

**CITY OF GRAND JUNCTION, COLORADO
ORDINANCE 4960**

**AN ORDINANCE AMENDING ORDINANCE 4508
TO ESTABLISH THE PLANNED DEVELOPMENT (PD)
ZONE DISTRICT AND A DEVELOPMENT PLAN FOR
THE NORTH SEVENTH STREET HISTORIC RESIDENTIAL
DISTRICT**

**LOCATED ON NORTH 7th STREET BETWEEN HILL AND
WHITE AVENUES**

Recitals:

The requested amended Planned Development (PD) zoning and Development Plan will establish the R-O zone district as the underlying district and allow additional uses for the property located at 535 North 7th Street. The request to amend the PD and Development Plan have been submitted in accordance with the Zoning and Development Code (Code).

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amendment and determined that the proposed amended PD and Development Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed Development Plan will achieved "long-term community benefits" by the reuse of a long-vacant historic structure which will enhance the character of the neighborhood, downtown and the general community.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE FOLLOWING AMENDMENTS ARE MADE TO THE PLANNED DEVELOPMENT (PD) ZONING ORDINANCE AND DEVELOPMENT PLAN:

- 1) The default/underlying zone district for the property located at 535 North 7th Street (tax parcel number 2945-141-36-005) shall be the Residential Office (R-O) zone district.
- 2) The uses allowed with the default R-O zone district shall include all allowed uses within the Residential 8 units per acre (R-8) zone district as amended and the following uses: personal services, small appliance repair, general office, boarding school, museum, art gallery, opera house, library; medical and dental clinic, counseling center (nonresident), and health club.
- 3) The maximum residential density allowed on the property shall be in accordance with the Comprehensive Plan Future Land Use Map as amended.

- 4) The bulk standards, performance standards, site design, layout and operational considerations shall be in accordance with the R-O zone district as amended. The architectural considerations shall be in accordance with the North Seventh Street Historic Residential District Guidelines and Standards.
- 5) The North Seventh Street Historic Residential District Guidelines and Standards are revised as below (new text underlined, existing text to be deleted strikethrough).

**Chapter 26.12
LAND USE AND ZONING**

26.12.010 Land use and zoning.

The zoning for the majority of the North Seventh Street Historic Residential District is Planned Development Residential, with a default Residential 8 (R-8) zone. Some parcels within the District have not, however, been used historically as residences, including the parcel located at 535 North 7th Street, which includes the First Church of Christ, Scientist building. The following uses, in addition to those allowed in the default R-8 zone district, are allowed on the parcel at 535 North 7th Street: personal services, small appliance repair, general office, boarding school, museum, art gallery, opera house, library; medical, dental clinic, counseling center (nonresident), and health club, which uses shall be subject to the R-O performance standards established in Section 21.03.070(a)(2) and(3) (but not, however, subject to subsection (4); rather these Guidelines and Standards shall apply to architectural consideration for the site); however those uses allowed by right in the R-8 zone district are not subject to such performance standards. Except as expressly stated in this paragraph, these Guidelines and Standards do not affect allowable uses or zoning.

Introduced for first reading on this 7th day of October 2020 and ordered published in pamphlet form.

PASSED and ADOPTED this 21st day of October 2020 and ordered published in pamphlet form.

ATTEST:



President of City Council



Deputy City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4960 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 7th day of October 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 21st day of October 2020, at which Ordinance No. 4960 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 23rd day of October 2020.


Deputy City Clerk

Published: October 9, 2020
Published: October 23, 2020
Effective: November 22, 2020

