AGENDA
CITY OF GUNNISON
PLANNING & ZONING COMMISSION
Rev 10/9/2015

DATE: **WEDNESDAY, OCTOBER 14, 2015**
TIME: **7:00 P.M.**
PLACE: **CITY HALL, COUNCIL CHAMBERS, 201 WEST VIRGINIA AVE.**

REGULAR MEETING

7:00pm

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. BUFFER WAIVER REQUEST - SPORTSMAN'S LIQUOR, 713 WEST TOMICHI AVENUE

IV. UNSCHEDULED CITIZENS

V. CONSIDERATION OF THE SEPTEMBER 23, 2015 MEETING MINUTES

VI. COUNCIL UPDATE

VII. COMMISSIONER COMMENTS

VIII. PLANNING STAFF UPDATE

IX. ADJOURN TO WORK SESSION

WORK SESSION – COMPREHENSIVE PLAN UPDATE – FUTURE PLANNING SCENARIO AND VISIONING

To comply with ADA regulations, people with special needs are requested to contact the City of Gunnison Community Development Department at 641-8090.

This agenda is subject to change, including the addition or deletion of items at any time. Regular Meetings and Special Meetings are recorded and action can be taken. Minutes are on the City website at www.cityofgunnison-co.gov. Work sessions are not recorded and formal action cannot be taken. For further information, contact the Community Development Department at 641-8090.

STAFF REPORT
Sportsman's Liquor – 713 West Tomichi Avenue

TO: Planning and Zoning Commission
FROM: Community Development Staff
DATE: October 14, 2015
RE: Waiver Request – Arterial Street Buffer

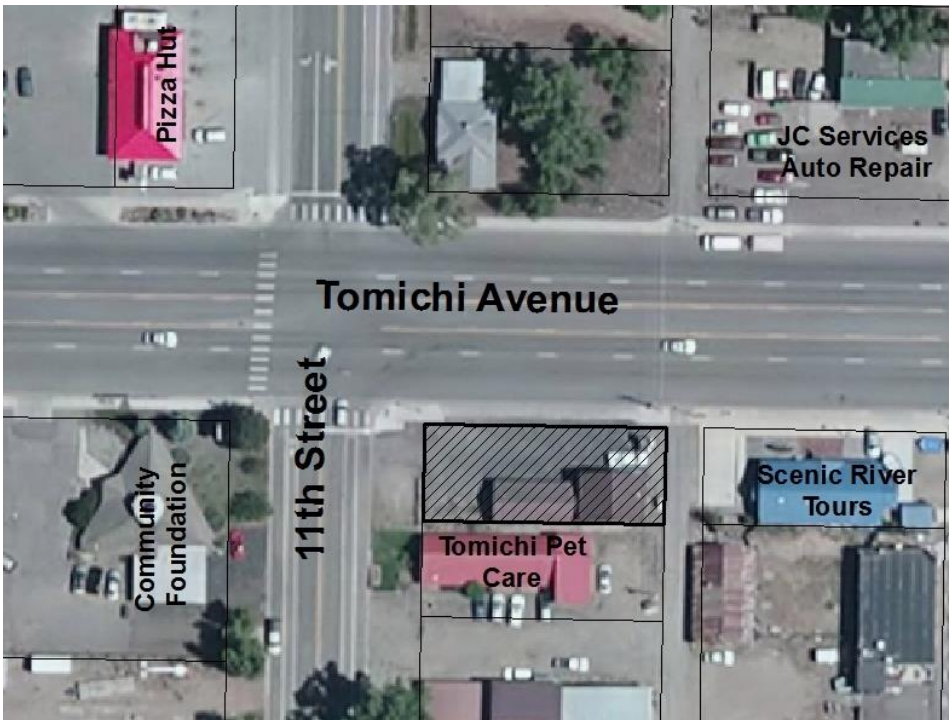
CODE PROVISIONS
City of Gunnison Land Development Code (LDC), Section 9.1, Development Standard Waivers, defines the procedures and required showing to obtain waivers from the standards established in Section 4, General Development Standards and Section 5, Natural Resource Protection Standards.

Waivers are authorization to differ from the literal terms of established standards that would not be contrary to the public interest in cases where the literal application from the standards are warranted by site factors or where alternative design are proposed that meet the purposes of the *LDC*.

APPLICATION
The applicant, Sportsman's Liquor, represented by Gary Hartman, is requesting a waiver of nine feet from the minimum buffer requirement of 25 feet. The legal description of the property is Lots 1-2, Block 24, West Gunnison Addition, City and County of Gunnison, Colorado. The applicants' narrative states:

> "…We are requesting the City consider a Buffer Waiver for the Tomichi Avenue frontage. We are requesting a waiver from the specific requirements found in *Section 4.6 – Landscaping, Buffer and Screening*.
>
> Sub Section 4.e – Street Frontage Buffers – Requires a 25 foot buffer along the (arterial) street frontage. Due to the existing site configuration being only 50 feet deep along with the location of the existing building and required traffic circulation and parking requirements, this requirement cannot be accommodated.
>
> The proponents are proposing a modified Landscape Buffer of 16 feet on the attached Zoning Site Plan. This requested waiver will provide the required sidewalk along Tomichi Avenue and a modified green belt with appropriate planting. The proponents would like to work with the Community Development Department to define and locate the appropriate plantings to enhance the street scape, which is currently not shown. The existing condition provides an asphalt access and parking area along the entire frontage with no green belt along Tomichi Avenue. It is the proponents feeling that this proposed modification will still provide an enhancement to the street frontage that furthers the City goals for beautification of the Tomichi Street frontage and still allow for adequate access to the property for larger RV / Trailer Vehicles that are the businesses primary customer…"

HISTORY OF SITE AND ASSESSMENT



The property is located within the Commercial zone district on the corner of Tomichi Avenue and 11th Street. The Commercial District surrounds the property. Adjacent uses include retail, services and professional offices.

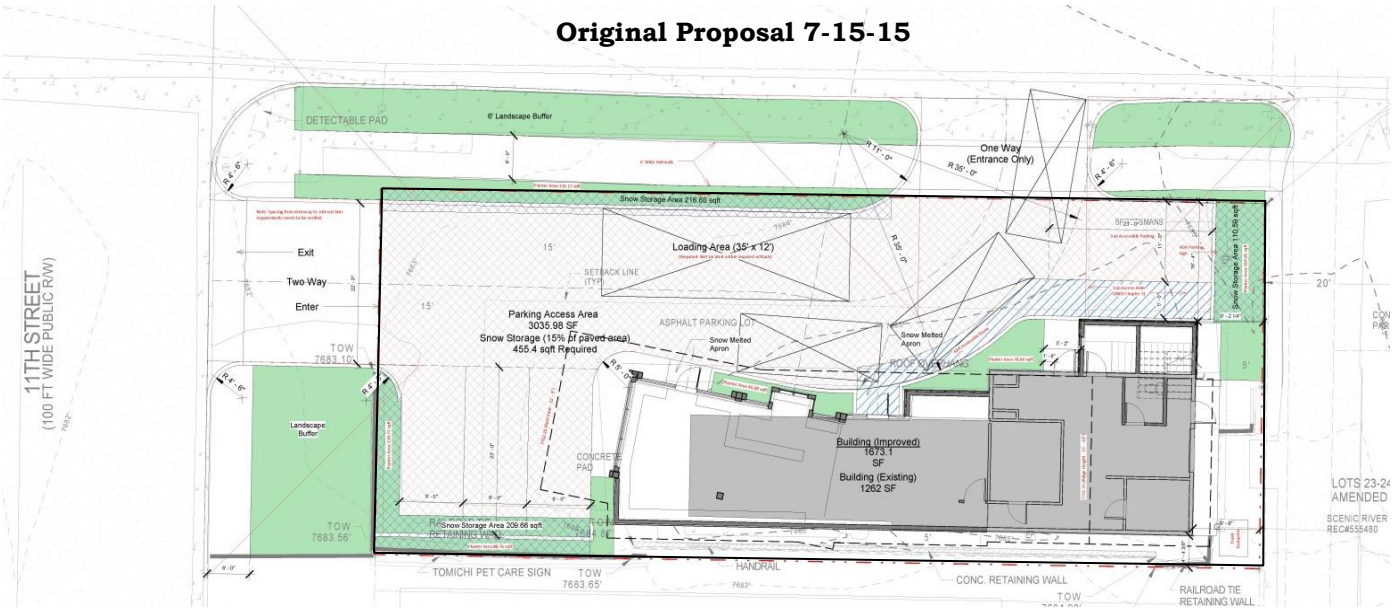
The applicant intends to remodel and add approximately 411 square feet onto the existing structure. The redevelopment of this site requires compliance with the City's *Land Development Code* including street buffer and landscaping requirements.

The site currently has an open curb along the majority of the Tomichi Avenue frontage and a 25 foot-wide accessway on 11th Street. A 25' buffer, measured from the back edge of the curb, is required along both street frontages. The applicant's proposal meets the buffer requirement on the west property line (11th Street). The buffer dimension and associated curb-cut width on Tomichi Avenue is the matter and question at hand.

Basic site constraints that affect the parking configuration, queuing spaces for a drive-through window and on-site landscaping present challenges for site redevelopment.

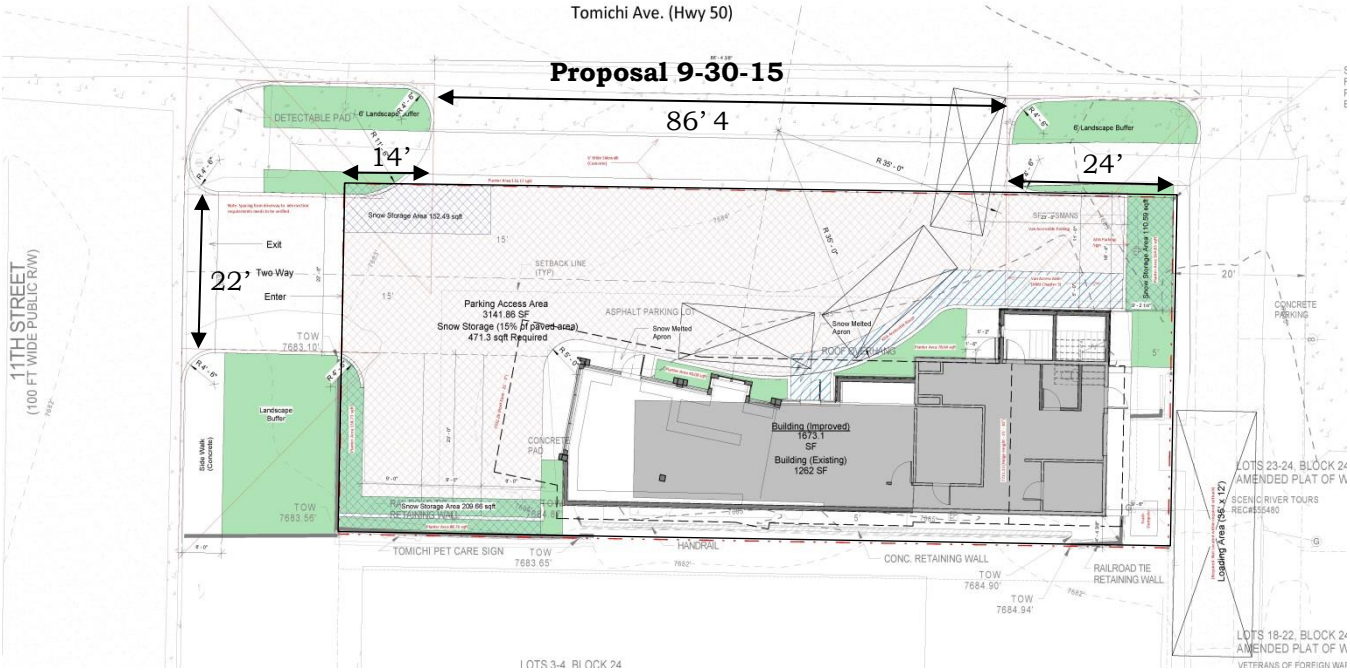
On July 15, 2015 the applicant presented a waiver request to the Planning and Zoning Commission for a 16' street buffer dimension on the Tomichi Avenue frontage. The access off Tomichi Avenue was reduced from the existing opening of over 100 feet to the required 24 feet dimension – the initial waiver request was approved by the Commission.

Original Proposal 7-15-15



The applicant's revised request proposes a 86 foot wide curb-cut with a 14'x 16' buffer at the intersection of Tomichi and 11th Streets and a 24' x 16' wide landscape island at the alley-side of the Tomichi Avenue frontage.

The applicant is requesting the continued use of the drive-through window. Two queuing spaces are provided on the applicant's property and one space is proposed within the Tomichi Avenue right-of-way. The loading area has been moved off the site and onto the alley right-of-way.



LAND DEVELOPMENT CODE REQUIREMENTS

Drive-In Facility

Section 3.12 B. Drive-In Facility, shall comply with the following:

1. Circulation. Drive-through lanes shall be separated from circulation lanes required to enter or exit the property. Drive-through lanes shall be marked by striping, pavement markings, or barriers.
2. Screening. Drive-through lanes shall be screened in accordance with the requirements of Section 4.6.

A drive-through facility is required to have vehicle queuing spaces. Table 4-10 (Required Off-Street Stacking Spaces) does not include liquor stores and the Director believes the building addition will not significantly increase queuing demand for the existing drive-through window. However, the use of public rights-of-way for private purposes is not a private land use right or individual entitlement that runs with the adjacent private property.

General Site Access

Section 4.3 B. 1. c. of the *LDC* states direct access onto arterial streets shall be permitted only when no other reasonable access is available. When direct access must be provided, arterial street frontages shall be limited to one driveway opening per lot. The existing site has an access off 11th Street and the open curb along the entire Tomichi Avenue frontage. The *LDC* limits the width of curb cuts for a non-residential access to 24 feet.

Access control standards promulgated by the Colorado Department of Transportation limit the width dimension based on traffic demand, and thier standards require primary side-street access rather than curb-cuts directly on the State highway ROW.

Off-Street Loading Requirements

The new proposal indicates the loading area in the alley. Businesses depend on alleys throughout town and tolerance is an appropriate response as long as such privileges are not abused – long term parking cannot obstruct public use of the alley. Again, alleys are public ROWs and must be maintained in a manner for the greater good of the public. Displaying the loading area on the site plan and the ultimate approval of any buffer waiver shall not be construed as an individual entitlement that runs with the subject property.

Landscaping and Buffering.

The LDC requires 10% of the site to be landscaped. The original request dated July 15, 2015 met those requirements; however the new proposal does not meet the minimum on-site landscape coverage standard established by the *LDC*.

STAFF OBSERVATIONS:

1. The applicant is requesting a waiver to decrease the 25 foot buffer requirement to 16 feet on Tomichi Avenue and propose to maintain an 86' wide curb-cut on this ROW.

2. The applicant intends to redevelop the site, with an addition, utilizing the existing structure.
3. The approved buffer waiver on July 15, 2015 proposed a curb-cut access width of 24 feet which is consistent the standards of the *LDC*. Staff has discussed the access width issue and offered the potential for a 36' width which essentially adds a third lane/aisle for the entrance geometry.
4. One tree per 25 lineal feet and one shrub per 20 lineal feet, in a grouped configuration, are required along the street frontages within the buffer area.
5. On-site landscaping proposed in this latest waiver request does not meet the *LDC* percent coverage standards. It is assumed that slight modifications to the plan would resolve this issue.
6. The existing 100+ ROW curb-cut configuration is not an entitlement benefit of the adjacent property owner. Unrestricted access points along Tomichi exist and future improvements to the highway corridor will need to contemplate the fate of these roadway features.
7. Creating a more continuous buffer will not diminish the ability for vehicles to parallel park within ROW that is directly adjacent to the business.
8. This is a difficult application due to the fact that the property owner is proposing a quality improvement and renovation to an existing business. Their desired outcome is a benefit to the community. Options for alternative design using the *LDC* Waiver provisions have been thoroughly reviewed. The Commission decision regarding this matter should focus on the community needs and benefits.
9. The Community Development Director recommends denial of this Waiver request.

REVIEW CRITERIA

Section 9.4 (Review Criteria) states that "… *All waiver application approvals shall be found to be in compliance with the General Criteria (A) and the criteria established for the relevant code sections applicable to the waiver request below:"*

A. General Criteria

1. consistent with the *City of Gunnison Master Plan*;
No Conflict: The request is consistent with the City's Master Plan.

2. approval of the waiver will not jeopardize the community's health safety and welfare;
Conflict: The proposed large open access (more than 86 feet) along Tomichi Avenue allows for unrestricted vehicle movement, it diminishes the possibility for developing pedestrian connectivity along the highway corridor and does not benefit the community's health, safety and welfare.

3. there are special circumstances or conditions which are peculiar to the land or building for which the Waiver is sought that is more suitable, functional, or is a better site design;
No Conflict: The site is constrained in regard to parcel's width/deep measures, and the fact that it has two street frontages. Staff has contemplated and proposed to the

applicant an additional 12' aisle width (36' opening) and staff believes that in conjunction with the existing and potential future highway lane geometry, it would be more than sufficient to accommodate the movement of large vehicles. The waiver design provides some street appeal benefit; however, the proposed curb-cut dimension does not ensure the potential development of future non-motorized transportation system facilities.

4. no Waiver shall result in a detriment to City services in terms of service function, general maintenance restrictions, and increased City costs for service and maintenance;

No Conflict: This waiver will not be a detriment to the City.

5. the developer is responsible for all development costs unless shared costs are determined by City Council;

No Conflict.

6. no Waiver shall be approved that is in conflict with any prevailing State or Federal law or regulation;

No Conflict.

7. the granting of the Waiver will not be injurious to the neighborhood surrounding the land where the waiver is proposed, and is otherwise not detrimental to the public welfare or the environment;

Conflict. The waiver design contradicts the *LDC* buffer intent and does not provide for safe pedestrian movement.

8. no Waiver will negatively affect the promulgation of any other development standard of this *LDC*.

Conflict. The waiver design is contrary to the driveway access standards established in the *LDC* and the intent of buffering standards. Furthermore, the proposal is contrary to Section 4.1.H.5 (Adequate Public Facilities – Pedestrian Circulation) policy. This policy criteria states that *"…any development or redevelopment within the City shall meet current standards defined in Section 4.5 (Pedestrian Circulation Facilities) of the LDC."*

B. Landscaping, Buffer and Screening (§4.6)

1. Alternative design, specifications and layout are set forth in a detailed landscape plan that satisfies the purpose and intent of the landscape, buffering and screening standards.

Conflict: The proposed plan provides a 14'x 16' landscaped island on the west corner and a 24'x 16' buffer on the east corner of the property adjoining Tomichi Avenue. The open access of over 86 feet diminishes the intent of the LDC landscaping and buffering requirements.

2. Reductions from the required buffer setbacks shall only be allowed if an

alternative landscape design provides adequate buffering, or the use of the property is significantly diminished without a waiver due to rights-of-way width, road section constraints or lot dimensions.

Possible Conflict: The proposed plan does not provide adequate buffering and proposes a large open access of over 86 feet along Tomichi Avenue. Staff contemplated and proposed to the applicant an additional 12' aisle width (36') and staff believes that in conjunction with the existing and potential future highway lane geometry, it would be more than sufficient to accommodate the movement of large vehicles.

Additionally, there is approximately 12' of public ROW between the curb-line and the property boundary. Use of this ROW area is not an entitlement or derived right benefiting the adjacent property owner. Future changes within this portion of the ROW may be contemplated and the reconfiguration or the elimination of curb-cuts on Tomichi may be contemplated. Based on initial conceptual plans for the Highway 50 corridor, parallel parking on the highway will be maintained. Large vehicles will continue to be allowed to park on the highway directly in front of the business.

3. Waivers from buffer dimensional standards that protect residential property from non-residential property are not permitted unless it is found that the denial of the Waiver would render the property undevelopable.

No Conflict.

4. The Waiver is necessary for the placement of public utilities, public ditches, or stormwater facilities, and in which case an alternative buffer/landscape plan is proposed that fulfills the requirements to the maximum extent feasible.

Not Applicable:

5. Waiver from plant species types do not permit or create situations causing the proliferation of noxious weeds.

Not Applicable.

6. Waivers that preclude required site restoration or revegetation of disturbed areas shall not be granted.

Not Applicable.

7. Waivers from fences and walls shall not interfere with street or driveway site distance requirements required by the *LDC*.

No Applicable.

8. Fence and wall Waivers shall not result in the use of plywood or sheet metal.

Not Applicable.

9. Waivers from service area screening shall not create a visual detriment to adjacent residential uses or from view of any public street.

Not Applicable.

ACTION

NOTE TO COMMISSION: The staff is recommending denial of this application and the contents of this document reflect that position. If the Commission desires to approve this Waiver application, the Review Criteria narrative and Finding of Fact will need to be amended. If the Commission desires to move forward with the approval, it is recommended that the formal action take place at the regular Commission meeting scheduled for October 24, 2015.

At the Planning and Zoning Commission meeting of October 14, 2015, Commissioner _____ moved, and Commissioner _____ seconded to DENY the request by Sportsman's Liquor, for a waiver of nine feet from the 25 foot Main Street buffer requirement with an open access of over 86 feet at 713 West Tomichi Avenue based on the following findings of fact:

Findings of fact:

1. The Planning and Zoning Commission finds that the record of this action includes the application contents on file with the City of Gunnison; provisions of the *City of Gunnison Land Development Code*; and the *City of Gunnison Master Plan* (2007).

2. The Planning and Zoning Commission finds that a waiver design was approved on July 15, 2015 granting a buffer width of 16 feet and an access off Tomichi Avenue of 24 feet.

3. The Planning and Zoning Commission finds that the applicant modified their original request and are now requesting a Waiver of nine feet for a total buffer width of 16 feet along the Tomichi Avenue frontage on the northwest and northeast corners leaving an open access of over 86 feet.

4. The Planning and Zoning Commission finds that this application conflicts with the review criteria as defined in the *Land Development Code* for waivers and landscaping, buffers and screening.

Application Fact Sheet
City of Gunnison Land Development Code
Minimum Application Contents
In accordance with §6.5 C.

City of Gunnison
P.O. Box 239
Gunnison, CO 81230
(970)641-8090

Applicant Name(s): GARY HARTMAN

Phone #: 349.5311 **Fax #:** _____ **E-Mail:** GARY@SUNLITARCHITECTURE.NET

Mailing Address: PO BOX 970

City: CRESTED BUTTE **State:** CO **Zip:** 81224

Legal Description

Site Address of Property: 713 W. TOMICHI AVE. Zoning (C) COMMERCIAL
Block: 24 Lot(s): 1-2 Addition: _____

Disclosure of Ownership- Please provide one of the following:

☒ Assessor Parcel Info ☐ Mortgage ☐ Deed ☐ Judgments

☐ Liens ☐ Contract ☐ Easement Agreement ☐ Other Agreements

Summary of Request:
PROPOSED REDEVELOPMENT / REHOVATION / ADDITION TO THE SPORTSMAN'S LIQUOR STORE.

Attachments: ☐ Vicinity Map (8.5"X11") ☒ Description of Proposal

☐ Names, Addresses and Map of Adjoining Property Owners (From Assessor's Office)

☐ Vested Property Rights ☒ Authorization of Agent (Power of Attorney from Owner, if not the applicant)

☒ Site Plan (11"x17") **to scale**, includes dimensions and location of all structures, parking spaces and access, snow storage, landscaping, live cover, utility lines, road/street names, land uses of adjacent properties, setbacks. Include a table for all dimensional requirements based on §2.6. (See attached sample)

YOU ARE REQUIRED TO SUBMIT FOUR (4) COMPLETE COPIES OF YOUR APPLICATION

Signature(s) _____ Date 6/12/2015
_____ Date _____

For Office Use Only

☐ Conditional Use ☐ Variance ☐ Zoning Amendment
☐ Major Subdivision ☐ Minor Subdivision ☐ Subdivision Exemption
☐ Mobile Home/RV Park ☐ PUD ☐ Vacation
☐ Consolidated Application

1/2014

SUNLIT
ARCHITECTURE

Date: September 30, 2015

Steve Westbay – Director of Community Development (PH): 970-641-8152
Andie Ruggera – City Planner
City of Gunnison

Project: Sportsman's Liquor Store

Dear Mr. Westbay,

I am writing on behalf of the current Ownership for the above mentioned project. We are excited to move forward with a proposed renovation to the existing facilities located at 713 West Tomichi Ave. Through subsequent meeting with you, Mrs. Ruggera and the Owner we have been working through the project business needs. We are requesting a new hearing with the Gunnison Planning Commission to make modifications to the previously approved Development Application. This request primarily request modification to the access width along Tomichi Ave (Hwy 50) and to better match the existing access conditions.

I have attached the following to help with this review process:

1.) Authorization Form for Sunlit Architecture to act on the Owners behalf. (Previously Provided).
2.) Application Fact Sheet (Previously Provided)
3.) Ownership Disclosure (Previously Provided)
4.) Existing Condition Survey (Attached)
5.) Proposed Zoning Plan showing the modifications required (Revised Attached)

1.) We are requesting the City consider a Buffer Waiver for the Tomichi Avenue frontage.

We are requesting a waiver from the specific requirements found in *Section 4.6 – Landscaping, Buffer and Screening.*

Sub Section 4.e - Street Frontage Buffers- Requires a 25 foot buffer along the (*arterial*) street frontage. Due to the existing site configuration being only 50 feet deep along with the location of the existing building and required traffic circulation and parking requirements, this requirement cannot be accommodated.

The proponents are proposing a modified Landscape Buffer of 16 feet on the attached Zoning Site Plan. This requested waiver will provide the required sidewalk along Tomichi Avenue and a modified green belt with appropriate planting. The proponents would like to work with the Community Development Department to define and locate the appropriate plantings to enhance the street scape, which is currently not shown. The existing condition provides an asphalt access and parking area along the entire frontage with no green belt along Tomichi Avenue. It is the proponents feeling that this proposed modification will still provide an enhancement to the street frontage that furthers the City goals for beautification of the

P.O. Box 970, Crested Butte, Colorado 81224 PH (970) 349-5311 Fax (970) 349-5312

Tomichi Street frontage and still allow for adequate access to the property for larger RV / Trailer Vehicles that are the businesses primary customer.

2.) We are requesting the City consider a Parking Waiver that would allow for the Director of Community Development to authorize a 20% reduction in parking requirements.

We are requesting a waiver from the specific requirements found in *Section 4.4 – Off Street Parking and Loading.*

Sub Section D –Minimum Off-Street Parking (Table 4-7)

Table 4-7 would require this development to provide 5 parking spaces based on the Use
(Retail = 1 space /250 sqft and Storage = 1 space per 1,000 sqft).
Due to the existing lot configuration, existing building location and the requirement for a loading area and an ADA Van Accessible parking space, this development cannot accommodate the total required parking.

The proponents propose providing the required ADA Van Accessible space, which is an oversized parking space along with 3 other parking spaces. We are not proposing parking within the City Right-of-Way along 11th Street for overflow parking and devoting this as a landscape buffer, which was used as parking in an overflow situation by the existing development. The proponent feel that it will meet its current usage demands for parking by continuing to utilize the existing drive through purchase window which increases patron turn over and diminishes the need for standard parking.

Please let me know if there is any further information we can provide to help with this endeavor.
We appreciate your time in review of this application.

Respectfully,

Gary Hartman, AIA
Principal

cc: Kevin Logan (Owner)
Chuck Cliggett
File

P.O. Box 970, Crested Butte, Colorado 81224 PH (970) 349-5311 Fax (970) 349-5312

Authorization of Agent

I/we, the undersigned owner/s of the following described real property located in the City of Gunnison, Colorado, hereby authorize:

GARY HARTMAN (SUNLIT ARCHITECTURE)

to act in my/our behalf in applying for the following permits from the City of Gunnison, as required by the UBC regulations pertaining to zoning, building and sanitation. Let it also be known that there are amendments to the 1994 UBC as stated in Chapter 14 Article 1:3 of the Gunnison Municipal Code book.

Legal property description (quarter sections, section, township and range, or Lot and Addition/Subdivision name plus street address assigned by the Building Official):

713 WEST TOMICHI AVE. GUNNISON, COLORADO

Type/s of permit applied for:

1) DEVELOPMENT APPLICATION 2) BUILDING PERMIT

Signature: _____ 12 May 15
Property owner of record Date

Signature: _____ _____
Property owner of record Date

Signature: _____ _____
Property owner of record Date

2002 edition

Assessor Quick Links
Gunnison Assessor Home
Find Property Records

Gunnison County COLORADO

Assessor Property Record Search

Property Record Card (PRC)

Owner and Parcel Information

Owner Name & Mailing Address	
LOGAN KEVIN OLIE C/O SPORTSMAN LIQUOR 713 W TOMICHI AVE GUNNISON, CO 81230-3036	
Business Name:	SPORTSMANS DRIVE IN LIQUOR STORE

Today's Date:	June 16, 2015
Appraisal Year:	2015

Account Number:	R002176
Parcel Number:	3787-021-04-002
Account Type:	Commercial
Economic Area:	Econ Area 1
Tax District:	100
Mill Levy:	56.217

Property Location:	713 W TOMICHI AVE, GUNNISON
Neighborhood:	COMMERCIAL TOMICHI AVE
LEA:	COMMERCIAL HWY 50 (12320)
Subdivision:	WEST GUNNISON
Condo:	
Legal Description:	LOTS 1-2 BLK 24 WEST GUNNISON #563212
Parcel Notes	TOTAL PARCEL = 6,250 SF

Parcel Map	Show Parcel Map
Building Photos	Building Images
Building Sketches	Building Sketches

Generate Neighboring Owner List by Distance

Search Sales By Subdivision

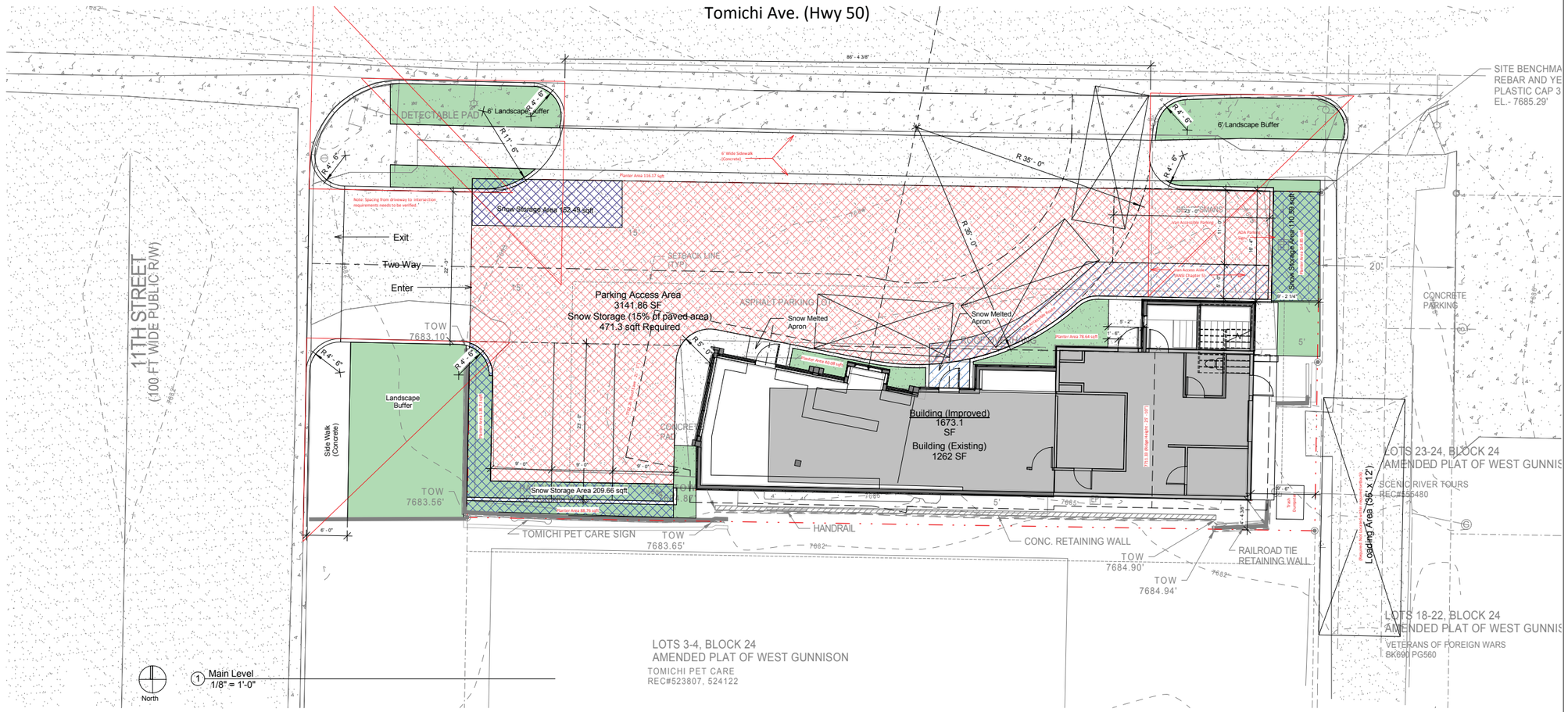
14

2015 Assessment Information

Land Actual Value	Land Assessed Value	Building Actual Value	Building Assessed Value	Total Actual Value	Total Assessed Value
$60,220	$17,460	$165,280	$47,930	$225,500	$65,390

Prior Year Assessment Information

Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2014	$204,480	$59,300	56.217	$3,333.67
2013	$204,480	$59,300	49.778	$2,951.85
2012	$171,430	$49,710	44.152	$2,194.81
2011	$171,430	$49,710	44.343	$2,204.29
2010	$346,030	$100,350	40.939	$4,108.23
2009	$346,030	$100,350	39.757	$4,001.76
2008	$266,010	$77,150	41.387	$3,203.96



Google Site Aerial Photo (Existing Condition)

Not For Construction

SUNLIT ARCHITECTURE
PO BOX 970 CRESTED BUTTE, CO 81224
PH:970-349-5311 FAX:970-349-5312

Zoning District : Commercial (C)
This zone district is established to provide locations for offices, service uses, hotel accommodations and business retailing durable and convenience goods. Upper-floor residential dwellings are allowed. the Commercial zone district is located along the city's main entrance corridors and, therefore, businesses are accessible-to, and serve, the entire community. Site design and buffering mitigate traffic and operations impacts upon adjacent neighborhoods.

Principal **Uses: Permitted** ***(Table 2-3):***
Retail sales, Rental and Service, Sales-Oriented (Liquor, Beer and Wine Sales.

Nonresidential Zone District Dimensional Standards: ***(Table 2-5):***

	Allowed	*Provided*
Density		
Max Density (Units Per Acre)	14	??
Lot		
Min. Lot Size:	8,000sqf	
6,250sqft		
Min. Lot Frontage:	50'	125'
Max Lot Coverage (Structures) :	50%	27%
Max Lot Coverage (Parking Access):	40%	50.27%
Min Landscape Area:	10%	10.03%
Building		
Max Building Ht.	35'	25'-10"
Min building Width:	-	
Min Floor Area (Multi-Family)	N/A	
Min Floor Area 2nd FL Resid.	N/A	
Min Storage Area:	32	
Building Setback		
Min. from Side Lot Line:	5'	9'-2"
Min. from Rear Lot Line:	5'	(existing)
Min From Front Lot Line:	15'	16'-4"
Other Standards		
Snow Storage Area: (Required)	15%	(471.3 sqft)
(Provided)	15.05%	(472.74 sqft)

3.12 Non-residential Accessory Uses and Structures
B. Drive-in Facilities:
Drive-in facilities may be allowed by Conditional Use Permit approved pursuant to the requirements of Section 7 in the CBD and C zone districts as an accessory use to otherwise allowed uses, and shall comply with the standard of this section.

1.) Circulation, Drive- through lanes shall be separated from circulation lanes required enter or exit the property. Drive-through lanes shall be stripping, pavement markings, or barriers.

2.) Screening, Drive through lanes shall be screened in accordance with the requirements of 4.6

Off-Street Parking Requirements (Table 4-7)
Retail Sales and Service, Sales Oriented
(Retail = 1/ 250sqft and Storage = 1/1000)
Retail (900 sqft = 3.6)
Storage (773.1 sqft = 0.77)
Total Required = 4.37 or 5 spaces
Provided 4 spaces

Disabled Access Parking (Table 4-8)
0 to 25 spaces = 1 Min Van Accessible Space (11' wide)

Required Off-Street Stacking Spaces (Table 4-10)
Other - Determined by Director
Drive-through was an existing use.
Provided 2 Spaces

Landscape Requirements (Table 4-11)
1 Tree and 2 shrubs per 200 sqft of landscaped area.

Street Buffer Arterial and Collector Streets: (25' Buffer Required) 1 tree for every 25 lineal feet of street frontage and 1 shrub for every 20 lineal feet.

Issues:

Date:	Description:
02/17/2015	Owner Review Set
04/10/2015	Gunnison - Preliminary Design Review
05/26/2015	Owner Review (Pricing Set)
06/12/2015	Gunnison - Development Application
08/11/2015	Owner Review Set
09/30/2015	Gunnison - Development Application (Revised)

Project:
Sportsman's Drive-In Liquor
713 W. Tomichi Ave. Gunnison, Colorado

Issue Date: **08/11/2015** Drawn by: **GLH**

Sheet Title:
Zoning **A0.2**

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Time Stamp: 9/30/2015 9:13:06 AM
L:\Sunlit Projects\2012\Logan - Gunnison Liquor Store\2.) Project Information and Drawings\2.) Project Drawings\Sportsman Liquor Store.rvt

MEMBERS	PRESENT	ABSENT	EXCUSED
Erik Niemeyer	X		
Erich Ferchau	X		
Andy Tocke	X		
Bob Beda	X		
Sharon Cave	X		
Greg Larson	X		
Councilor Matt Schwartz	X		

OTHERS PRESENT: Planner Andie Ruggera, Planning Technician Michelle Spain,

I. CALL TO ORDER AT 7:01 PM BY CHAIR GREG LARSON

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. PUBLIC HEARING AND POSSIBLE ACTION – TEXT AMENDMENT, ZA 15-3, SUBMITTED BY STEVE WESTBAY, DIRECTOR OF COMMUNITY DEVELOPMENT, REQUESTING A MAJOR CHANGE TO A PUD APPLICATION, TO AMEND TABLE 10.1: INDUSTRIAL MODIFIED DISTRICT PERMITTED USES AND PARKING SPACE REQUIREMENTS, TO INCLUDE A MUSEUM AS A PERMITTED USE WITHIN THE *GUNNISON RISING PUD DEVELOPMENT STANDARDS*

Open Public Hearing. Chair Larson opened the public hearing at approximately 7:03 p.m.

Proof of publication. Proof of publication was entered into the record.

Review of the Process. Planner Ruggera reviewed the process of a Text Amendment application ZA 15-3, to amend Table 10.1: Industrial Modified District permitted uses and parking space requirements, to include a museum as a permitted use within the *Gunnison Rising PUD Development Standards.*

The request is to amend table 10.1, to add museums as a permitted use and adjust the parking requirements.

Commissioner Ferchau asked what the intended structure would be for this parcel. Ruggera responded that they may put some older heavy equipment for display, or possibly another building.

Discussion continued on the current parking at the City ball fields. Parking in general for the museum area was discussed. Access and the future dog park were reviewed. Currently 14 cars could possibly park in this area. Staff and visitor numbers need to be analyzed and recommendations will be determined by the Community Development Director.

Public Input. No comments were received.

Staff Presentation. There are eight (8) pages of purposes, standards and criteria with no conflict listed on all. On page 7, number 6 "Off Street Parking" will be modified by Ruggera.

Commission Discussion. None

Close Public Hearing: 7:17 p.m.

Commissioner Tocke moved, Commissioner Niemeyer seconded, to recommend approval to City Council of a Text Amendment application ZA 15-3, to amend Table 10.1: Industrial Modified District permitted

uses and parking space requirements, to include a museum as a permitted use within the *Gunnison Rising PUD Development Standards,* based on the following findings of fact:.

1. The Planning and Zoning Commission finds that the record of this action includes the application contents on file with the City of Gunnison; all comments entered into the Public Hearing record; and provisions of the *City of Gunnison Land Development Code* and the *City of Gunnison Master Plan*, *Gunnison Rising Annexation Agreement* (December 3, 2009), the *Supplement to Annexation Agreement*, and the *Gunnison Rising PUD Development Standards*.

2. The Planning and Zoning Commission finds that the *Gunnison Rising PUD Development Standards* (November 2009) were approved by City Council and recorded with the Gunnison County Clerk and Recorder in association with the Gunnison Rising Annexation.

3. The Planning and Zoning Commission finds that a major change to a PUD may be approved only by submission and reconsideration of a new PUD zoning plan and supporting data.

4. The Planning and Zoning Commission finds that the request is to amend Table 10.1, Industrial Modified District Permitted Uses and Parking Space Requirements to include museums as a permitted use.

5. The Planning and Zoning Commission finds that the proposed amendment does not alter the purposes of a PUD (*LDC*, Section 10.7 A.) and zoning previously reviewed and approved by City Council.

6. The Planning and Zoning Commission finds that a museum use is appropriate and compatible with other permitted uses within the IM District.

7. The Planning and Zoning Commission finds that community benefits are increased as a result of this Major Change because the Pioneer Museum will be able to expand their operation that is an attraction for tourism, provides community education and helps to enhance the City's entrance.

8. The Planning and Zoning Commission finds that Richard Bratton, representing the Gunnison Valley Partners, L.L.C., stated that they fully support this Major Change.

9. The Planning and Zoning Commission finds that based on the findings cited above, the approval of this Major Change will not be a detriment to the community's health, safety and welfare.

Roll Call Yes: Beda, Cave, Ferchau, Larson, Schwartz, Niemeyer, and Tocke
Roll Call No:
Roll Call Abstain:
Motion carried

IV. UNSCEDULED CITIZENS There were none

V. CONSIDERATION OF THE SEPTEMBER 9, 2015 MEETING MINUTES.
Commissioner Cave moved and Commissioner Schwartz seconded, to approve the September 9, 2015 meeting minutes with corrections completed.

Roll Call Yes: Beda, Larson, Niemeyer, Tocke, Schwartz and Cave
Roll Call No:
Roll Call Abstain: Ferchau, he was not present for this meeting.
Motion carried

VI. COUNCIL UPDATE. Councilman Schwartz started his review.

- Two (2) Marijuana applications have been set for public hearing on October 13, 2015.
- Ordinance #12 Refinancing the City Park and Recreation Fund Sales and Use Tax Revenue Bonds passed, 2nd Reading.
- Change of ownership of the cable franchise was approved.
- Required report on the fireman pension fund was submitted and reviewed.
- Actuary report showed the fund is healthy.
- Ditches will be turned off Oct 5th.
- Dan Buffington retirement approved.
- The Good Neighbor Program has commenced.
- Nuisance code was discussed.
- Observatory closed for the season.
- Report on the RTA meeting was reviewed.
- Need a vendor to run the airport restaurant.
- Air fares were down, but there was still an 80% load factor for July.
- New busses are on order for the RTA.
- Housing Authority complex in Crested Butte is a full three (3) weeks behind schedule.
- Schwartz attended a meeting at the County Planning Commission on the past Friday. He attended the public hearing on the Brighton Hospitality Group LLC adding commercial storage units east of town. Schwartz voiced concerns he had as a result of attending that meeting. The County review of the units that are in question showed adequate buffering. This application was approved. Schwartz encouraged the staff to assist more in the review of these 3-Mile applications. Schwartz also stated that this commission needs to attend the site visits.
- Strategic planning workshop was finalized, now staff will commence the budgets.

VII. COMMISSIONER COMMENTS.

- Commissioner Ferchau indicated that WSCU's enrollment is up for both new and returning students. Housing issues were discussed. Some employers are taking the responsibility to include housing for their employees.

VIII. PLANNING STAFF UPDATE. Planner Ruggera provided an update on recent Community Development activities.

- Map submitted showing the Conditional Use activity from 2002 to present with the current status of each approval.
  Cave asked about the expiration requirements and when is the timing started on conditional uses. Ruggera responded that after a year if the facility is not re-started with the same use it would expire.
- Further discussion on conditional uses in various zoned districts. Buffer areas were also discussed.
- Schwartz commented on the condition of the old tower. From the prior application that was presented, decreasing the height of this item allowed them to further use it on site in a safe manner.
- Working on the next phase of the Comprehensive Plan. Hopefully the first draft will be ready by the second meeting in October.
- Budget work is continuing.
- LDC parking surfaces were discussed as far as under 8 spaces. These areas allow for un-paved spaces. Is this something that needs to be changed? Discussion ensued. What is the cost for this type of project? Ruggera will get an estimate. Currently this would be for new development only.

IX. ADJOURN. 8:01

_____
Attest: Greg Larson, Chair

_____
Michelle Spain, Secretary

MEMORANDUM

TO: Planning and Zoning Commission
FROM: Steve Westbay
DATE: October 7, 2015
RE: Future Planning Scenario & Visioning

Work on the Comprehensive Plan has been on a hiatuses since February 2015 when the City of Gunnison Community Analysis was completed. This pause was partly due to staff focusing on other project priorities, but it also allowed some other community planning processes that are relevant to the Comprehensive Plan to move forward. Other endeavors include the One Valley Prosperity Project, the City Council Strategic Planning process, the Better Cities Economic Development program and the City's Safe Streets design project.

It is time to move the Comprehensive Plan process into the next phases of development. The upcoming efforts will focus on developing a community vision and outlining goals and objectives that can be integrated into the plan. Visioning and goal/objective statement development are generally framed by the following four questions:

1. Where is the community now?
2. Where is the community going?
3. Where does the community want to go in the future?
4. How does the community get there?

It is important to focus these questions toward contextual topics that will be included in the Comprehensive Plan. Specifically, land use and development; transportation systems and safe streets; housing needs; environmental sustainability and economic development; and other subject headings will help frame the focus of the discussions.

The City of Gunnison Community Analysis (February 2015) provides a significant amount of detail for answering the first three questions, and other ongoing planning processes (CC Strategic Plan, Safe Streets, etc.) also lend insight for answering these questions using the primary subject headings (Land Use, Transportation, etc.)

Next week the P&Z and staff will be delving into these questions and their relationship to specific subject heading. First, the discussion will focus on the first two questions and then the discussion will be directed on subject matter pertaining to the community's future.

The staff is also arranging meetings with the Comprehensive Plan Advisory Committee to address this subject matter. It is anticipated that at least two to three meetings will be needed to give this gain an understanding of the subject matter. After the meetings with the P&Z and Advisory Committee have been complete, the staff will hold some open houses (maybe coffee sessions) to gain additional feedback. The final step will be a public workshop that will be used to test the process results. If all goes well the process should gleam insight into the community goals and objectives which are the foundation of a good comprehensive plan.

Feel free to contact me if you have any questions. Thanks.