

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4933

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FUTURE LAND USE MAP OF THE CITY OF GRAND JUNCTION FROM COMMERCIAL AND COMMERCIAL/INDUSTRIAL TO DOWNTOWN MIXED USE FOR A PROPERTY OF 5.26 ACRES AND REZONING SAID PROPERTY OF 5.26 ACRES FROM A C-2 (GENERAL COMMERCIAL) ZONE DISTRICT TO A R-24 (RESIDENTIAL – 24 DU/AC) ZONE DISTRICT

LOCATED AT 630 SOUTH 7TH STREET

Recitals:

The applicant, S2E Developments (CO), LLC with consent of the owner, En-Sim Partnership, LLC, who owns 5.26 acres of land at 630 South 7th Street (referred to herein and more fully described below as the “Property”), proposes an amendment to the Comprehensive Plan Future Land Use Map from Commercial and Commercial/Industrial to Downtown Mixed Use and a rezone from C-2 (General Commercial) to R-24 (Residential – 24 du/ac).

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of amending the Comprehensive Plan Future Land Use designation for the Property from Commercial and Commercial/Industrial to Downtown Mixed Use, and recommended subsequent approval of zoning the S2E Developments (CO), LLC property to the R-24 (Residential – 24 du/ac) zone district, finding that it conforms to and is consistent with the Future Land Use Map designation of Downtown Mixed Use of the Comprehensive Plan and 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 amending the Comprehensive Plan Future Land Use Map from Commercial to Downtown Mixed Use for 5.26 acres of land at 630 South 7th Street is consistent with the vision, intent, goals and policies of the Comprehensive Plan and has met one or more criteria for a Comprehensive Plan amendment, as further described in the Staff Report introduced and admitted into the record. The City Council finds that a R-24 (Residential – 24 du/ac) zone district, as proposed in City file no. RZN-2020-190 is consistent and is in conformance with the Comprehensive Plan, Grand Junction Circulation Plan and other adopted plans and policies; and, the rezoning criteria of Section 21.02.140 of the Grand Junction Zoning and Development Code; and, the applicable corridor guidelines and other overlay districts.

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

The following properties shall be redesignated to Downtown Mixed Use Future Land Use in the Comprehensive Plan and shall be zoned R-24 (Residential – 24 du/ac):

LOT 1 SEVENTH & SOUTH AVE SUBDIVISION SEC 14 & SEC 23 1S 1W UM RECD R-2757389 MESA CO RECDS

CONTAINING 229,126 Sq. Ft. or 5.26 Acres, more or less, as described hereon.

Introduced on first reading this 20th day of May 2020 and ordered published in pamphlet form.

Adopted on second reading this 1st day of June 2020 and ordered published in pamphlet form.

ATTEST:



City Clerk



Mayor

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4933 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20th day of May 2020 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 1st day of June 2020, at which Ordinance No. 4933 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 3rd day of June 2020.



Deputy City Clerk

Published: May 22, 2020
Published: June 3, 2020
Effective: July 3, 2020

