

CITY OF GRAND JUNCTION

ORDINANCE NO. 3647

AN ORDINANCE AMENDING ORDINANCE NO. 3136 TO INCLUDE ADDITIONAL PROPERTY AND ESTABLISH UNDERLYING ZONING AND BULK STANDARDS FOR SUMMER HILL PLANNED DEVELOPMENT

Recitals:

Summer Hill was zoned PD (Planned Development) and a Preliminary Plan approved in 1999. The approval was for a total of 201 dwelling units in 8 filings. Filings 1 through 4 have been approved and recorded. The developer is now requesting an amendment to the PD zoning to include additional property, establish bulk requirements and establish an underlying zoning.

In cooperation with the development to the west, Grand Vista Subdivision, it was determined that it would be in the best interest of both projects to adjust property lines in accordance with the natural boundary created by Leach Creek. This results in 1.546 acres being added to the Summer Hill Planned Development. The additional acreage allows for increasing the size of lots and open space.

The original ordinance zoning Summer Hill PD (Planned Development) did not include an underlying zoning or bulk requirements. This ordinance will amend Ordinance No. 3136 to include two underlying zone districts, RSF-4 and RMF-8, which will cover circumstances that are not addressed by the approved standards in the PD ordinance. It will also include the approved bulk standards for the PD, which includes a provision to allow patios/decks and patio shade covers within limited rear and side yard setback areas.

The Planning Commission and City Council find that the request is in compliance with the Zoning and Development Code and Growth Plan.

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

That the land described below is hereby rezoned to PD (Planned Development) and included as part of the Summer Hill Subdivision Planned Development.

Tract 4, Grand Vista Filing 2, a plat recorded in the Mesa County Clerk and Records Office at Reception No. 2094236, Mesa County, Colorado

And;

That Ordinance No. 3136 is hereby amended to include the above property, as well as the original Summer Hill development as described in Ordinance No. 3136; establish underlying zone districts of RSF-4 for detached single family uses and RMF-8 for attached single family uses; and establish the following bulk standards:

SINGLE FAMILY DETACHED FILINGS

Minimum Lot Area: 14,000 SF
Minimum Street Frontage: 40 FT
Minimum Building Height: 32 FT
Minimum Side Yard (Principal Structure): 10 FT
Minimum Side Yard (Accessory Structure): 3 FT
Minimum Rear Yard (Principal Structure): 30 FT
Minimum Rear Yard (Accessory Structure): 10 FT
Minimum Rear Yard (Deck): 0 FT
Minimum Front Yard: 20 FT
Maximum Building Coverage: 30%

SINGLE FAMILY ATTACHED FILINGS

Minimum Lot Area: 4,500 SF
Minimum Street Frontage: 20 FT
Minimum Building Height: 32 FT
Minimum Lot Width: 30 FT
Minimum Side Yard (Principal Structure): 7 FT
Minimum Side Yard (Accessory Structure): 3 FT
Minimum Rear Yard (Principal Structure): 15 FT
Minimum Rear Yard (Accessory Structure): 10 FT
Minimum Front Yard: 20 FT
Maximum Building Coverage: 50%
Minimum Rear Yard (Deck):

- In the rear yard beginning twenty feet back from the front of the house:
- Open and uncovered decks and concrete slab patio areas located on the ground level of the home shall have a rear and side yard (including common wall property line) setback of zero feet.
 - Open and covered (including overhang) decks and concrete slab patio areas located on the ground level of the home shall have a rear and side yard (including common wall property line) setbacks of zero feet for the deck or concrete slab, three feet for all support columns and one foot for the overhang.

INTRODUCED for FIRST READING and PUBLICATION this 16th day of June, 2004.

PASSED on SECOND READING this 7th day of July, 2004.

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ Bruce Hill
President of City Council