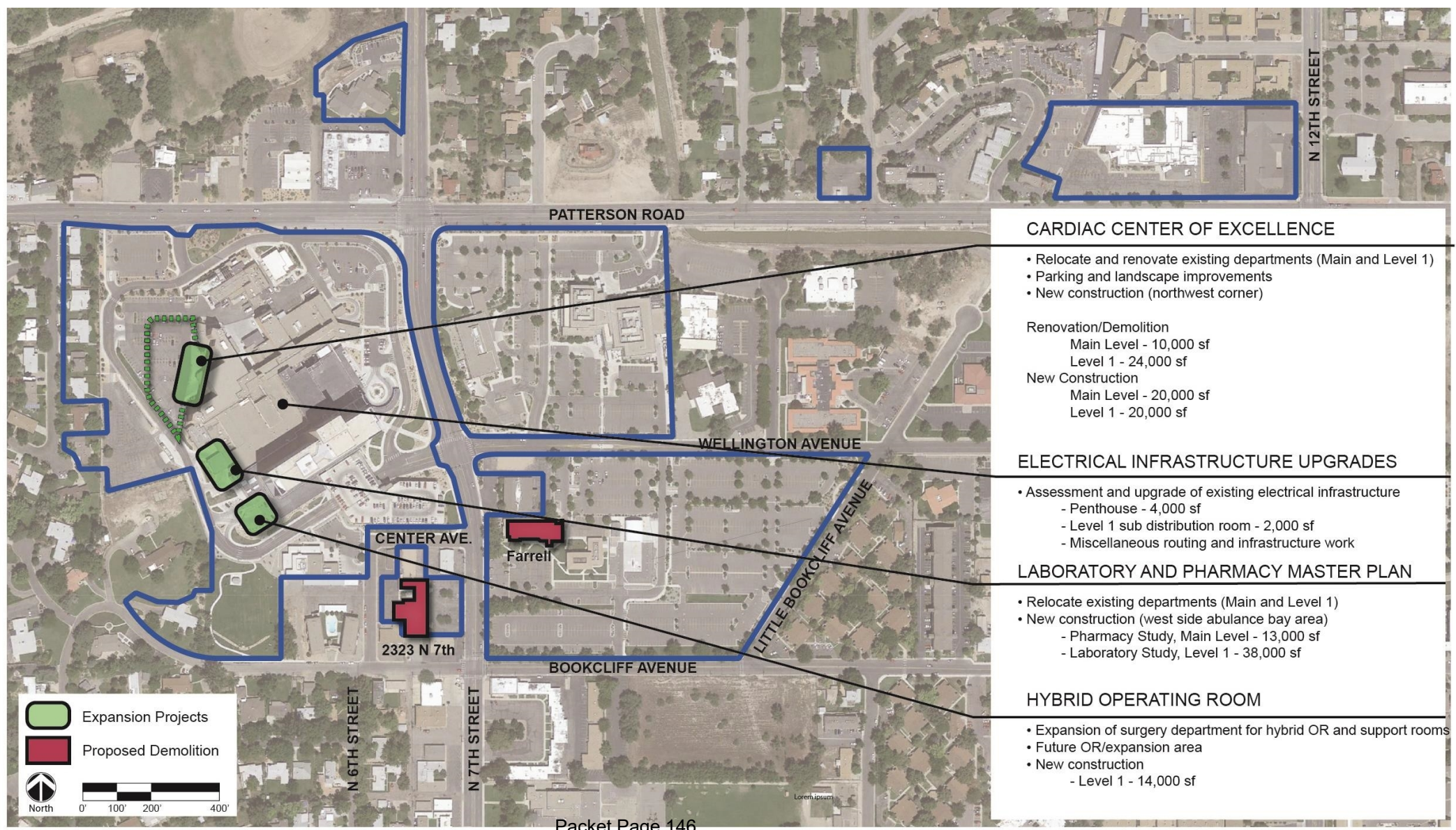
Master Plan 2000: Decompress the hospital campus

- Relocating high-traffic outpatient services to the new Advanced Medicine Pavilion on the east campus
- Constructing a 404-space parking structure on the west campus
- Adding surface parking on both campuses
- Enhancing site access by eliminating driveways, developing an internal "ring road" on the west campus, and reorienting the main vehicular entrances on both campuses

Master Plan 2005/6 and 2011
The Century Tower is built and completed with new units, operating rooms, emergency department, ICU, and expanded imaging services

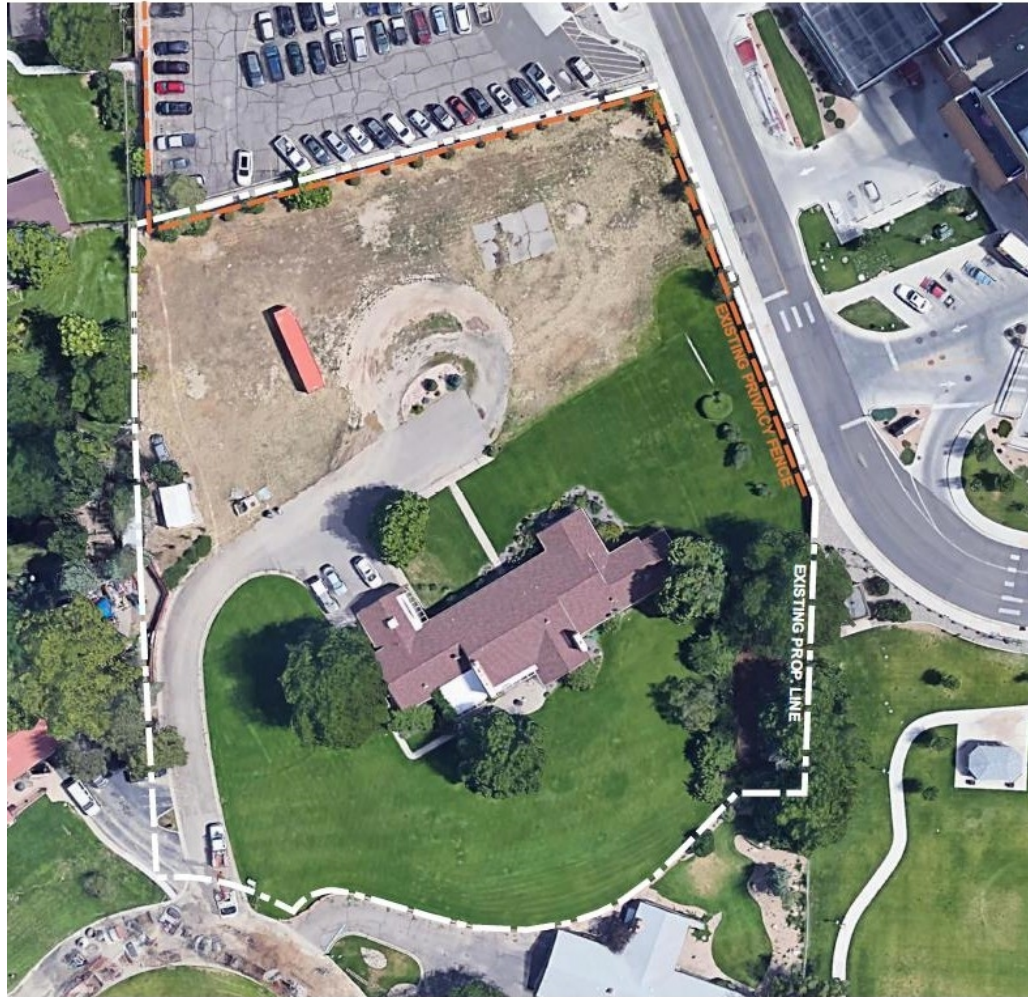


2017 Master Plan: Lab, Pharmacy & Heart Service

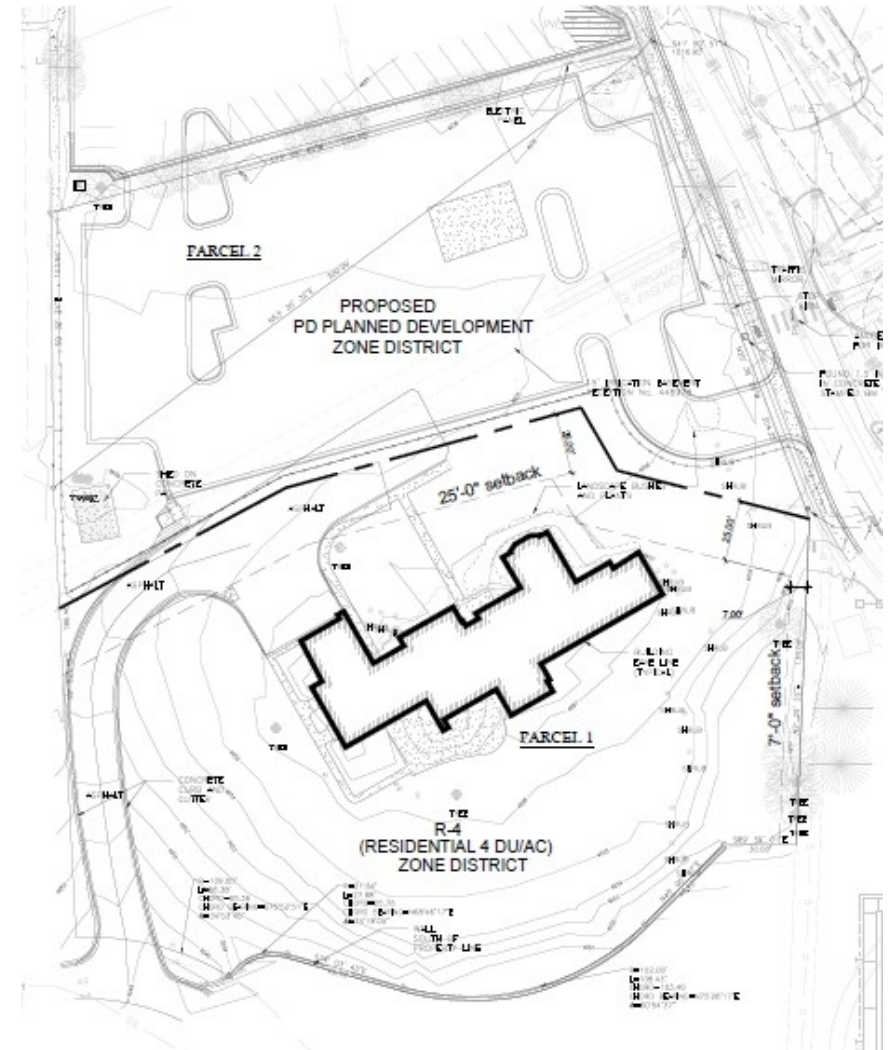


2017 Master Plan: Rezone of vacant lot for parking

Photo of vacant land that became parking



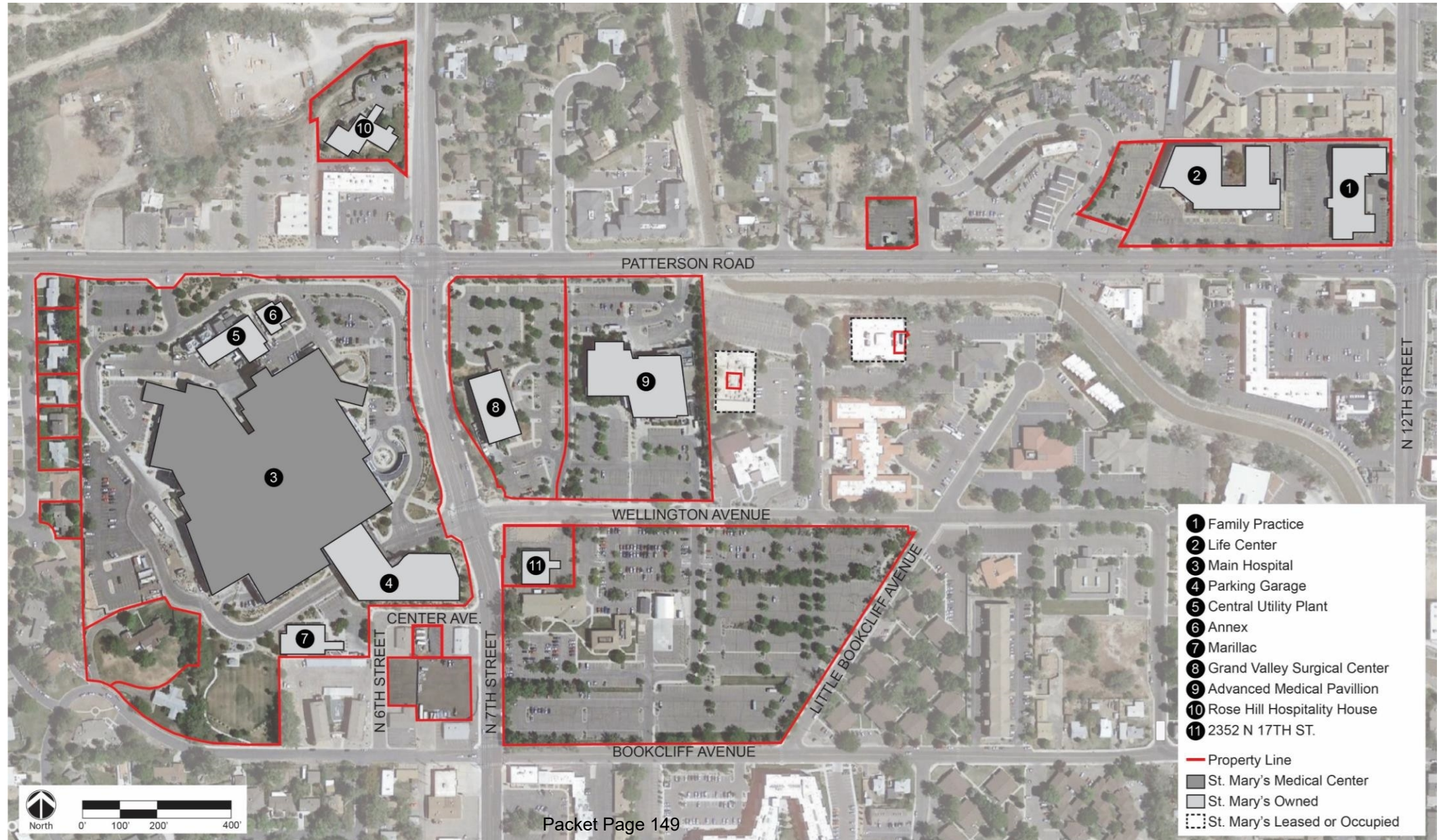
Approved rezone with setbacks



2023 Master Plan Update



Current Campus



Next 5+ Years: Hospital Campus



All Internal Remodels

- Remodel of Existing Spaces
 - EP/Cath Lab
 - Clinical Decision Unit
 - Discharge Lounge
 - Combined Recovery Unit
 - Air handling upgrades
- Equipment Replacement/Upgrades
 - Emergency Department
 - Imaging
- Relocation of Units
 - Inpatient dialysis
 - Telemetry
 - Wound Care and Vascular lab
- Campus signage

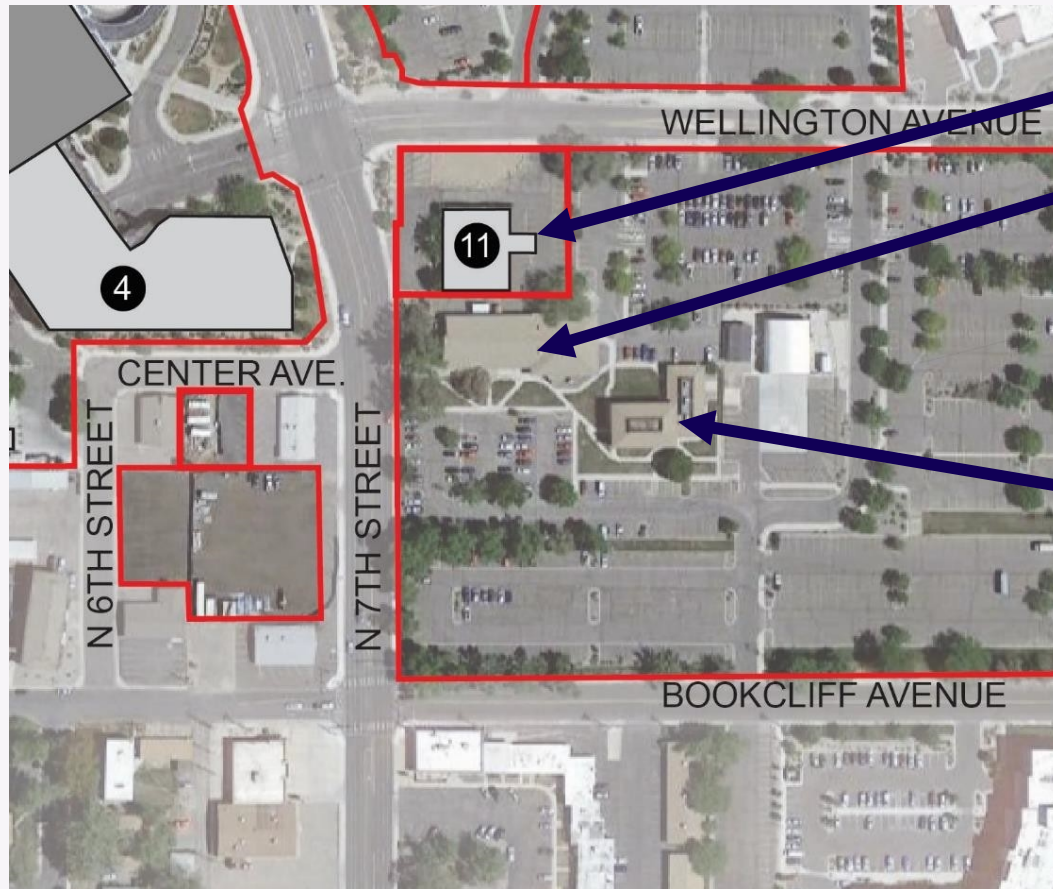
Next 5+ Years: Pavilion & Grand Valley Surgical Center



All Internal Remodels

- Pavilion – 750 Wellington
 - Oncology – 1st Floor
 - Imaging and Blood Draw services – 2nd Floor
 - Neurosciences office space on the 3rd floor of the Pavilion
- Grand Valley Surgical Center – 710 Wellington
 - Dialysis and computer services on the lower level
 - Surgical services on the upper level

Next 5+ Years: Demolishing underutilized buildings



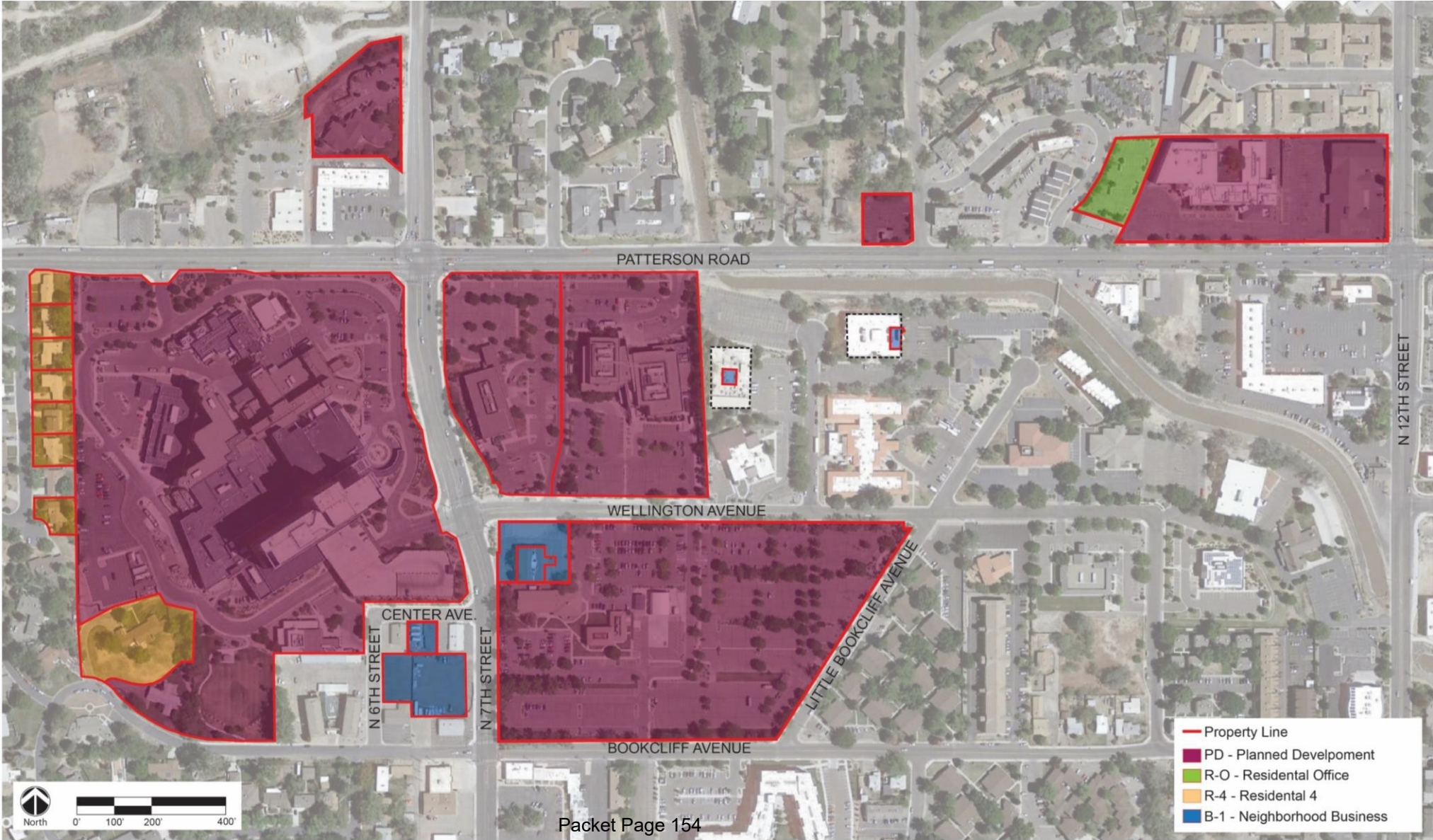
- 2352 N. 7th property:
- Farrell Building / former Immaculate Heart of Mary Church Building
- Madden Building / former Immaculate Heart of Mary Parish Office



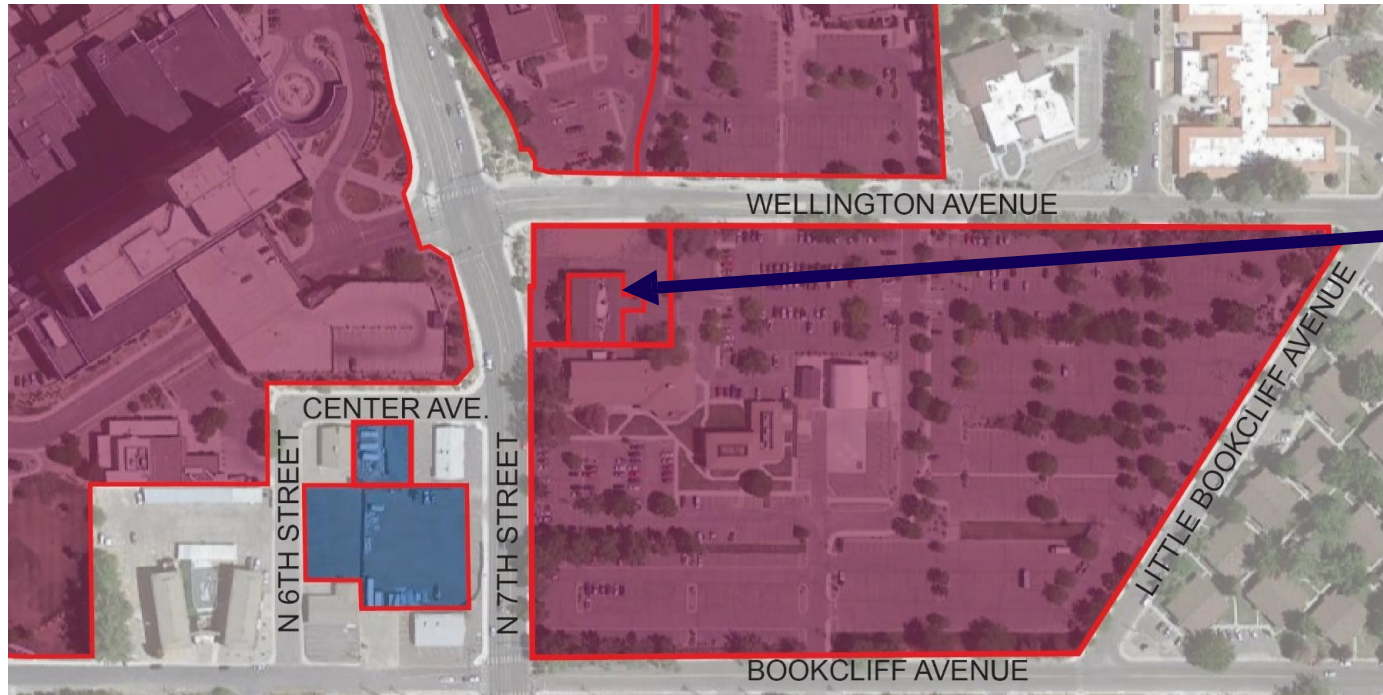
REZONE



Current Campus PD Zone



Rezone to PD Zone



Steps for 2352 N. 7th property:

Rezone to PD

Demolish existing building

Create surface parking

Thank You!

Questions?





Grand Junction Planning Commission

Regular Session

Item #3.

Meeting Date: May 9, 2023

Presented By: Nicole Galehouse, Principal Planner

Department: Community Development

Submitted By: Nicole Galehouse, Principal Planner

Information

SUBJECT:

Consider a request by St Mary's Medical Center to rezone 6 properties totaling 0.68 +/- acres, from B-1 (Neighborhood Business) zone district to a PD (Planned Development) zone district to be incorporated into the St. Mary's Planned Development.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Intermountain Health is requesting a rezone to PD (Planned Development; Facilities Master Plan) for approximately 0.68 acres of land located at the northeast corner of Wellington Ave and N 7th St. The subject property is part of the overall St. Mary's hospital campus and is being added into the Master Plan with the 2023 update (see City File No. FMP-2023-60). The zone district of PD is consistent with the Commercial Land Use category of the Comprehensive Plan.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicants are requesting a zone district of PD (Planned Development; Facilities Master Plan). The property is currently zoned as B-1 (Neighborhood Business). The proposed zone district of PD is consistent with the Commercial Land Use category of the Comprehensive Plan.

Development surrounding is zoned PD as part of the St. Mary's hospital campus, with some B-1 properties to the southwest. The subject property and all surrounding properties have a Land Use designation of Commercial that turn into varying densities of residential as it moves out.

The property is located within Tier 1 on the Intensification and Growth Tiers Map of the Comprehensive Plan, supporting the request to intensify land use through redevelopment in this area. The “Commercial” land use designation within this category is implemented through zone districts which provide for concentrated areas of retail, services, and employment that support both City residents and those in the surrounding region.

A PD zone district requires an Outline Development Plan, which is design to coordinate improvements within and among parcels, sections, and/or phases of a development. For the St. Mary’s hospital campus, the Facilities Master Plan serves as the Outline Development Plan. The subject property is part of the overall St. Mary’s hospital campus and is being added into the Master Plan with the 2023 update (see City File No. FMP-2023-60).

In addition to the PD zoning requested by the petitioner, the following zone districts would also be consistent with the proposed Comprehensive Plan designation of Commercial:

- a. M-U (Mixed Use)
- b. BP (Business Park)
- c. I-O (Industrial/Office Park)
- d. C-1 (Light Commercial)
- e. C-2 (General Commercial)
- f. Mixed Use Residential (MXR-8)
- g. Mixed Use General (MXG-3, 5, 8)
- h. Mixed Use Shopfront (MXS-3, 5, 8)
- i. Mixed Use Opportunity Corridors

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held in person at the Double Tree Hotel on Thursday, November 14, 2022, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The applicant and their representative were in attendance, along with a representative from City staff and approximately 6 neighbors. The owner’s representative provided an overview of the St. Mary’s master plan along with a summary of the proposed rezone request. Most of the questions were focused on operations of St. Mary’s, with only one question asking for clarification on what the rezone request was.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property was posted with a new application sign on April 28, 2023. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on April 27, 2023. The notice of this public hearing was published April 30, 2023 in the Grand Junction Daily Sentinel.

Other Notification:

Public comment was also received in an online hearing between May 2, 2023 and May 8, 2023 through the GJSpeaks platform.

ANALYSIS

The criteria for review are set forth in Section 21.02.140 (a) of the Zoning and Development Code, which provides that the City may rezone property if the proposed changes are consistent with the vision, goals, and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

- (1) Subsequent events have invalidated the original premises and findings; and/or

The 2010 Comprehensive Plan identified the subject property as Business Park Mixed Use, which identified the B-1 zone district as an applicable zone. During the 2020 One Grand Junction process, the land use designation on the property was changed to Commercial, which does not include the B-1 as an implementing zone district. The proposed rezone to PD implements the Commercial land use while maintaining the ability of the St. Mary's campus to continue to grow in a uniform manner. This supports the Comprehensive Plan goals surrounding employment centers. Staff finds this criterion has been met.

- (2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The character or condition of the area has not changed much over the past several decades. The majority of the residential neighborhoods in the vicinity, south of Patterson, were established around 1950, as was the original St. Mary's campus. Neighborhoods north of Patterson Rd were developed in the 1960s – 1980s. Much of the growth that has occurred since then has been expansion on the St. Mary's campus. Overall, the general character of the area has been stable for decades, so Staff finds that there have not been significant changes and this criterion has not been met.

- (3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Existing public and community facilities and services are available site. The property has access from Patterson Rd, Wellington Ave, and N 7th St. Every five years as part of the Facilities Master Plan, it is determined any proposed changes to the campus trigger a traffic analysis, providing continued oversight into the conditions. Sanitary sewer, domestic water service, and Xcel energy service are currently serving the existing building on-site. St. Mary's Medical Center itself serves the community by providing health care services, including a 24-hour emergency room & medical air transport services.

Staff has found the public and community facilities are adequate to serve the type and scope of the proposed PD land uses, therefore Staff have found this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

The Planned Development zone district is an anomaly in comparison to other zone districts in that it both represents them and provides for unique standards to fit the proposed use. There is not a necessary supply of this zoning designation; rather, it provides opportunity where standard zone districts do not provide desired development regulations. Staff finds that this criterion has not been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

As mentioned in Criterion 3 above, St. Mary's provides a significant public benefit by providing critical healthcare services. The rezone of this property and incorporation into the St. Mary's campus will further their ability to continue to provide this service. Therefore, Staff finds that this criterion has been met.

In addition to the above criteria, the City may rezone property if the proposed changes are consistent with the vision, goals, and policies of the Comprehensive Plan. The following provides an analysis of relevant sections of the Comprehensive Plan that support this request.

Implementing the Comprehensive Plan. The following narrative evaluates the proposed rezone to PD (Planned Development; Facilities Master Plan) against the principles, goals, and policies of the Comprehensive Plan:

- Land Use Plan: Relationship to Existing Zoning
Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation. As a guide to future zoning changes, the Comprehensive Plan states that requests for zoning changes are required to implement the Comprehensive Plan.

The 2020 Comprehensive Plan provides the subject property with a land use designation of Commercial. As outlined in the background section of this staff report, the PD zone district implements the Commercial designation.

- Plan Principle 2: Resilient and Diverse Economy
Where We are Today (and Where We are Going) – The City of Grand Junction has worked hard over the years to provide a stronger, more diverse economic base following the job losses from the Great Recession. This diversity has hinged on successful partnerships and fostering a trained and skilled workforce. Healthcare, along with manufacturing, has been an industry that continues to see constant growth. Over the next 20 years, the City will capitalize on the success it's seen and encourage innovative growth.

How We Will Get There – The goals and strategies surrounding a resilient economy focus on strategies to promote new growth in innovative industries as well as strengthening the existing sectors that are successful. One such goal is to support the workforce around it, part of which is ensuring that there are sufficient services and amenities to attract new workers. As part of the St. Mary's Master Plan, the proposed rezone will support the strength of healthcare, which is a critical service in the community, especially as the regional center between Denver and Salt Lake City.

- Plan Principle 3: Responsible and Managed Growth
Where We are Today (and Where We are Going) – The One Grand Junction Comprehensive Plan raises concerns about an increasing population that may be outpacing available services. The focus on growth has been infill and redevelopment that take advantage of existing infrastructure. Future growth will need to minimize leap-frog development and prioritize infill.

How We Will Get There – Responsible and managed growth requires that growth occur where infrastructure already exists. The strategies in this Principle encourage leveraging underutilized properties and evaluating parking to align with the land use and intensity of development. The proposed rezone intends repurpose an existing space within the campus and provide zoning that will allow for it to grow and change alongside hospital demands.

- Plan Principle 10: Safe, Healthy, and Inclusive Community
Given the relative isolation of communities on the western slope, Grand Junction has advantages in terms of public health and access to care. In order for this to continue, special care will be required to ensure that this can be maintained. The Comprehensive Plan promotes health and wellness through access to services.
- Intensification and Tiered Growth Plan
Tier 1: Urban Infill – Tier 2 is intended to apply to areas where urban services already exist and focuses on intensifying commercial areas through infill and redevelopment. The subject property has all urban services available to it. The demolition of the existing structures allows for additional parking on the hospital campus in the immediate future but also creates opportunity for redevelopment long-term in accordance with the St. Mary's Master Plan.
- Chapter 4: Area Specific Policies
Employment Centers – St. Mary's Medical Center is considered to be an employment center per the Comprehensive Plan, supporting a wide range of employment opportunities. Development in employment centers should consider circulation and access, building form and character, streetscape, and relationship to surrounding areas. The proposed rezone does not propose any immediate construction, however all future development on the site will consider these factors, which are outlined in depth in the St. Mary's Master Plan.

In addition to the standard review criteria for a request to rezone, a request to rezone to

PD requires an Outline Development Plan (ODP). Section 21.02.150(b)(2) of the Zoning and Development Code sets out the criteria for an ODP. For the St. Mary's Medical Complex, the Master Plan serves as the ODP. The ODP must comply with all of the following criteria:

(i) The Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies;

The previous section identifies how the proposed rezone is consistent with the Comprehensive Plan.

(ii) The rezoning criteria provided in GJMC 21.02.140;

The rezoning criteria are analyzed in a previous section of this staff report.

(iii) The planned development requirements of Chapter 21.05 GJMC;

GJMC Section 21.05.040 sets out development standards for a Planned Development, which include nonresidential and/or mixed use intensity, minimum district size, development standards, and deviations. The proposed rezone is not requesting any amendments to the already-established guidelines in the St. Mary's Master Plan.

(iv) The applicable corridor guidelines and other overlay districts in GJMC Titles 23, 24 and 25;

The subject property is not located in any corridor or other overlay district.

(v) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development;

The property is currently served by all necessary public facilities.

(vi) Adequate circulation and access shall be provided to serve all development pods/areas to be developed;

As identified in the St. Mary's 2023 Master Plan, the applicant intends to demolish the existing structure on the site and use the area for the immediate future as a surface parking lot. The property has sufficient access and adequate circulation as it currently sits. Any modifications to the circulation and access must be in compliance with the Master Plan.

(vii) Appropriate screening and buffering of adjacent property and uses shall be provided;

Screening and buffering of the site at time of development will be in compliance with the Master Plan, the default zone district, and the Zoning & Development code.

(viii) An appropriate range of density for the entire property or for each development pod/area to be developed;

No density or other vertical construction is proposed for this portion of the development.

(ix) An appropriate set of “default” or minimum standards for the entire property or for each development pod/area to be developed; and

The Applicant is requesting the rezone to PD to achieve a uniform Planned Development zone classification for the St. Mary’s Hospital campus in accordance with the approved Master Plan. The Applicant is not proposing any new building construction on the subject property other than the construction of an additional parking lot for the hospital. All required setback standards will be adhered to, if applicable, therefore the proposed development complies with this standard.

(x) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

The Applicant is proposing to develop the new parking lot within the near future or as allowed within the perimeters of Master Plan which, upon approval, will be valid until June 21, 2028. Staff find this development schedule to be appropriate for the proposed request.

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the St. Mary’s Wellington & 7th Rezone, RZN-2023-70 request for the property located at northeast corner of Wellington Ave and N 7th St from B-1 (Neighborhood Business) to a PD (Planned Development), the following findings of facts have been made:

- 1) The request has met one or more of the criteria in Section 21.02.140 of the Zoning and Development Code.
- 2) The request is consistent with the vision (intent), goals, and policies of the Comprehensive Plan.

Therefore, Staff recommends approval of the request with the following condition:

- 1) The St. Mary’s 2023 Master Plan must be approved by City Council before the requested rezone may be approved.

SUGGESTED MOTION:

Mr. Chairman, on the Rezone request from an B-1 (Neighborhood Business) zone district to a PD (Planned Development) zone district for 0.68 acres located at the northeast corner of Wellington Ave and N 7th St, City file number RZN-2023-70, I move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact and condition as listed in the staff report.

Attachments

1. St. Mary's Rezone Development Application St. Marys
2. St. Mary's Rezone Site Maps & Photos
3. St. Marys Neighborhood Meeting Summary
4. Ord. No. 3992 - St. Mary's Master Plan 2005 & Re-Establishment of PD Zoning

5. St. Mary's Draft Ordinance

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: rezone

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation

Existing Zoning

Proposed Land Use Designation

Proposed Zoning

Property Information

Site Location:

Site Acreage:

Site Tax No(s):

Site Zoning:

Project Description:

Property Owner Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Applicant Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

Representative Information

Name:

Street Address:

City/State/Zip:

Business Phone #:

E-Mail:

Fax #:

Contact Person:

Contact Phone #:

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application



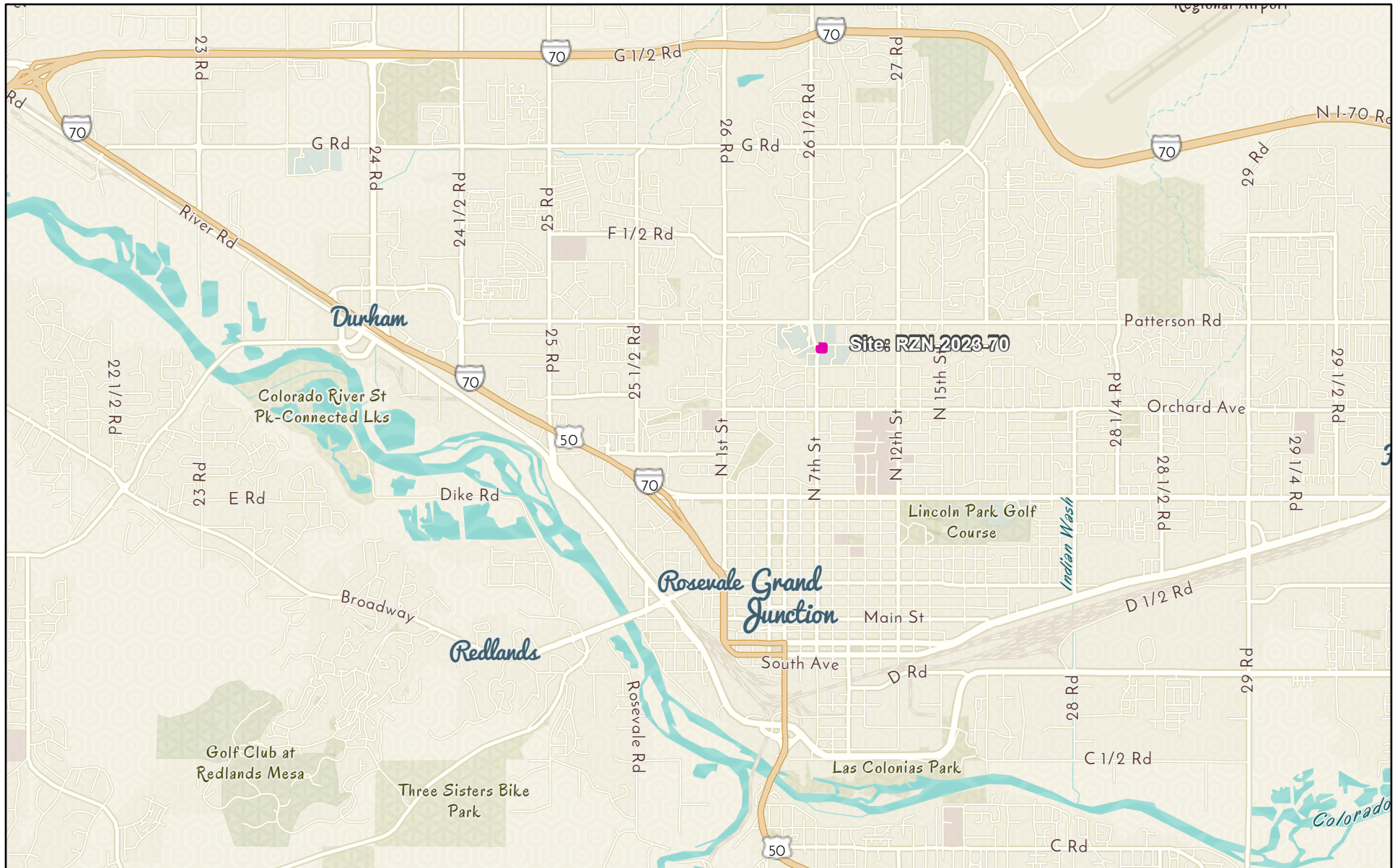
Date

Signature of Legal Property Owner

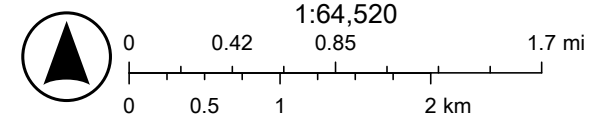


Date

St. Mary's Wellington & 7th Rezone

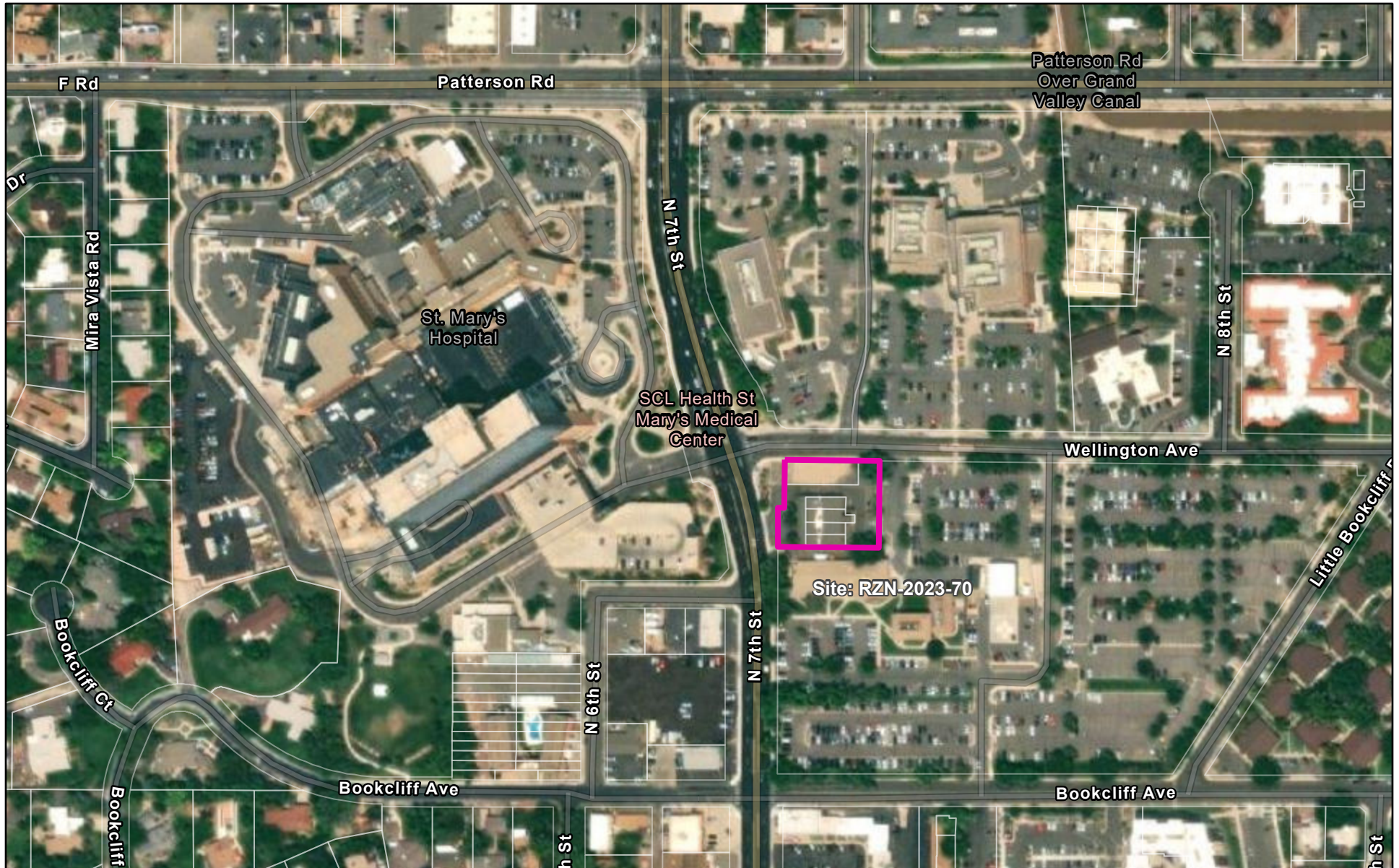


5/1/2023

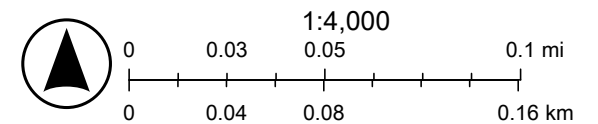


City of Grand Junction, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

St. Mary's Wellington & 7th Rezone - Site Map

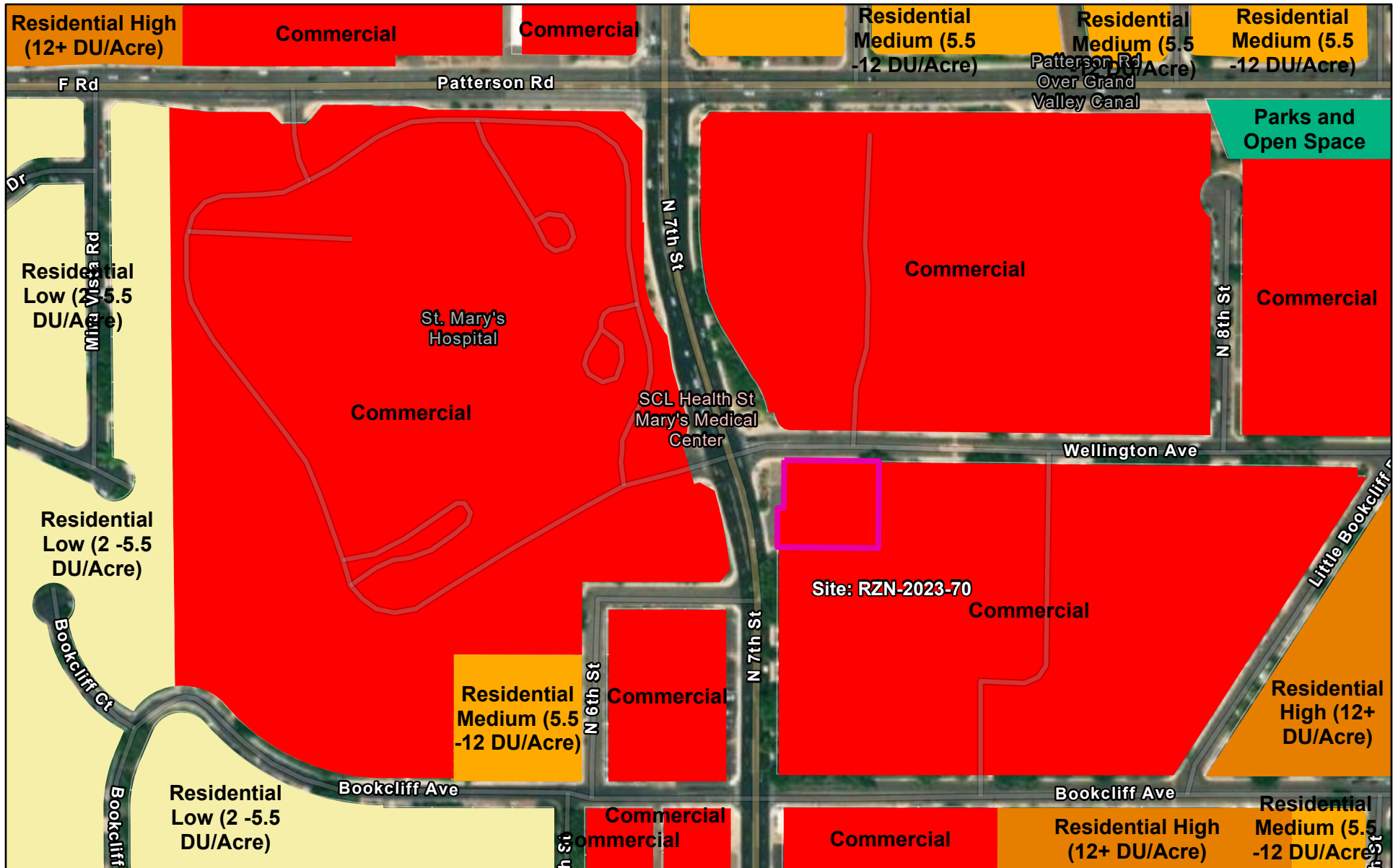


5/1/2023



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St. Mary's Wellington & 7th Rezone - Land Use



5/1/2023

Development Hub - Future Land Use

Residential Low (2 -5.5 DU/Acre)

Residential Medium (5.5 -12 DU/Acre)

Residential High (12+ DU/Acre)

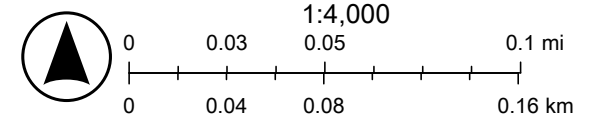
Commercial

Parks and Open Space

Parcels

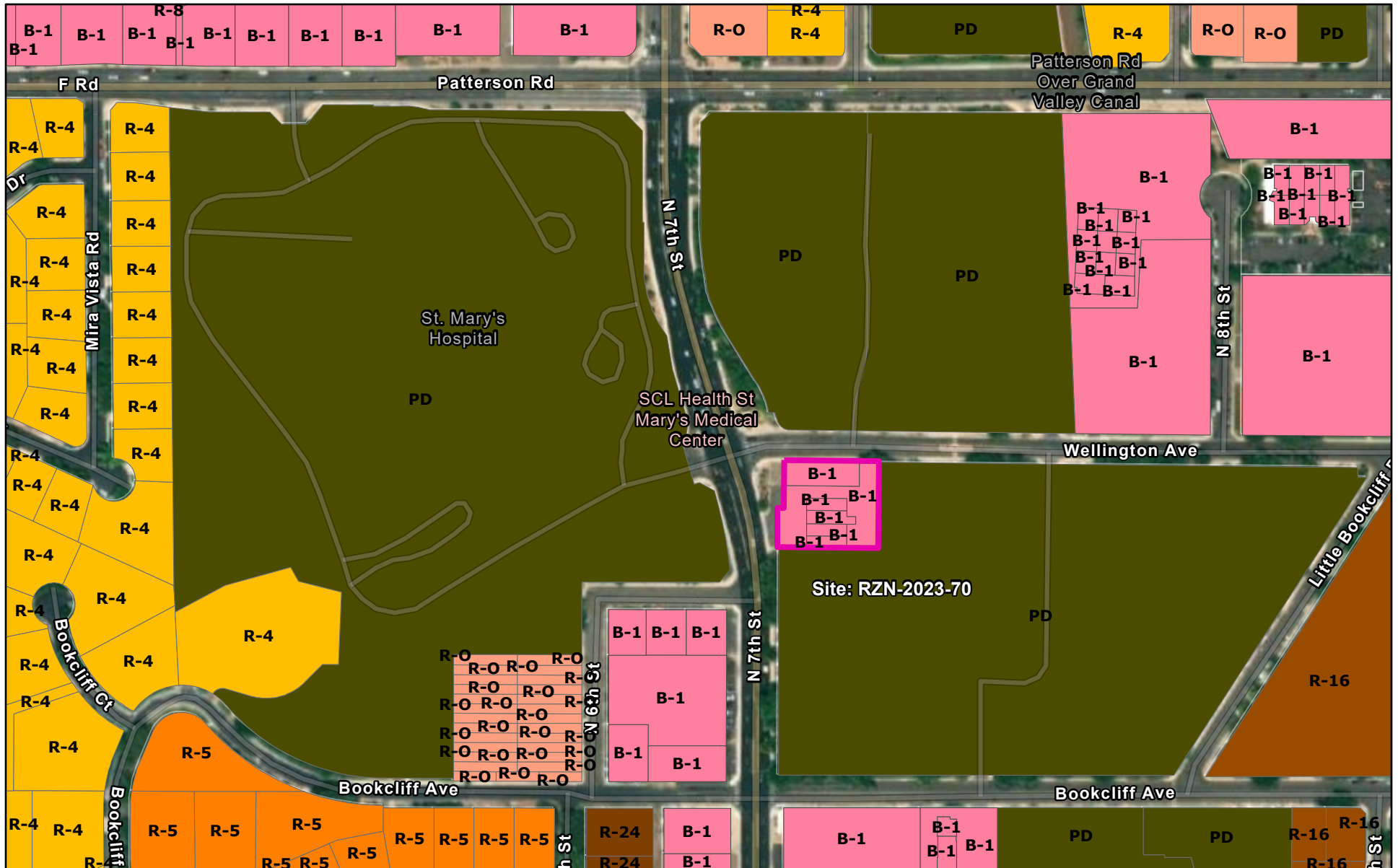
World Imagery

Low Resolution 15m Imagery



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St. Mary's Wellington & 7th Rezone - Zoning



5/1/2023

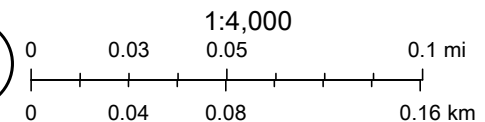
Development Hub - Zoning Districts

 R-8 (5.5-8 units/acre)	 PD (Planned Development)
 R-4 (2-4 units/acre)	 R-O (Residential Office)
 R-5 (2-5.5 units/acre)	 B-1 (Neighborhood Business)
 R-16 (12-16 units/acre)	
 R-24 (16-24 units/acre)	

Parcels

World Imagery

Low Resolution 15m Imagery



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View of the subject property
looking south from Wellington
Ave



View of the subject property
looking east from N 7th St

Neighborhood Meeting Notes

November 14, 2022, 5:30 PM

A neighborhood meeting was held on November 14, 2022, in a presentational setting at Double Tree Hotel located at 743 Horizon Drive, Grand Junction, Colorado. St. Mary's Medical Center mailed out approximately 210 invitations and attendance was light. We expect the low turnout as compared to the 2017 meeting was due to the explanation in the neighborhood letter that all projects were to be internal over the next 5 years. The letter (included in this appendix) was part of the announcement for the meeting. Five years ago, the well-attended meeting focused on parking in the neighborhoods and the building expansions, so construction issues were discussed as well. There were representatives from the hospital staff, the city, and the consultant team also present. The format was a PowerPoint presentation that followed the outline of St Mary's Healthcare background, April 2022 merger with Intermountain Healthcare, the history, and the purpose of the 5-year master plan, a summary of the 2017 projects, and an introduction of the 2023 projects. A discussion of the rezone for the recently acquired property was also included in the discussions, as well as next steps. It was then opened for questions.

Copies of the invitation letter, presentation, attendance sheets, and neighborhood comments are included within this appendix. The following are some additional general comments/questions that were discussed at the open comment session with the responses after.

Responses from questions raised during the Neighborhood Meeting include those listed below related to the Master Plan and the rezoning. Some additional questions were specific to the hospital in general and are also listed below.

Question: What is an EP Cath Lab?

Answer: Dan gave a summary of the procedure. Electro-physiology (EP).

Question: Will all three building be demolitions at the same time? Do you have a vision of what is going on in the space where the buildings for demolition are?

Answer: Not any specific demolition plans currently. The real money is towards hospital improvements.

Question: What is the rezoning area going from and to?

Answer: Neighborhood Business to PD- Planned Development, the same as the hospital.

Question: Timeline on the application? Starting next month, minimum of 4 to 5 months.

Answer: Applications will be submitted in December time frame and be a minimum of 4-5 months.

A public hearing and notices will be sent to everyone via post cards for Planning and city council meetings.

Question: What are the orange/yellow residential buildings? Aren't people living there now? Will you guys leave those as residential?

Answer: They were purchased for nuns (up until last year they lived there. Now its temporary housing for new physicians, so still residential and all residential zoned properties to remain residential.

Question: What is going on with Rose Hill House?

Answer: Dan clarified that it is for temporary housing of patient's families.

Question: What is planned for life center?

Answer: No Plans to move off Life Center Campus in this 5-year cycle.

Question: What is the story with the little ATM lot?

Answer: We purchased it because we needed the parking. No plans to change.

Question: What is the green one (parcel)? Do you have any plans for that?

Answer: Its zoned Residential office but is currently parking. We have no plans to change.

Question: Farrell Building, they are the HR buildings?

Answer: HR has now all been moved to the hospital.

Question: Is 2323 still planned for construction staging?

Answer: 2323 has been used for construction staging and will continue to be the staging location.

Question: Why is Bloomin' Babies not shown on this map, I thought SCL bought that?

Answer: This property is leased not owned by SCL.

Question: Do know when the Bloomin Babies lease expires?

Answer: Lease is up in 2024, no plan to move them at the moment.

Question: Do you know how many babies are born there? How many in your main hospital?

Answer: 200 births there per year there. The Hospital does about 1200 births per year.

Question: With the births that happen at Bloomin Babies, do they just go home after birth?

Answer: Yes, if there is reason they will be transported to the hospital or NICU, but otherwise they go home from there.

Question: Are there plans to buy more condominiums in those other buildings? The condo offices are those just one offs or are they to be consolidated?

Answer: No plans to purchase more, in fact one of the practices is up for sale.

Question: Who lives in 510 Bookcliff?

Answer: It is used primarily for Executive housing and recruiting (COO and Executive Officer).

Question: What is the plan for the buildings being demolished?

Answer: Buildings may be vacant while awaiting demolition, but the lots will be used for parking.

Question: Didn't Hilltop have their pool in that building? Like a therapy pool?

Answer: yes, it has a pool.

Question: Is the Hilltop pool closed?

Answer: Yes, the Hilltop pool was closed.

Question: You do not actually own the Marillac Clinic?

Answer: No, we do own that one.

Meeting closed with Dan reminding everyone that his email is on the letter that got sent out and they can reach out with any further questions. He reminded them that he would send the presentation out and that they would get another letter for the public hearings.

[illegible]

ORDINANCE NO. 3992

**AN ORDINANCE APPROVING MASTER PLAN 2005 FOR ST. MARY'S HOSPITAL
AND ENVIRONS LOCATED AT 2635 NORTH 7th STREET
AND RE-ESTABLISHING STANDARDS FOR THE PLANNED DEVELOPMENT (PD)
ZONE DISTRICT FOR PROPERTY OWNED BY
ST. MARY'S HOSPITAL**

RECITALS.

St. Mary's Hospital has submitted to the City, Master Plan 2005 for the development of the hospital and the lands near to it that are dedicated to the provision of patient services.

Master Plan 2005 details the construction of the Century Project, a 12-story 440,000 sq. ft. hospital building addition and associated remodeling and ancillary development that are tied to the Century Project for the betterment of the hospital and community.

The Institutional and Civic Facility Master Plan process as defined in Section 2.20 of the Zoning and Development Code provides an opportunity for the early review of major institutional and civic facilities that provide a needed service to the community. In accordance with this section of the Code, Master Plans such as that advanced by St. Mary's are now specifically encouraged and recognized as important planning tools. In this case the adopted plan as it is amended over time will be a guiding document on which both the community and the hospital can rely for many years to come.

In 2006, St. Mary's Hospital is celebrating 110 years of serving the health and medical needs of area residents and visitors. St. Mary's Hospital currently owns and consists of numerous properties that make up a total 53 acres. Not all properties that St. Mary's owns are currently zoned PD, Planned Development. This PD Ordinance is only in effect for properties owned by St. Mary's Hospital that are currently zoned PD, Planned Development.

This PD Ordinance will re-establish the default zoning district, B-1, Neighborhood Business, including uses and deviations from the bulk standards.

Adoption of this Ordinance will supersede Ordinance No. 3888.

On the 24th day of October, 2006, the Grand Junction Planning Commission reviewed the planning staff's recommendation and determined that Master Plan 2005 for St. Mary's Hospital and its environs complies with the provisions of the Growth Plan, Section 2.20 of the Zoning and Development Code, and other applicable legal requirements. After due consideration, the Planning Commission forwarded a recommendation to City Council to adopt Master Plan 2005 and PD Ordinance. The City Council finds that the request meets the goals and policies set forth in the Growth Plan and the requirements of the Zoning and Development Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT: Master Plan 2005 for St. Mary's Hospital is approved and

more particularly described in Community Development Department file ICM-2006-005. That the properties owned by St. Mary's Hospital that are currently zoned PD, Planned Development shall be consistent with the adopted Master Plan 2005 for St. Mary's Hospital and shall be subject to the following:

Allowed Uses:

Restricted to the uses allowed in the B-1 zone district with the following modification:

Hospital would be an Allowed use and not subject to a Conditional Use Permit.

Deviations from Bulk Standards:

Shall meet the bulk standards of the B-1 zone district with the following modifications:

1. Maximum Height shall not exceed 245'.
2. A Conditional Use Permit will not be required for buildings that exceed 30,000 sq. ft.

The underlying default zone shall be Neighborhood Business (B-1) with modifications to be approved with Preliminary Plans. Preliminary and Final Plans will be approved in accordance with Master Plan 2005 for St. Mary's Hospital.

Master Plan 2005 for St. Mary's Hospital shall be and remain valid to and through the year 2011.

All phases of the project shall be in conformance with the approved Master Plan 2005.

INTRODUCED on first reading on the 1st day of November, 2006 and ordered published.

ADOPTED on second reading this 15th day of November, 2006

ATTEST:

/s/: James J. Doody
President of Council

/s/: Juanita Peterson
Deputy City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. ____

AN ORDINANCE REZONING APPROXIMATELY 0.68 ACRES FROM B-1 (NEIGHBORHOOD BUSINESS) TO PD (PLANNED DEVELOPMENT) LOCATED AT 2352 & 2356 N 7TH STREET, AS PART OF THE ST. MARY'S MEDICAL CENTER, BY AMENDING ORDINANCE NO. 3992 TO INCLUDE THIS PROPERTY

Recitals:

The Sisters of Charity of Leavenworth Health Systems Inc. (aka St. Mary's Hospital), requests to rezone a 0.68-acre piece of property located at 2352 & 2356 N 7th Street from B-1 (Neighborhood Business) to PD (Planned Development) with a default zone of B-1 (Neighborhood Business).

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended approval of rezoning property located at 2352 & 2356 N 7th Street to the PD (Planned Development) zone district, and approving the outline development plan by amending Ordinance No. 3992 to include the parcel finding that the PD zone district and the ODP conform to and are consistent with the Comprehensive Plan Land Use Designation of Commercial, the Comprehensive Plan's goals and policies, and is generally compatible with land uses located in the surrounding areas.

After public notice and public hearing, the Grand Junction City Council finds Ordinance No. 3992 and that the PD (Planned Development) zone district and ODP are in conformance with at least one of the stated criteria in Section 21.02.140(a), all of the criteria in Section 21.02.150(b)(2) of the Grand Junction Zoning and Development Code, and is consistent with the vision, goals and policies of the Comprehensive Plan.

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

Ordinance 3992 is amended to include the following parcel with the addition to the ODP for the parcel.

The following property be zoned PD (Planned Development):

N 43FT OF W 150FT LOT 1 YOCUM SUB EXC W 12.47FT

and

UNIT A: A REPLAT OF 2352 NORTH 7TH PROFESSIONAL CONDO COMPLEX SEC 11 1S 1W B-2 P-78/80 RECP NO 1753066 DECL RECD B-1846 P-447/470 & AMENDED B-2224 P-943/947 MESA CO RECDS & AN UND 53 % INT IN COMMON ELEMENTS

and

UNIT B: A REPLAT OF 2352 NORTH 7TH PROFESSIONAL CONDO COMPLEX SEC 11 1S 1W B-2 P-78/80 RECP NO 1753066 DECL RECD B-1846 P-447 THRU 470 &

AMENDED B-2224 P-943/947 MESA CO RECDS & AN UND 26 % INT IN COMMON ELEMENTS

and

UNIT C: A REPLAT OF 2352 NORTH 7TH PROFESSIONAL CONDO COMPLEX SEC 11 1S 1W B-2 P-78/80 RECP NO 1753066 DESC RECD B-1846 P-447 THRU 470 & AMENDED B-2224 P-943/947 MESA CO RECDS & AN UND 10 % INT IN COMMON ELEMENTS

and

UNIT D: A REPLAT OF 2352 NORTH 7TH PROFESSIONAL CONDO COMPLEX SEC 11 1S 1W B-2 P-78/80 RECP NO 1753066 DECL RECD B-1846 P-447 THRU 470 & AMENDED B-2224 P-943/947 MESA CO RECDS & AN UND 11 % INT IN COMMON ELEMENTS

and

THE COMMON AREA: THE WEST 40 FEET OF THE EAST 150 FEET OF LOTS 1 AND 2 EXCEPT THE SOUTH 12 2/3 FEET OF LOT 2.,

THE WEST 150 FEET OF LOT 2 EXCEPT THE SOUTH 12 FEET 8 INCHES THEREOF, THE WEST 150 FEET OF LOT 1 EXCEPT THE WEST 12 47 FEET THEREOF DEEDED TO THE CITY OF GRANT JUNCTION, AND EXCEPT THE NORTH 43 FEET OF THE WEST 150 FEET OF SAID LOT 1

ALL IN YOCUM SUBDIVISION, SEC. 11, TIS, RJW, UTE, MER, MESA COUNTY, COLORADO.

Said parcels contain ± 0.6805 acres as described.

The default zone shall be B-1 (Neighborhood Business), with the property to be developed in accordance with the approved St. Mary's Master Plan.

Ordinance 3992 with this amendment shall remain in full force and effect.

Introduced for first reading on this ____ day of _____, 2023 and ordered published in pamphlet form.

PASSED and ADOPTED this _____ day of _____, 2023 and ordered published in pamphlet form.

ATTEST:

Amy Phillips
City Clerk

Anna Stout
President of City Council/Mayor



Grand Junction Planning Commission

Regular Session

Item #4.

Meeting Date: May 9, 2023

Presented By: Nicole Galehouse, Principal Planner

Department: Community Development

Submitted By: Nicole Galehouse, Principal Planner

Information

SUBJECT:

Consider a request by Grand Junction Venture LLC to zone 17.42 acres from County Residential Single Family – 4 (RSF-4) to R-8 (Residential – 8 dwelling units per acre) located at the northeast corner of 31 Rd and E ½ Rd.

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

The Applicant, Grand Junction Venture LLC is requesting a zone of annexation to R-8 (Residential 5.5 to 8 du/ac) for the Grand Valley Estates Annexation. The approximately 17.42-acres of land is located at the northeast corner of 31 Rd and E ½ Rd and borders on three sides a property owned by Mesa County that contains portions of the Lewis Wash. The subject property is located west of Long Park and is undeveloped.

The zone district of R-8 is consistent with the Residential Medium (5.5 to 12 du/ac) Land Use category of the Comprehensive Plan. The property was annexed on March 1, 2023. As part of the annexation, the applicant requested a zone district of R-12 (Residential – 12 du/ac). The zoning request was denied at the same hearing; the applicant has subsequently resubmitted a request for an R-8 zone district.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

The Applicants are requesting a zone district of R-8 (Residential – 8 du/ac). The property is currently zoned in the County as Residential Single Family – 4 (RSF-4). The proposed zone district of R-8 is consistent with the Residential Medium (5.5 to 12 du/ac) Land Use category of the Comprehensive Plan.

Development to the west and north of the subject property in the County are zoned RSF-4 and consist mostly of single-family residential lots averaging a density close to 2.6 dwelling units per acre. The property to the east is Long Park. Property to the south is split between County zoned RSF-4 and City zoned Light Commercial (C-1); all of the properties to the south have a Land Use designation of Commercial. Zoning will be considered in a future action by City Council and requires review and recommendation by the Planning Commission.

The annexation area has sewer service and all other urban amenities to the property. It is located within Tier 2 on the Intensification and Growth Tiers Map of the Comprehensive Plan. The goal to “encourage infill and redevelopment to leverage existing infrastructure” supports the Applicant’s request of a zone of annexation of R-8.

The R-8 zoning establishes densities between 5.5 and 8 dwelling units per acre. The R-8 requested zoning implements the Comprehensive Plan’s Residential Medium Land Use category. This land use designation was amended during the 2020 One Grand Junction Comprehensive Plan process, when the subject property was identified as being a location where increased density would be desired.

The purpose of the R-8 (Residential – 8 du/ac) zone district is to provide for medium-high density attached and detached dwellings, two-family dwelling and multifamily. R-8 is a transitional district between lower density single-family districts and higher density multifamily or business development. A mix of dwelling types is allowed in this district. This property is located in a transitional location between the commercial uses along the I-70B corridor and the residential neighborhoods on the west side of the Lewis Wash and 31 Road. The increased separation provided by the wash adds to the compatibility with surrounding zone districts.

In addition to the R-8 zoning requested by the petitioner, the following zone districts would also be consistent with the proposed Comprehensive Plan designation of Residential Medium (5.5 to 12 du/ac).

- a. R-12 (Residential – 12 du/ac)
- b. CSR (Community Services and Recreation)
- c. Mixed Use Residential (MXR-3)
- d. Mixed Use General (MXG)
- e. Mixed Use Shopfront (MXS)

NOTIFICATION REQUIREMENTS

A Neighborhood Meeting regarding the proposed rezone request was held via Zoom on Thursday, March 30, 2023, in accordance with Section 21.02.080 (e) of the Zoning and Development Code. The applicant’s representative was in attendance, along with representatives from City staff and approximately 17 neighbors. The owner’s representative provided an overview of the revised rezone request. Neighbors in attendance voiced a desire to reduce the land use designation to low density residential. There was a lot of concern voiced about the unknowns of the final

development product; it was explained that these factors would be thoroughly vetted during the development review process. Specific concerns mentioned were traffic impacts on E ½ Rd, connection and alignment of 31 Rd, capacity of the water system, and the floodplain.

Notice was completed consistent with the provisions in Section 21.02.080 (g) of the Zoning and Development Code. The subject property has retained a public notice sign since January 4, 2023, during the initial hearing process. Mailed notice of the public hearings before Planning Commission and City Council in the form of notification cards was sent to surrounding property owners within 500 feet of the subject property on April 27, 2023. The notice of this public hearing was published April 30, 2023 in the Grand Junction Daily Sentinel.

Other Notification:

Public comment was also received in an online hearing between May 2, 2023 and May 8, 2023 through the GJSpeaks platform.

ANALYSIS

The criteria for review are set forth in Section 21.02.140 (a) of the Zoning and Development Code, which provides that the City may rezone property if the proposed changes are consistent with the vision, goals, and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

- (1) Subsequent events have invalidated the original premises and findings; and/or

The subject property was annexed into City limits on March 1, 2023. According to Colorado Statutes Section 31-12-115 requires that once a property is annexed into a municipality, it must be brought under the zoning map within 90 days of the effective date of the annexation ordinance. The ordinance annexing the subject property became effective on April 2, 2023, which creates a deadline of July 1, 2023. The annexation of the property creates a subsequent event that invalidated the original premises of a county zoning designation.

In addition, during the 2020 One Grand Junction process, the land use designation on the property was changed from Residential Medium Low (2 – 4 du/ac) to Residential Medium (5.5 – 12 du/ac). Annexations into the City must be zoned in compliance with the adopted Comprehensive Plan. The requested zoning of R-8 both implements the Residential Medium land use designation and is consistent with the intent of the land use change to increase density. Staff finds this criterion has been met.

- (2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

The character or condition of the area has not changed much over the past several decades. The majority of the residential neighborhoods in the vicinity were

established between the mid-1980s and the early 2000s. Long Park was built in 2007 and the first commercial development to the south was constructed in 2009. Staff finds that there have not been significant changes and this criterion has not been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Existing public and community facilities and services are available to the annexation and are sufficient to serve land uses associated with the proposed R-8 zone district when developed. The property has access from E ½ Road and will construct additional improvements with any further development on the site. Sanitary sewer located within the right-of-way is already available to the site. Domestic water service is available through a Clifton Water District water line to the site in E ½ Road and the area can be served by Xcel Energy for electricity and natural gas.

To the west just over one mile is Fruitvale Elementary School. Both Grand Mesa Middle School and Central High School are under 1/3-mile east of the site. The site is located just north of the I-70B corridor, with shopping available in the Clifton commercial district under a mile away. The property is located within the Clifton Fire District, with the closest station located at 3254 F Road, approximately 1.5 miles from the property.

Staff has found the public and community facilities are adequate to serve the type and scope of the residential land use proposed at the R-8 densities, therefore staff have found this criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

The subject property and surrounding area are designated on the Comprehensive Plan Land Use Map as Residential Medium (5.5 to 12 du/ac). The proposed zoning designation of R-8 meets the intent of achieving the minimum and desired density for the property with this request, to develop at the low end of the Residential Medium land use category. The closest properties within City limits are across E ½ Road, which are zoned C-1, and to the west of those are properties zoned R-4. For unincorporated areas of the neighborhood, Mesa County has zoned the majority of the area Residential Single Family – 4 (RSF-4) with a few properties having a Residential Office (R-O) or (Planned Unit Development (PUD) zone. The County portions of the neighborhood are largely built out as low density residential, park, and educational facilities. The Land Use Map defines the immediate properties to the north of the site, between the Lewis Wash, F Rd, and Long Park, as Residential Medium and the area south of E 1/2 Road as Commercial. With most of the area being already developed at lower densities or reserved for commercial, civic, and institutional uses, there is a need for the middle-density housing that the R-8 zone district provides. Staff finds that this criterion has been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

As the property has already been annexed into the City, zoning of it will create available land within the City limits for growth and helps fill in the patchwork of unincorporated and/or urban area that is adjacent to the City limits. The requested zone district provides housing within a range of density that has been defined as urban densities in the 2020 One Grand Junction Comprehensive Plan and is consistent with the needs of the community. This principle is supported and encouraged by the Comprehensive Plan and furthers the plan's goal of promoting a diverse supply of housing types that meet the needs of all ages, abilities, and incomes identified in Plan Principle 5: Strong Neighborhoods and Housing Choice, Chapter 2 of the Comprehensive Plan. Therefore, Staff finds that this criterion has been met.

In addition to the above criteria, the City may rezone property if the proposed changes are consistent with the vision, goals, and policies of the Comprehensive Plan. The following provides an analysis of relevant sections of the Comprehensive Plan that support this request.

Implementing the Comprehensive Plan. The following narrative evaluates the proposed rezone to R-8 (Residential – 8 du/ac) against the principles, goals, and policies of the Comprehensive Plan:

- Land Use Plan: *Relationship to Existing Zoning*
Requests to rezone properties should be considered based on the Implementing Zone Districts assigned to each Land Use Designation. As a guide to future zoning changes, the Comprehensive Plan states that requests for zoning changes are required to implement the Comprehensive Plan.

The 2020 Comprehensive Plan provides the subject property with a land use designation of Residential Medium. As outlined in the background section of this staff report, the R-8 zone district implements the Residential Medium designation.

- Plan Principle 1: Collective Identity
Where We are Going – The narrative associated with the future of the City's identity has a strong focus on retaining character as growth continues. It's important to respect what is existing and ensure maximum compatibility and appropriate transitions from areas with a history of suburban character to more dense urban settings.

The proposed rezone is close to the outside of the Urban Development Boundary. Properties to the north of F Rd (approximately 1/4 mile north of the subject property) and to the east of Long Park (approximately 1/8 mile east of the subject property) are outside of the City's Urban Development Boundary. There are

two residential zone districts, R-8 and R-12, which implement the Residential Medium land use designation. The R-8 request provides a greater range of flexibility to increase what compatibility could look like on this site, along with softer bulk standards, such as lower height limits and larger lot requirements. The R-8 zone district also allows for single-family dwellings, where the R-12 does not. The need for additional housing and growth in this area is clear, however the R-8 zone district provides a balance between the higher end of the density and maintaining the existing character of the neighborhood.

- Plan Principle 3: Responsible and Managed Growth
Where We are Today (and Where We are Going) – The One Grand Junction Comprehensive Plan raises concerns about a waning supply of attainable housing combined with limited supply of land that has existing infrastructure available. To move forward effectively and manage growth, priority has been placed on infill and redevelopment projects.
How We Will Get There – The goals and policies in this Principle address the manner in which growth must happen within the City. These include promoting a compact pattern of growth as well as encouraging infill development. The subject property is in an ideal location for both of these goals. It falls within the UDB, which is a tool to manage growth, drawing a line for where urban development will occur. The property is located in an area that is largely built-out, meaning that infrastructure is already existing and available to the site.
- Plan Principle 4: Strong Neighborhoods and Housing Choices
Where We are Today (and Where We are Going) – Housing within the City of Grand Junction is in crisis. The majority of the existing stock is single-family homes, with little of other product types. This principle outlines how in the decade preceding its adoption, the City saw an increase of over 70% in the cost of for-sale housing and more than 50% of renters are cost-burdened. To address these issues, more units are needed, and those units must be diverse. The development should be high quality, focusing on development near amenities and with high levels of walkability and bikeability. Neighborhoods should be strengthened not only through the creation of third places where people can interact, such as cafes, parks, trails, and restaurants, but also through diverse and interspersed housing options.
How We Will Get There – Since the adoption of the Comprehensive Plan approvals for multifamily developments have increased, with hundreds of apartment units being approved. However, the ‘missing middle’ housing type – duplexes, triplexes, townhomes, and other non-traditional multifamily products, have been pursued in insignificant quantities. The R-8 zone district allows for, but does not require, those housing options to be built. The 2020 One Grand Junction Comprehensive Plan encourages a variety of housing types, which can assist in increasing density while maintaining neighborhood character. The subject property provides an ideal location for increased density. The wash provides a natural buffer (approximately 200 ft when combined with the right-of-way) for the single-family neighborhoods to the east

while to the west there are many daily destinations within walking and biking distance, such as schools, a park, and a grocery store.

- Plan Principle 8: Resource & Stewardship

How We Will Get There – Part of properly managing the City's resources and being good stewards of the environment is to promote sustainable development. This can be done by maximizing existing infrastructure. The subject property is located along an improved right-of-way with existing water and sewer lines available to the site.

- Intensification and Tiered Growth Plan

Tier 2: Suburban Infill – Tier 2 is intended to apply to areas of the City that are urbanizing or close to areas that are urbanizing. Urban areas provide a density that includes more than just housing, including also roads, bridges, and other public amenities. The subject area has room for growth but provides a strong backbone of infrastructure to serve future growth. Development in this area is anticipated to “provide development opportunities while minimizing the impact on infrastructure and City services”. The County is in progress on improvements to E ½ Rd to increase the level of service and other infrastructure, such as water and sewer, is already available.

The need for housing in the City of Grand Junction is clearly outlined in the Comprehensive Plan. This need encompasses not only attainable housing but a variety of housing options, including those that could be provided through the requested rezone. The Comprehensive Plan designation of Residential Medium for the subject property indicates that any of the implementing zone districts (R-8, R-12, or CSR) will be “typically located in areas within walking distance of services and amenities and public transit” and will “provide housing near commercial and employment areas.”

RECOMMENDATION AND FINDINGS OF FACT

After reviewing the Grand Valley Estates Zone of Annexation, ANX-2022-478 request for the property located at northeast corner of 31 Rd and E ½ Rd from County Residential Single Family – 4 (RSF-4) to a City R-8 (Residential – 8 du/ac), the following findings of facts have been made:

1) The request has met one or more of the criteria in Section 21.02.140 of the Zoning and Development Code.

2) The request is consistent with the vision (intent), goals, and policies of the Comprehensive Plan.

Therefore, Staff recommends approval of the request.

SUGGESTED MOTION:

Mr. Chairman, on the Rezone request from a County RSF-4 (Residential Single Family – 4) zone district to a City R-8 (Residential – 8 du/ac) zone district for the property located at the northeast corner of 31 Rd and E ½ Rd, City file number ANX-2022-478, I

move that the Planning Commission forward a recommendation of approval to City Council with the findings of fact as listed in the staff report.

Attachments

1. Development Application
2. Site Maps and Photo
3. Neighborhood Meeting Summary
4. Zone of Annexation Ordinance - Grand Valley Estates
5. Applicant Presentation
6. Grand Valley Estates Narrative_5_2_23
7. Planning Commission Notes Scot

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Annexation/Zone of Annexation

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation: Residential Medium

Existing Zoning: RSF-4

Proposed Land Use Designation: Residential Medium

Proposed Zoning: R-8

Property Information

Site Location: NE Corner of E 1/2 Road and 31 Road

Site Acreage: 16.14 AC

Site Tax No(s): 2943-102-00-020

Site Zoning: RSF-4 (County)

Project Description: Annex into City of Grand Junction with R-8 Zone

Property Owner Information

Name: Grand Junction Venture LLC

Street Address: 18 Biltmore Estates

City/State/Zip: Phoenix, AZ 85016

Business Phone #: 847-502-3966

E-Mail: joe@metrowestdevelopment.

Fax #: n/a

Contact Person: Joe Gannett

Contact Phone #: 847-502-3966

Applicant Information

Name: _____

Street Address: _____

City/State/Zip: _____

Business Phone #: _____

E-Mail: _____

Fax #: _____

Contact Person: _____

Contact Phone #: _____

Representative Information

Name: Clearwell, PLLC

Street Address: 2135 Blake Blvd SE

City/State/Zip: Cedar Rapids, IA 52403

Business Phone #: 319-654-4911

E-Mail: jmailander@clearwelleng.com

Fax #: n/a

Contact Person: Joseph W Mailander

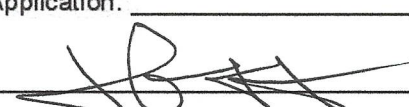
Contact Phone #: 319-654-4911

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

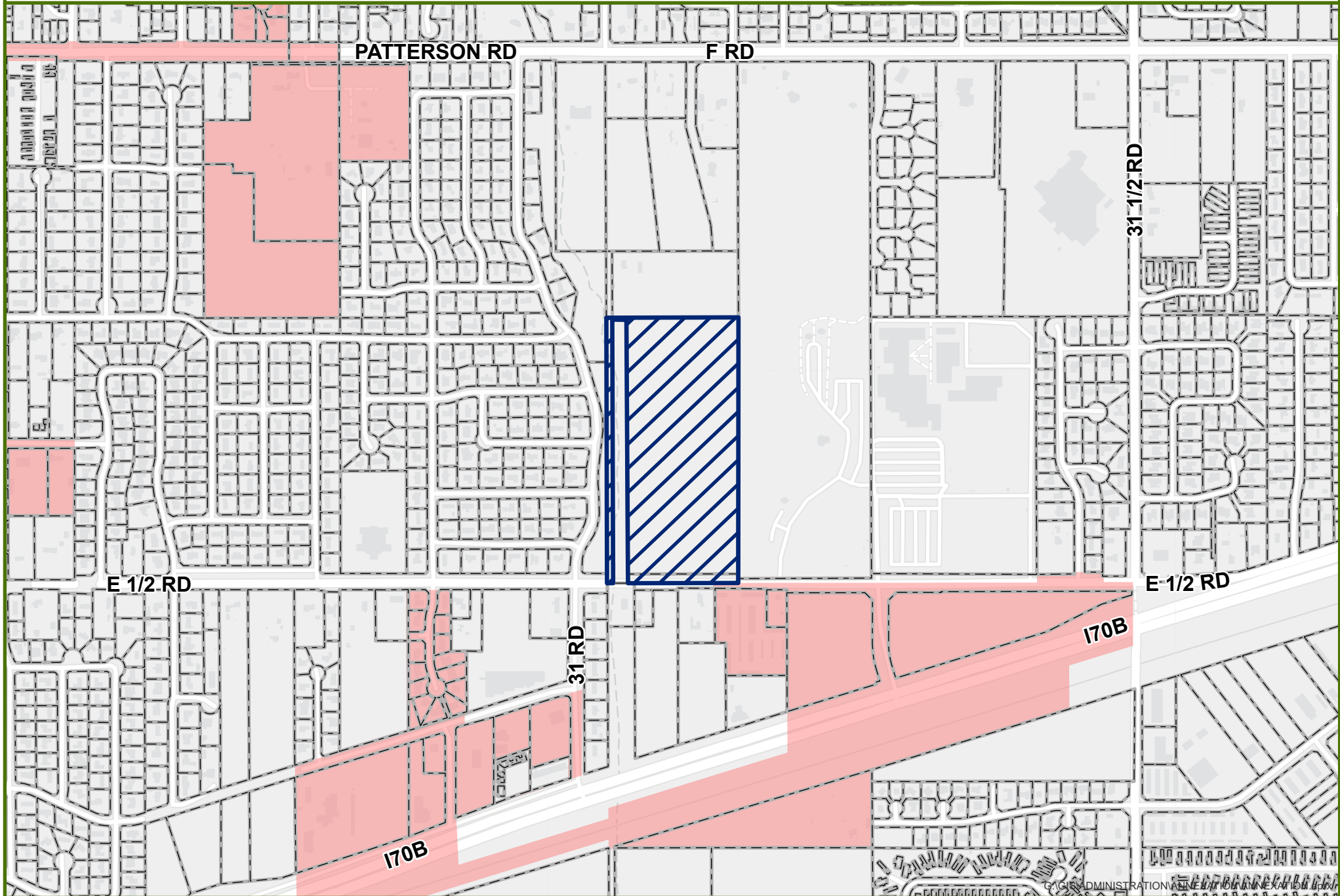
Signature of Person Completing the Application: _____

Date: _____

Signature of Legal Property Owner:  _____

Date: 5/13/22

GRAND VALLEY ESTATES ANNEXATION

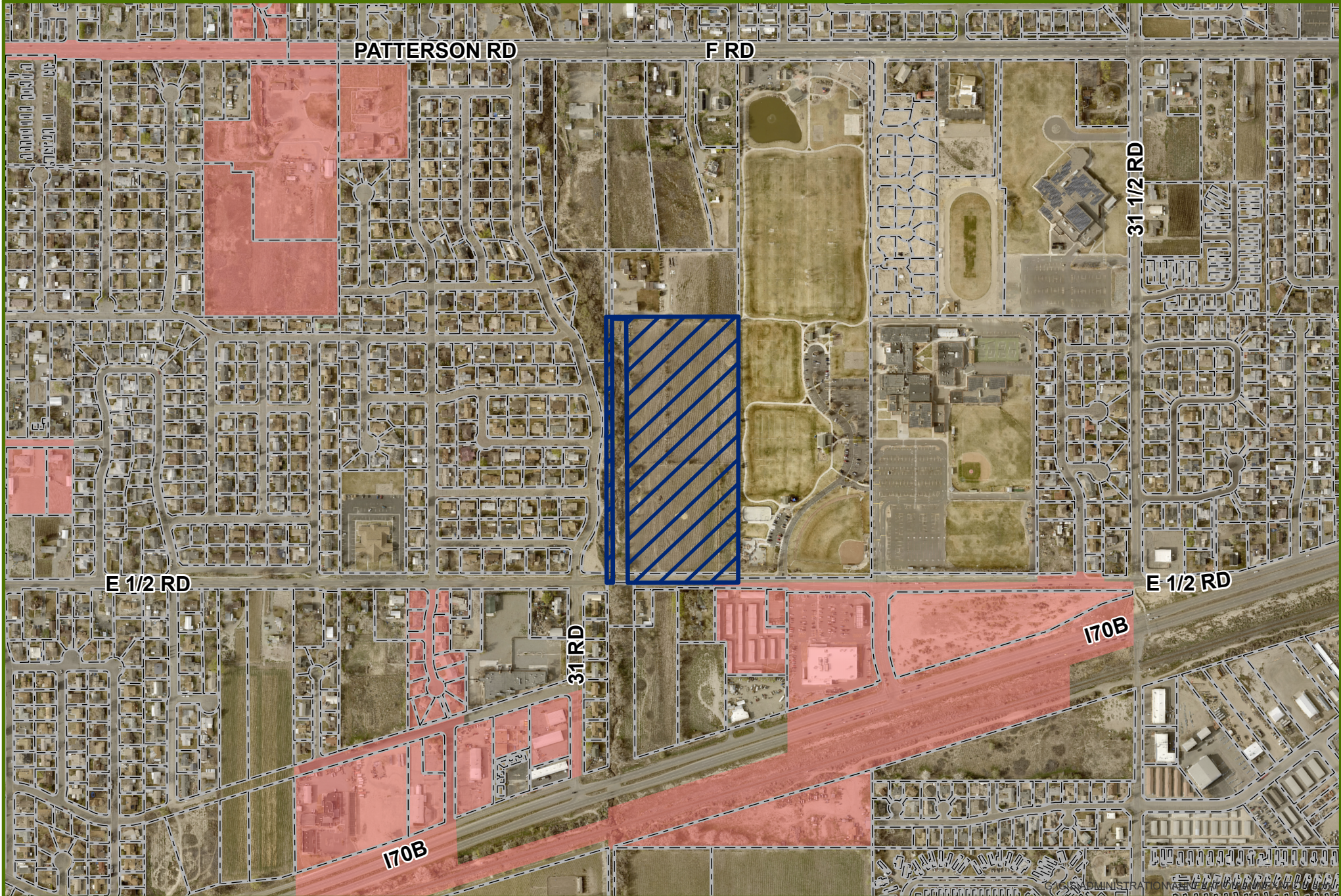


0 0.1 0.2 Miles

 Annexation

 City Limits

GRAND VALLEY ESTATES ANNEXATION

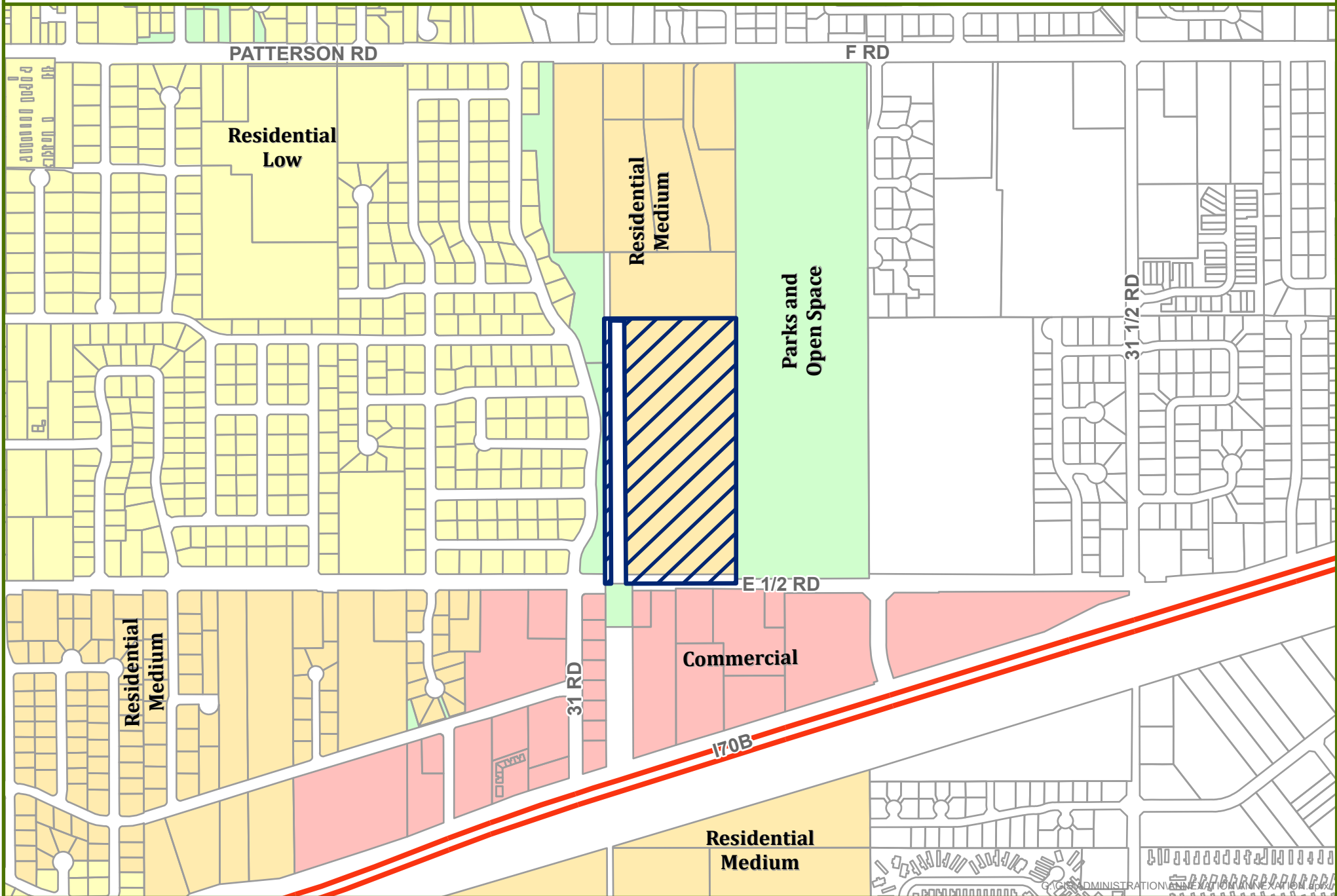


0 0.1 0.2 Miles

 Annexation

 City Limits

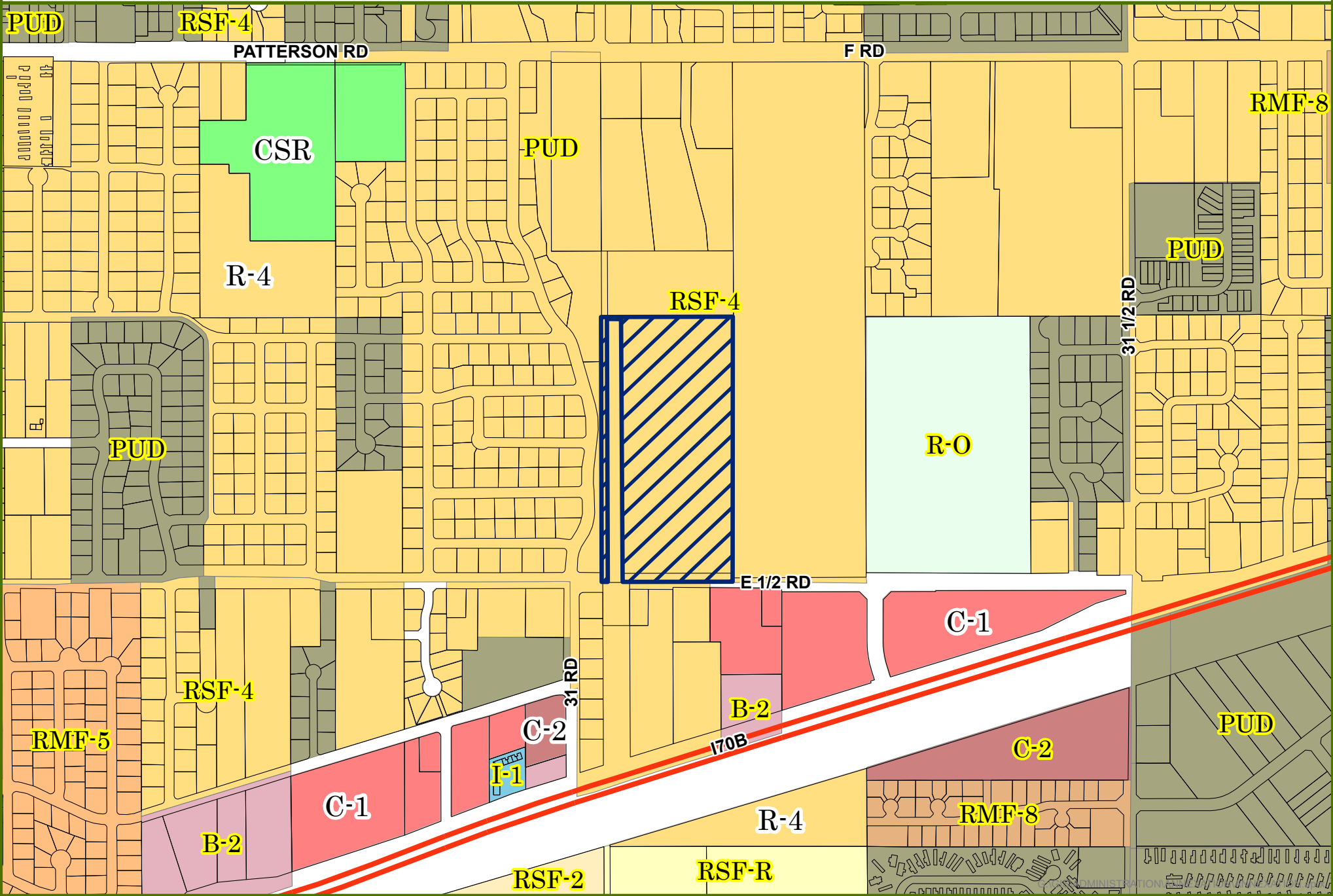
GRAND VALLEY ESTATES ANNEXATION - LAND USE



0 0.1 0.2 Miles

 Annexation Boundary

GRAND VALLEY ESTATES ANNEXATION - ZONING



0 0.1 0.2 Miles

 Annexation

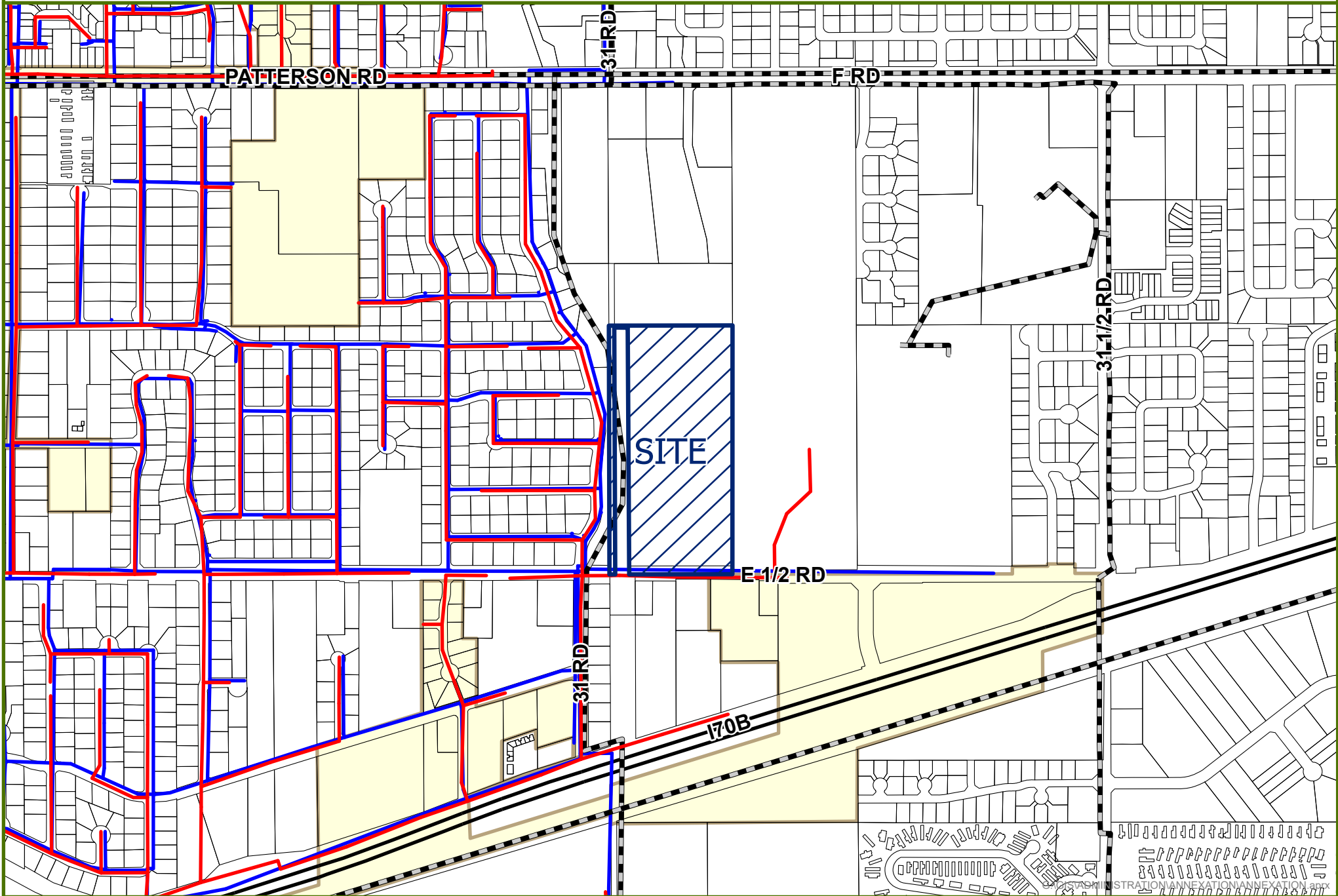
City Zoning

County Zoning

Date Created: 11/22/2022



GRAND VALLEY ESTATES ANNEXATION - UTILITIES



C:\GIS\ADMINISTRATION\ANNEXATION\ANNEXATION.aprx



0 0.1 0.2 Miles

NON-CITY FIBER

SEWER

CLIFTON WATER

CITY LIMITS

Date Created: 11/22/2022





View of the subject property
looking north from E ½ Road

Neighborhood Meeting Summary

A neighborhood meeting was held on Thursday, March 30th on zoom to inform neighbors about the intent to submit a zone of annexation application for a property located at the NE corner of E ½ Rd. and 31 Rd. There were 17 participants and the meeting lasted approximately 30 minutes from 5:30–6:45 pm.

Ty Johnson, with Kaart Planning, presented an overview of the annexation and zone of annexation request including an overview of the timeline of events and opportunities for public comment in the future. After the presentation, questions were answered from meeting participants. Nicole Galehouse and Dave Thornton with the City of Grand Junction were in attendance and answered questions from participants regarding the City's regulations and development processes.

The following questions and comments were made at the meeting:

- Traffic impacts on E ½ Rd.
- Will future development connect to existing 31 Rd.
- Presence of easements, floodplain, and 31 Rd. extension and how that impacts the design.
- Will future development comply with fire protection
- Water line is at capacity
- Floodplain presence
- Comp Plan no longer works here
- Why can't there be a lower density option
- Did the City ask Kaart to do this
- What's the parking requirement
- Where's the access going to be
- Why can't it be residential low
- Review of development process
- Discussion of the process
- Never heard of the comp plan
- Is the comp plan legally binding
- Comp Plan is being jammed down our throat

- The Comp Plan process was inadequate
- How did they acquire the land to the west of the Lewis Wash
- When will the public hearings be
- The survey is wrong and therefore the property shouldn't have ever been annexed

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

**AN ORDINANCE ZONING GRAND VALLEY ESTATES ANNEXATION
TO R-8 (RESIDENTIAL – 8 DU/AC) ZONE DISTRICT**

LOCATED ON PROPERTIES AT THE NORTHEAST CORNER OF 31 ROAD & E ½ ROAD

Recitals:

The property owner has petitioned to annex their 17.42 acres into the City limits. The annexation is referred to as the “Grand Valley Estates Annexation.”

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Grand Valley Estates Annexation consisting of 17.42 acres from County RSF-4 (Residential Single Family - 4) to R-8 (Residential – 8 du/ac) finding that both the R-8 zone district conforms with the designation of Residential Medium as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone with the Comprehensive Plan’s goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that the R-8 (Residential – 8 du/ac) zone district is in conformance with at least one of the stated criteria of Section 21.02.140 of the Grand Junction Zoning & Development Code for the parcel as designated.

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

ZONING FOR THE GRAND VALLEY ESTATES ANNEXATION

The following parcel in the City of Grand Junction, County of Mesa, State of Colorado is hereby zoned as follows:

PERIMETER BOUNDARY LEGAL DESCRIPTION

Grand Valley Estates Annexation

A Serial Annexation comprising the Grand Valley Estates Annexation No. 1, Grand Valley Estates Annexation No. 2, and Grand Valley Estates Annexation No. 3

Grand Valley Estates Annexation No. 1

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24"W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24"W a distance of 655.77 feet along the South line of said Southwest Quarter of the Northwest Quarter of said Section 10 to a point on the North boundary line of the WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860 being the Point of Beginning; thence continuing along said boundary line S89°59'24"W a distance of 131.40 feet to the Northwest Corner of said WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860; thence continuing along said South line of said Southwest Quarter of the Northwest Quarter S89°59'24"W a distance of 260.60'; thence the following three (3) courses: 1) N00°06'52"W a distance of 1.00 feet 2) N89°59'24"E a distance of 392.00 feet to a point on the East line of said Reception No. 3027832 3) S00°07'01"E a distance of 1.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 392 Square Feet or 0.009 Acres, more or less.

Grand Valley Estates Annexation No. 2

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24"W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24"W a distance of 655.77 feet along the South line of the Southwest Quarter of the Northwest Quarter of said Section 10 to a point on the North line of the WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860, said point also being the Southeast Corner of GRAND VALLEY ESTATES ANNEXATION NO. 1, thence along the East line of said Annexation NO. 1 N00°07'01"W a distance of 1.00 to the Northeast Corner of said Annexation NO. 1 being the Point of Beginning; thence S89° 59'24"W along the North line of said Annexation NO. 1 a distance of 392.00 feet to the Northwest Corner of said Annexation NO. 1; thence along the West line of said Annexation NO. 1 S00°06'52"E a distance of 1.00 feet to a point on the South line of the Southwest Quarter of the Northwest Quarter of said Section 10, said point is also the Southwest Corner of said Annexation NO. 1; thence along said South line of the Southwest Quarter of the Northwest Quarter S89°59'24"W a distance of 163.77 feet to a point on the West line of Reception No. 3027832 ; thence the following five (5) courses 1) along said West line N00°06'52"W a distance of 2.00 feet 2) N89°59'24"E a distance of 554.77.00 feet 3) N00°07'01"W a distance of 618.00 feet 4) N89°59'24"E a distance of 1.00 feet to a point on the East line of said Reception No. 3027832 5) along said East line S00°07'01"E a distance of 619.00 feet to the Point of Beginning.

Said Parcel of land CONTAINING 1,337 Square Feet or 0.031 Acres, more or less.

Grand Valley Estates Annexation No. 3

A parcel of land being a part of the West Half of the Southwest Quarter of the Northwest Quarter (W1/2 SW1/4 NW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Center-west 1/16 Corner of said Section 10 whence the West Quarter Corner of said Section 10 bears S89°59'24"W 1,311.54 feet with all other bearings relative thereto; thence S89°59'24"W a distance of 655.77 feet along the South line of the Southwest Quarter of the Northwest Quarter to a point on the North line of WARD-MUDGE ANNEXATION, ORDINANCE NO. 3860, said point also being the Southwest Corner of GRAND VALLEY ESTATES ANNEXATION NO. 1 , thence along the East line of said Annexation NO. 1 N00°07'01"W a distance of 1.00 to the Northeast Corner of said Annexation NO. 1 said point also being the Southeast Corner of GRAND VALLEY ESTATES ANNEXATION NO. 2; thence along the Eastern Boundary line of said Annexation NO. 2 N00°07'01"W a distance of 619.00 feet to the Northeast Corner of said Annexation NO. 2 being the Point of Beginning; thence along the Northern boundary line of said Annexation NO. 2 for the following three (3) courses 1) S89°59'24"W a distance of 1.00 feet 2) S00°07'01"E a distance of 618.00 feet 3) S89°59'24"W a distance of 554.77 feet to the Northwest Corner of said Annexation NO. 2; thence, the following three (3) courses along the boundary of Reception Number 188299, 1) N00°06'53"W a distance of 1306.00 feet 2) S89°59'24"W a distance of 70.00 feet 3) S00°06'52"E a distance of 1308.00 to a point on said south line of the Southwest Quarter of the Northwest Quarter, thence S89°59'24"W a distance of 30.00 feet to the West Quarter Corner of said Section 10; thence along the West Line of said Section 10, N00°06'51"W a distance of 1318.07 feet to the North 1/16th Corner of Section 9 & said Section 10; thence along the North line of said Southwest Quarter of the Northwest Quarter, N89°58'25"E a distance of 655.71 feet to the northeast corner of Reception 3027832; thence S00°07'01"E a distance of 698.26 feet to the Point of Beginning.

Said Parcel of land CONTAINING 771,084 Square Feet or 17.702 Acres, more or less.

INTRODUCED on first reading this ____ day of _____, 2023 and ordered published in pamphlet form.

ADOPTED on second reading this ____ day of _____, 2023 and ordered published in pamphlet form.

Anna M. Stout
President of the Council

ATTEST:

Amy Phillips
City Clerk

Zone of Annexation

Planning Commission
Tuesday, May 9th at 5:30 pm

Section 21.02.140: City may rezone property if the proposed changes are **consistent with the vision, goals and policies of the Comprehensive Plan** and must meet **one or more of the following rezone criteria** as identified:

- (1) Subsequent events have invalidated the original premises and findings; and/or
- (2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or
- (3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or
- (4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or
- (5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

One Grand Junction Comprehensive Plan

- Residential Medium Land Use Designation
 - Implementing Zone Districts: R8, R12
- Principle 3: Responsible and Managed Growth
 - Encourage infill to leverage existing infrastructure
- Principle 5: Strong Neighborhoods and Housing Choices
 - Opportunities for housing choices that meets needs of all people
- Plan Principle 6: Efficient and Connected Transportation
 - Encourage use of multi-modal transportation

(1) Subsequent events have invalidated the original premises and findings; and/or

- Property was annexed on March 1, rendering existing Co. zoning invalid

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

- The area has changed significantly since it was originally zoned, evidenced by the adoption of an updated Comp Plan that calls for higher density here

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

- Close proximity to schools, park, & commercial zoning. Existing infrastructure in place. Frontage on dedicated ROW.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

- An inadequate supply of R8 and medium density housing types in our community is well documented.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

- Comp Plan defines the vision for community growth. R8 implements the Comp Plan









Grand Valley Estates Zone of Annexation
Zone of Annexation
2980 HWY 50
March 14, 2023
General Project Report

Project Description

The subject property is approximately 17.1 acres in size and is located on the NE corner of the intersection of 31 Rd. and E ½ Rd., as displayed below.



Public Benefit (of the entire project):

This project will benefit the public by creating developable land within the City limits. The R-8 zoning, if granted, will create opportunities for missing middle housing, including attached single-family and multi-family, and single-family detached housing.

Neighborhood Meeting

A neighborhood meeting was held on Thursday, March 30th on zoom to inform neighbors about the intent to submit a zone of annexation application for a property located at the NE corner of E ½ Rd. and 31 Rd. There were 17 participants and the meeting lasted approximately 1 hour and 15 minutes from 5:30–6:45 pm.

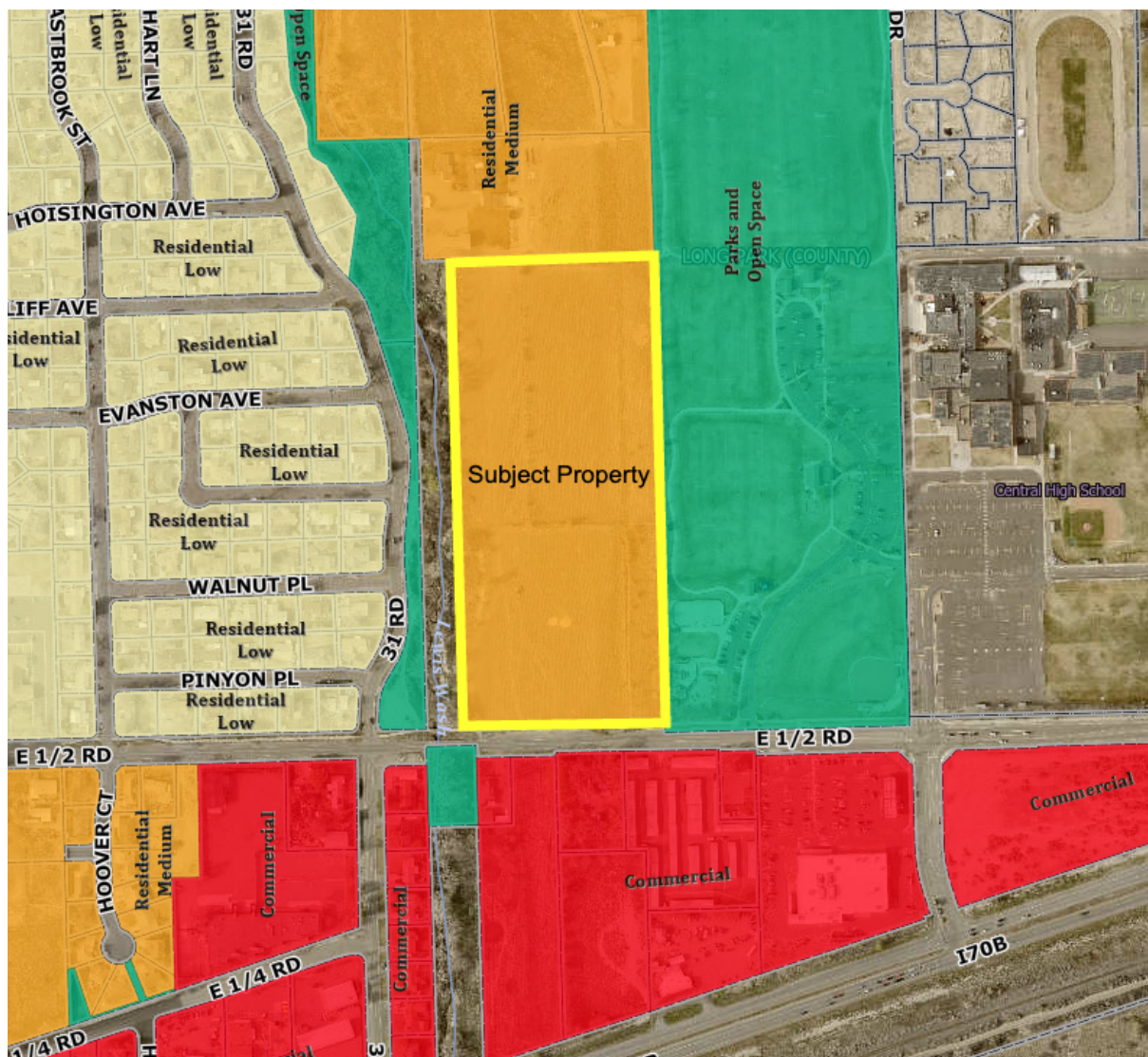
The following questions and comments were made at the meeting:

- Traffic impacts on E ½ Rd.
- Will future development connect to existing 31 Rd.
- Presence of easements, floodplain, and 31 Rd. extension and how that impacts the design.
- Will future development comply with fire protection
- Water line is at capacity
- Floodplain presence
- Comp Plan no longer works here
- Why can't there be a lower density option
- Did the City ask Kaart to do this
- What's the parking requirement
- Where's the access going to be
- Why can't it be residential low
- Review of development process
- Discussion of the process
- Never heard of the comp plan
- Is the comp plan legally binding
- Comp Plan is being jammed down our throat
- The Comp Plan process was inadequate
- How did they acquire the land to the west of the Lewis Wash
- When will the public hearings be
- The survey is wrong and therefore the property shouldn't have ever been annexed

Project Compliance, Compatibility, and Impact Adopted Plans and/or Policies

The subject property is designated as a residential medium in the future land use map of the comprehensive plan. R8 is one of two residential zone districts that implements the residential medium land use designation in the Comp Plan. The proposal meets a number of goals and policies in the City's comp plan.

- **Plan Principle 3: Responsible and Managed Growth**
 - Encourage infill to leverage existing infrastructure
- **Plan Principle 5: Strong Neighborhoods and Housing Choices**
 - Opportunities for housing choices that meets needs of all people
- **Plan Principle 6: Efficient and multi-modal transportation**
 - Encourage use of multi-modal transportation



Surrounding Land Use

The subject property is currently surrounded by single-family residential development to the west and north, park and open space to the east, and commercial and residential to the south.

Availability of Utilities

- Sanitary Sewer: City of Grand Junction
- Water: Ute Water
- Storm Sewer: NA
- Gas: Excel

Approval Criteria

The Grand Junction Municipal Code states in Section 21.02.140(a) that the City may rezone property if the proposed changes are consistent with the vision, goals and policies of the Comprehensive Plan and must meet one or more of the following rezone criteria as identified:

(1) Subsequent events have invalidated the original premises and findings; and/or

Response: This property has been annexed and a new Comprehensive Plan has been adopted, both of which are new events that have invalidated the original premises. The annexation into the City limits requires that the property be assigned a City zone district and the current Comprehensive Plan requires that the property be zoned either R-8 or R-12.

This criterion has been met.

(2) The character and/or condition of the area has changed such that the amendment is consistent with the Plan; and/or

Response: The character of the area has changed in that the current Comprehensive Plan, adopted in 2020, now envisions medium density in the area. That was not the case when the property was originally zoned RSF 4. This change in the community's vision, as stated in the Comprehensive Plan, is a shift in the overall condition of the area such that the proposed R-8 zoning is consistent with the Plan.

This criterion has been met.

(3) Public and community facilities are adequate to serve the type and scope of land use proposed; and/or

Response: Public and community facilities are more than adequate to serve future development on this property. The subject property is adjacent to Longs Park and located

within walking distance to Central High School, Grand Mesa Middle School, and C-1 commercial zone districts along business 70. Water and sewer are in place to serve future development and Mesa County is currently in the design phase to improve the existing condition of E ½ Rd. to calm traffic and make it safer and plan for construction of those improvements in 2024.

This criterion has been met.

(4) An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and/or

Response: The Grand Valley Housing Needs Assessment details that there is a “missing middle” of attached single family and multi-family housing products in the City of Grand Junction. The R-8 zoning district allows for both of these housing types which will help alleviate the shortage of medium density housing products in our community. The majority of development in this area is low density detached single-family housing which is an underutilization of the land in the area, especially for properties within a 5-10 minute walkshed of the Longs Park and Central High school. Walksheds have been subject of significant studies which have shown that a 5-10 minute walkshed is defined as a ¼-½ mile. Sustainable and responsible growth requires that more medium and high density residential zoning and development exist within a ¼-½ range of schools, commercial areas, parks, and transit facilities. This encourages alternative forms of transportation, takes advantage of existing infrastructure, and prevents sprawl- all of which lead to more responsible use of taxpayer dollars because there is less extension and associated maintenance of public infrastructure.

This criterion has been met.

(5) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

Response: The community will derive benefits from R-8 zoning on the property for a myriad of reasons. Most importantly, R-8 implements the vision of the community as defined in the Comprehensive Plan. The Comprehensive Planning process lasted over 2 years with thousands of responses from the public on how the community should grow. R-8 is consistent with the vision of the community as a whole. The community will benefit from this zoning as it will pave the way for future residential development which will help alleviate the housing issue in our community. The housing issue in our community is well defined and so are the barriers to building housing to solve it, such as very localized



opposition to all development and a long and drawn out regulatory process from the City of Grand Junction. The R-8 zone achieves the community's well defined vision for this area and is a small step in the long process to bring more medium density housing to our community.

This criterion has been met.

Planning Commission Notes – Scot

Comments submitted by residents at 3098 Cedar Dr. Grand Junction, CO 81504

Regarding: Proposed ANX Grand Valley Estates at 31 Rd. and E ½ Rd.

To whom it may concern on the Planning Commission:

We are reaching out to our planning commission with some comments and requests regarding the proposed project at 31 and E ½ Roads in our area.

First off, we would request that the applicant provide conceptual renderings of how exactly the project will be laid out and we would ask that the commission table this project unless conceptual renderings are provided. We would ask that community members and residents within our area be shown and not just told what is being planned for the project. More specifically, what we are wanting to see is:

- Where will the retention pond be located exactly?
- Where will parking areas be located exactly?
- Where will green spaces be located exactly?
- Where will the development be located exactly in itself, and can you provide a rendering of what buildings will look like or how they are grouped?
- How is the planned development going to be laid out in consideration of setbacks and limited property size in consideration of setbacks?

While we have been shown a lot of maps of the proposed development site, we have not really been shown a conceptual rendering of what the proposed project would look like. Again, show us and don't just tell us!

Second, we would request that the Planning Commission schedule a second hearing and postpone the upcoming hearing so that residents have time to look over conceptual renderings. We ask that you would fight what the City is requesting and that our area would remain an R-4 residential area.

Several of our area residents have indicated concerns with traffic flow on 31 Rd with higher density housing. Having said this and in consideration of resident traffic concerns, we would ask that the applicant provide a conceptual rendering of road plans and how exactly they would plan to extend or expand 31 Rd. in order to accommodate higher density traffic.

Please also keep in mind that emergency vehicles will also be using 31 Rd as we have the new GJFD Fire Station # 8 that is also located on 31 Rd. Higher density traffic on 31 Rd may present increased difficulty for emergency vehicles to get up and down 31 Rd. Construction on 31 Rd to expand or extend the road will also present a potential hinderance to emergency vehicles if

they have to take an alternate route or detour around construction. These delays can also put more lives at risk in the event of a fire or medical emergency. Clifton Fire also serves our area.

We would also like our planning commission to know that the meeting minutes from the last public meeting were omitted from the staff report that is shown as public record online. Given that these meeting minutes are missing from the staff report, we feel it is important that the planning commission take a look at those minutes before making any decisions regarding this proposed development. The minutes that are missing are the minutes that included the public concerns and comments that we voiced as residents of the area, and we feel it important that the Planning Commission take our concerns into consideration. Due to the fact that the minutes and public concerns are missing, it would strike the project from the record unless the minutes are included. We ask that the staff report be amended to include the meeting minutes and discussions between the developer and the residents of our area.

We would also like to note that the applicant is required to post the property for the proposed development and that postings must be in very visible locations.

We thank you for your time and consideration of these requests listed.

Comments submitted by residents at 3098 Cedar Dr. Grand Junction, CO 81504