

CITY OF GRAND JUNCTION

ORDINANCE NO. 4019

**AN ORDINANCE AMENDING ORDINANCE NO. 3527
ZONING THE COTTAGES AT THE COMMONS PLANNED DEVELOPMENT
TO REVISE THE PRELIMINARY DEVELOPMENT PLAN AND
INCLUDE ADDITIONAL ACREAGE
LOCATED AT 625 27 1/2 ROAD**

Recitals.

This Zoning Ordinance amends Ordinance No. 3263 “Zoning Three Parcels of Land Located North of Patterson Road Between North 15th Street and 27-1/2 Road to PD (The Commons Assisted Living Facility)” to address revisions to the previously-approved Planned Development Preliminary Development Plan and include additional acreage within the project area.

The overall density of the proposed amended plan is 10.6 units per acre which is consistent with the Growth Plan Future Land Use Map which designates this property as Residential Medium 4-8 units per acre and Residential Medium High 8-12 units per acre on the Growth Plan Future Land Use Map.

The proposed Planned Development Zoning for The Commons project shall have an underlying zone district of Section 3.3.G. of the Zoning and Development Code, Residential Multifamily 8 Units per Acre (RMF-8) that will prevail for the primary uses, bulk standards and signage listed below:

Primary Land Use(s):

Assisted Living (up to 306 beds)
62 Attached Single Family Cottage Units

Minimum Lot Area/Minimum Street Frontage:

NA – Attached Single Family Units will not be subdivided into separate lots

Maximum Height of Structures:

Cottages – 1 story, 20 feet
Assisted Living Building, 2 story wings – 40 feet
Assisted Living Building, 3 story areas – 50 feet

Minimum Front Yard Setback:

Principal Structure-20 Feet
Accessory Structure-25 Feet

Minimum Side Yard Setback:

Principal Structure-5 Feet
Accessory Structure-3 Feet

Minimum Rear Yard Setback:

Principal Structure-10 Feet
Accessory Structure-5 Feet

Maximum Coverage of Lot by Structures: 70 Percent

Signage: 4 freestanding signs as shown on originally approved Preliminary Development Plan (existing)
Each sign shall not exceed 12-feet wide x 5-feet high, with the maximum height of 6 feet
Signs shall not be illuminated

Refer to attached Exhibit A, Preliminary Development Plan for amended area.

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

The City Council finds that the proposal satisfies the requirements for an amendment to/establishment of a Planned Development zone per section 2.12.C.2 of the Zoning and Development Code.

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

That the land described below is hereby zoned Planned Development (PD) as more particularly described herein:

That real property described as a tract of land comprised of Lot 2A, The Cottages at The Commons, as shown on plat recorded at Plat Book 19, Pages 325 and 326, and Unplatted Parcels located in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) Section 1, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of the Southwest Quarter of said Section 1, whence the Northeast corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ said Section 1 bears North 00 degrees 02 minutes 26 seconds East, a distance of 1319.92 feet, for a basis of bearings, with all bearings contained herein relative thereto; thence North 89 degrees 49 minutes 06 seconds West, a distance of 41.41 feet, along the South line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 1; thence North 00 degrees 02 minutes 26 seconds East, a distance of 37.50 feet to a point on the North right-of-way line of F (Patterson) Road, as described in Book 1472, Pages 232 and 233 and in Book 1535, Pages 866 and 867, the POINT OF BEGINNING; thence, along said North right of way line the following three (3) courses: (1) North 89 degrees 49 minutes 06 seconds West, a distance of 198.50 feet; (2) South 82 degrees 09 minutes 55 seconds West, a distance of 25.06 feet; (3) South 89 degrees 31 minutes 27 seconds West, a distance of 131.20 feet; thence North 00 degrees 01 minutes 29 seconds East, a distance of 297.50 feet, along the West line of those parcels as described in Book 3648, Page 946; thence, around the boundary of Lot 2A, The

Cottages at The Commons, as described in Plat Book 19, Pages 325 and 326 the following twenty four (24) courses: (1) North 89 degrees 48 minutes 58 seconds West, a distance of 302.50 feet; (2) North 00 degrees 02 minutes 26 seconds East, a distance of 329.88 feet; (3) North 89 degrees 47 minutes 34 seconds West, a distance of 93.30 feet; (4) North 00 degrees 00 minutes 08 seconds East, a distance of 156.99 feet; (5) South 89 degrees 59 minutes 52 seconds East, a distance of 81.56 feet; (6) South 44 degrees 58 minutes 43 seconds East, a distance of 14.14 feet; (7) South 89 degrees 59 minutes 52 seconds East, a distance of 52.07 feet; (8) North 45 degrees 01 minutes 17 seconds East, a distance of 14.15 feet; (9) South 89 degrees 59 minutes 52 seconds East, a distance of 2.77 feet; (10) along a curve to the right, having a delta angle of 15 degrees 05 minutes 36 seconds, with a radius of 378.00 feet, an arc length of 99.58 feet, with a chord bearing of South 82 degrees 27 minutes 04 seconds East, with a chord length of 99.29 feet; (11) South 74 degrees 54 minutes 16 seconds East, a distance of 85.59 feet; (12) South 29 degrees 54 minutes 16 seconds East, a distance of 14.14 feet; (13) South 74 degrees 54 minutes 16 seconds East, a distance of 50.29 feet; (14) North 60 degrees 05 minutes 45 seconds East, a distance of 14.14 feet; (15) South 74 degrees 54 minutes 16 seconds East, a distance of 69.31 feet; (16) along a curve to the left, having a delta angle of 10 degrees 07 minutes 06 seconds, with a radius of 322.00 feet, an arc length of 56.86 feet, with a chord bearing of South 79 degrees 57 minutes 49 seconds East, with a chord length of 56.79 feet; (17) South 42 degrees 46 minutes 25 seconds East, a distance of 14.61 feet; (18) along a curve to the left, having a delta angle of 8 degrees 50 minutes 29 seconds, with a radius of 332.00 feet, an arc length of 51.23 feet, with a chord bearing of North 88 degrees 41 minutes 23 seconds East, with a chord length of 51.18 feet; (19) North 41 degrees 29 minutes 39 seconds East, a distance of 15.00 feet; (20) along a curve to the left, having a delta angle of 10 degrees 02 minutes 10 seconds, with a radius of 322.00 feet, an arc length of 56.40 feet, with a chord bearing of North 77 degrees 17 minutes 26 seconds East, with a chord length of 56.33 feet; (21) North 72 degrees 16 minutes 21 seconds East, a distance of 36.51 feet; (22) along a curve to the right, having a delta angle of 17 degrees 19 minutes 22 seconds, with a radius of 178.00 feet, an arc length of 53.82 feet, with a chord bearing of North 80 degrees 55 minutes 54 seconds East, with a chord length of 53.61 feet; (23) South 89 degrees 57 minutes 34 seconds East, a distance of 1.42 feet;

(24) South 44 degrees 56 minutes 57 seconds East, a distance of 26.28 feet; thence, along the West right-of-way line of 27½ Road, as described in documents recorded in Mesa County records at the following Book and Pages: Book 749, Page 491, Book 912, Page 613, Book 1472, Pages 232 and 233, Book 1535, Page 389, Book 2588, Pages 674 and 675, Book 2588, Pages 676 and 677, and Book 2604, Pages 70 and 71, the following 5 courses: (1) South 00 degrees 02 minutes 26 seconds West, a distance of 422.79 feet; (2) South 89 degrees 39 minutes 49 seconds East, a distance of 2.00 feet; (3) South 00

degrees 57 minutes 25 seconds East, a distance of 86.18 feet; (4) South 00 degrees 02 minutes 26 seconds West, a distance of 186.39 feet; (5) South 36 degrees 52 minutes 52 seconds West, a distance of 24.86 feet to the POINT OF BEGINNING.

Said parcel containing an area of 9.59 acres, as described.

AND Lot 1, Lot 3, and Lot 4, The Cottages at The Commons, as shown on plat recorded at Plat Book 19, Pages 325 and 326.

Said Lots containing an area of 10.63 acres, as described.

INTRODUCED for FIRST READING and PUBLICATION this 17th day of January, 2007.

PASSED on SECOND READING this 7th day of February, 2007.

ATTEST:

/s/ Stephanie Tuin
City Clerk

/s/ James J. Doody
President of City Council

EXHIBIT A: PRELIMINARY DEVELOPMENT PLAN HILLTOP COMMONS – AMENDED AREA

