

ORDINANCE NO. 3680

AN ORDINANCE AMENDING ORDINANCE NO. 2644 ZONING WILSON RANCH PLANNED RESIDENTIAL DEVELOPMENT TO INCLUDE MORE SPECIFIC INFORMATION FOR A PORTION OF THE ORIGINAL WILSON RANCH TO BE KNOWN AS THE WOODRIDGE SUBDIVISION LOCATED SOUTH OF G-1/2 ROAD AND WEST OF 26 ROAD

Recitals:

The land zoned as Planned Residential development under Ordinance No. 2644 "Zoning Certain Lands Annexed to the City Located South of G-1/2 Road and East of 25-1/2 Road" (Wilson Ranch) in 1993 did not fully develop as originally planned; approximately 7.8 acres has not developed. A proposal from GNT Development regarding the 7.8 acres has been presented to the Planning Commission to recommend to City Council an amendment to the original Planned Residential ordinance and to establish the underlying zone for this 7.8 acres with the preliminary development plan. The proposal refers to this land as Woodridge Subdivision and will be so referred to herein.

On August 24, 2004, the Planning Commission did approve the proposed preliminary development plan and establishment of the underlying zone after finding the request to be in compliance with the Zoning and Development Code.

The original zoning for all of Wilson Ranch, including the Woodridge Subdivision was Planned Residential with a maximum density of 4.4 units per acre. This density included multifamily development in the area being planned for Woodridge Subdivision.

The proposed density of the Woodridge Subdivision is 4.5 units per acre which is consistent with the original Wilson Ranch Planned Residential zone as well as with the Growth Plan Future Land Use Map. The property is designated as Residential Medium 4 to 8 units per acre on the Growth Plan Future Land Use Map.

The default zone for the Woodridge Subdivision pursuant to Section 3.3.G. of the Zoning and Development Code is Residential Multifamily 8 Units per Acre (RMF-8).

The City Council having considered the record, the recommendation of the staff and the Planning Commission finds that the proposal satisfies the requirements of the Zoning and Development Code for conditional approval of an amendment to the Planned Development zone.

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

Upon satisfaction of the conditions set forth herein, Ordinance No. 2644 is hereby amended regarding the 7.8 acres that had not yet developed and is more fully described below:

A parcel of land located in the E $\frac{1}{2}$ of Section 34, Township 1 North, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado, being the same as Parcels 2 and 3, as shown in Warranty Deed recorded at Book 1824, Page 231, Mesa County records, and more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of Section 34, T1N, R1W, UM, whence the East Quarter corner of said Section 34 bears North 89 degrees 52 minutes 08 seconds East, a distance of 2644.58 feet for a basis of bearings, with all bearings contained herein relative thereto; thence, along the North line of said SE $\frac{1}{4}$, North 89 degrees 52 minutes 08 seconds East, a distance of 593.59 feet to the Point of Beginning; thence, continuing along said North line of said SE $\frac{1}{4}$, North 89 degrees 52 minutes 08 seconds East, a distance of 14.80 feet; thence North 25 degrees 18 minutes 53 seconds West, a distance of 82.40 feet, to a point on the Southerly right-of-way line of Interstate Highway 70; thence along the said Southerly right-of-way line of said Interstate Highway 70 the following five (5) courses: (1) along a non-tangent curve to the left, having a delta angle of 01 degrees 09 minutes 48 seconds, a radius of 2965.00 feet, an arc length of 60.20 feet, a chord length of 60.20 feet, and chord bearing of North 79 degrees 06 minutes 06 seconds East; (2) North 76 degrees 31 minutes 34 seconds East, a distance of 305.10 feet; (3) North 75 degrees 31 minutes 04 seconds East, a distance of 175.00 feet; (4) North 76 degrees 30 minutes 34 seconds East, a distance of 295.00 feet; (5) along a curve to the right, having a delta angle of 08 degrees 10 minutes 33 seconds, a radius of 2765.00 feet, an arc length of 394.55 feet, a chord length of 394.22 feet, and chord bearing of North 82 degrees 36 minutes 19 seconds East, to a point at the intersection of said Southerly right-of-way line and the centerline of Leach Creek; thence, along the said centerline of Leach Creek the following two (2) courses: (1) South 04 degrees 10 minutes 11 seconds West, a distance of 104.40 feet; (2) South 55 degrees 35 minutes 01 seconds West, a distance of 130.62 feet, to a point at the intersection of the centerline of said Leach Creek and the centerline of the Grand Valley Irrigation Canal; thence along said centerline of the Grand Valley Irrigation Canal the following seven (7) courses: (1) North 33 degrees 14 minutes 38 seconds West, a distance of 17.61 feet; (2) along a curve to the left, having a delta angle of 51 degrees 31 minutes 16 seconds, a radius of 55.00 feet, an arc length of 49.46 feet, a chord length of 47.81 feet, and chord bearing of North 59 degrees 00 minutes 16 seconds West; (3) along a curve to the left, having a delta angle of 17 degrees 34 minutes 11 seconds, a radius of 174.87 feet, an arc length of 53.62 feet, a chord length of 53.41 feet, and chord bearing of South 86 degrees 27 minutes 01 seconds West; (4) South 76 degrees 17

minutes 01 seconds West, a distance of 10.33 feet; (5) along a curve to the left, having a delta angle of 30 degrees 18 minutes 15 seconds, a radius of 185.00 feet, an arc length of 97.85 feet, a chord length of 96.71 feet, and chord bearing of South 61 degrees 07 minutes 53 seconds West; (6) South 45 degrees 58 minutes 45 seconds West, a distance of 74.14 feet; (7) South 42 degrees 52 minutes 43 seconds West, a distance of 103.77 feet, to a point on the intersection of said centerline of the Grand Valley Irrigation Canal and the said North line of said SE $\frac{1}{4}$; thence, along the North line of said SE $\frac{1}{4}$, South 89 degrees 52 minutes 08 seconds West, a distance of 15.96 feet, to the intersection of said North line of said SE $\frac{1}{4}$ and the East line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 32; thence, along the East line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$, North 00 degrees 06 minutes 22 seconds West, a distance of 16.77 feet, to a point at the intersection of East line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ and a line one (1) foot North and East of the top of bank of the Grand Valley Irrigation Canal; thence, along said one (1) foot offset line of the top of bank of the Grand Valley Irrigation Canal the following (6) courses: (1) South 43 degrees 27 minutes 44 seconds West, a distance of 188.55 feet; (2) South 54 degrees 24 minutes 40 seconds West, a distance of 272.95 feet; (3) along a curve to the right, having a delta angle of 48 degrees 14 minutes 55 seconds, a radius of 169.00 feet, an arc length of 142.31 feet, a chord length of 138.15 feet, and chord bearing of South 78 degrees 32 minutes 07 seconds West; (4) North 77 degrees 20 minutes 25 seconds West, a distance of 91.09 feet; (5) along a curve to the right having a delta angle of 64 degrees 14 minutes 58 seconds, a radius of 149.00 feet, an arc length of 167.08 feet, a chord length of 158.47 feet, and chord bearing of North 45 degrees 12 minutes 56 seconds West; (6) North 13 degrees 05 minutes 27 seconds West, a distance of 177.75 feet to the Point of Beginning.

Said parcel containing an area of 7.814 acres, as described.

The property is zoned Planned Development. The property may only be developed in accordance with the approval of the plan and construction of the development in accordance with the standards and uses specified herein, the vacation of existing right-of-way with the dedication and construction of right-of-way necessitated by the development, vacation of a sewer easement with dedication of all other required easements, and the construction of all requisite improvements as required and approved by City staff.

The allowed uses for this land are 19 Detached Single Family Units and 10 Attached Single Family Units.

The bulk standards shall be as follows:

Minimum Lot Area:	4500 SF
Minimum Street Frontage:	20 Feet
Maximum Height of Structures:	35 Feet
Minimum Front Yard Setback:	Principal Structure - 20 Feet*

	Accessory Structure - 25 Feet
Minimum Side Yard Setback:	
Detached Single Family:	Principal Structure - 5 Feet Accessory Structure - 3 Feet
Attached Single Family:	Principal Structure - 0 Feet Accessory Structure - 0 Feet
Minimum Rear Yard Setback:	Principal Structure - 10 Feet Accessory Structure - 5 Feet
Maximum Coverage of Lot By Structures:	70 Percent

* As allowed by Code, the front yard setbacks in the attached single family area (Block 3) shall be measured from the Woodridge Court right-of-way adjacent to Block 3.

Specific Development Standards:

A four foot (4') or shorter open design decorative wall or fence shall be installed along the length of G $\frac{1}{2}$ Road adjacent to the site as a perimeter enclosure.

Vacations:

The right-of-way as it exists must be vacated and G $\frac{1}{2}$ Road realigned and constructed as required by City staff. New right-of-way as replacement of that right-of-way of G $\frac{1}{2}$ Road that was vacated must be dedicated to the City. The right-of-way of 25 $\frac{3}{4}$ Road that is on the site, if it exists, must be vacated. This condition is not a guarantee or assurance from City Council that this right-of-way shall be vacated. The landowner/developer must go through the standard process for vacation of a right-of-way and the request will be determined on its own merits.

The portion of the sanitary sewer easement granted to the City by GNT Development Corporation on March 6, 1996, that needs to be vacated shall be vacated with the dedication of a replacement and additional sanitary sewer easement and construction of the sanitary sewer for the development of the property. This condition is not a guarantee or assurance from City Council that this easement shall be vacated. The landowner/developer must go through the standard process for vacation of a right-of-way and the request will be determined on its own merits.

General Development Standards:

All other development standards not specifically set forth herein must be completed in accordance with laws, rules and regulations of the City, State, and federal government as they exist on the date of development as approved by City staff.

All other terms of Ordinance 2644 shall remain in full force and effect except for those specifically amended herein.

INTRODUCED for FIRST READING and PUBLICATION this 6th day of October, 2004.

PASSED on SECOND READING this 20th day of October, 2004

ATTEST:

/s/: Stephanie Tuin
City Clerk

/s/: Bruce Hill
President of City Council