

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4374

**AN ORDINANCE REZONING PROPERTY KNOWN AS THE FIESTA
GUADALAJARA REZONE, LOCATED AT 710 AND 748 NORTH AVENUE AND 705
AND 727 GLENWOOD AVENUE TO A PD (PLANNED DEVELOPMENT) ZONE**

Recitals:

A request to zone 1.422 acres to PD (Planned Development) with default C-1 (Light Commercial) and R-8 (Residential 8 du/ac) zone districts has been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance establishes the standards and default zoning for the property referenced herein.

In public hearings, the Planning Commission and City Council reviewed the request for a rezone of the property to Planned Development and determined that the request satisfied the applicable criteria of the Code, that it is consistent with the purpose and intent of the Growth Plan, and that it achieves long-term community benefits by proposing needed housing types and innovative design.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS ZONED TO PLANNED DEVELOPMENT WITH THE FOLLOWING DEFAULT ZONE AND STANDARDS:

A. LOTS 16 TO 20 INC BLK 2 CRAIG SUB + 1/2 VAC ALLEY LYG ADJ ON EAST SEC 11 1S 1W PER B-1148 P-193 EXC BEG NE COR LOT 13 W 7.5FT S 142.5 FT E 7.5FT N TO BEG FOR ALLEY ROW PER B-1251 P-285 MESA CO RECORDS EXC 10FT ROW ON S AS PER B-1370 P-425; and also LOTS 13 TO 15 INC BLK 2 CRAIG SUB SEC 11 1S 1W EXC BEG NE COR LOT 13 W 7.5FT S 142.5 FT E 7.5 FT N TO BEG FOR ALLEY ROW PER B-1251 P-285 MESA CO RECORDS; and also LOTS 21 TO 26 INC BLK 2 CRAIG'S SUB SEC 11 1S 1W & 1/2 VAC ALLEY LYG ADJ TO WPER B-1148 P-193 MESA CO RECDS; and also LOTS 11 + 12 BLK 2 CRAIG SUB

B. The default zones are as follows: C-1 (Light Commercial) for the 1.281 acres of the site adjacent to 7th Street and North Avenue and bordered by the alleys; and R-8 (Residential 8 du/ac) for the 0.141 acres of the site that is adjacent to Glenwood Avenue and bordered by the alleys, as shown on the attached "Planned Development Boundary", and with deviations therefore as established by this Ordinance. Upon expiration of the PD Plan approval, or if the PD Plan is otherwise rendered invalid, the property shall be subject to the default zone of the C-1 and R-8 zone districts in pertinent part.

C. Public Benefit

1. More effective infrastructure;
2. Reduced traffic demands;
3. Innovative designs
 - a. Including increased landscaping.
 - b. Street interactive buildings located at the front property line

D. The site design includes approximately 90% more landscaping than required by the Zoning and Development Code, innovative design with urban design streetscape, and closing of the access on North 7th Street.

E. The project shall develop in a unified manner with similar architectural styles and themes throughout the site (see attached elevations).

F. Purpose

The proposed development will provide for a mix of retail, office, and multifamily residential uses with appropriate screening, buffering, and common landscape and streetscape character (see attached Preliminary Development Plan and Preliminary Landscape Plan).

G. Density

1. Maximum overall gross residential density shall not exceed twenty-four (24) units per acre within the Planned Development.
2. A minimum of 3 dwelling units shall be provided on the property within the Planned Development.
3. No more than 3 dwelling units allowed on the portion of the property carrying the R-8 default standard as described above.

H. Performance Standards

There are no applicable overlay zone districts and/or corridor design standards or guidelines that apply. The applicable performance standards are established by the C-1 and R-8 zone district requirements in the Zoning and Development Code.

I. Authorized Uses

The list of authorized uses allowed within the C-1 zone is hereby amended to include the following:

1. Bar / Nightclub and Drive-thru coffee kiosk – bar/nightclub and/or drive-thru coffee kiosk applications shall be reviewed for compatibility by the Director using the Conditional Use Permit criteria established by the Zoning and Development

Code. Compatibility shall be determined by the Director, who may then approve or deny or approve with conditions the applications for such uses.

J. Dimensional Standards

There are no proposed deviations from the dimensional standards of the R-8 zone district. The dimensional standards for the C-1 default zones shall be met with the exception of the following deviations.

Commercial*

| Minimum Setbacks | Principal Structure / Accessory Structure |
|------------------|---|
| Front | 0' |

*Reduced setbacks are contingent on a requirement of a minimum 2-story structure. All other dimensional and bulk standards of the C-1 and R-8 zone districts shall apply.

K. Other Regulations

Sign Regulations shall meet Section 4.2 with the following exceptions:

1. Freestanding signs shall be limited to monument type signage.
2. Freestanding signs shall not exceed 10' in height – sign face calculated per Section 4.2.
3. A sign package is required as part of the Final Development Plan approval.

INTRODUCED on first reading on the 3rd day of August, 2009 and ordered published.

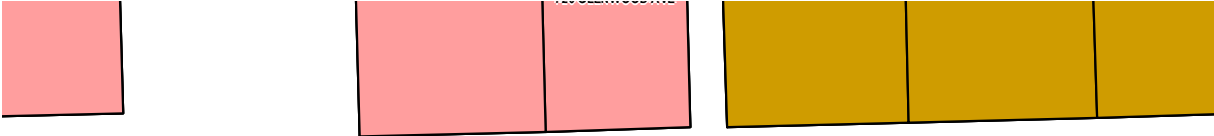
ADOPTED on second reading this 17th day of August, 2009.

ATTEST:

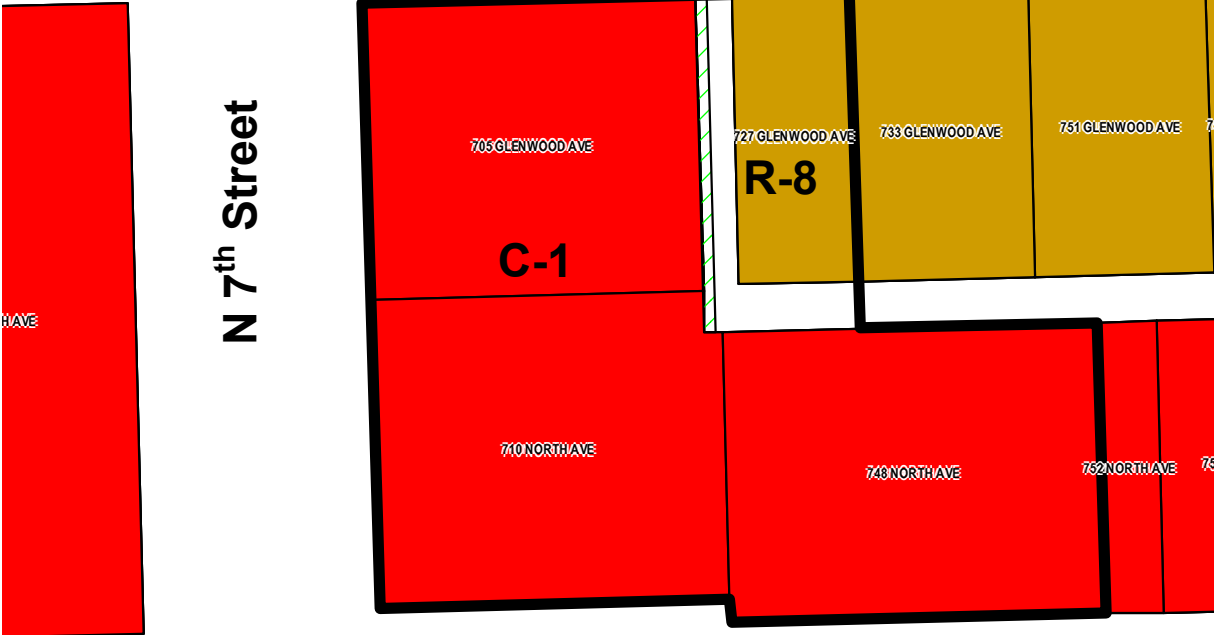
/s/ Bruce Hill
President of the Council

/s/ Stephanie Tuin
City Clerk

PLANNED DEVELOPMENT BOUNDARY



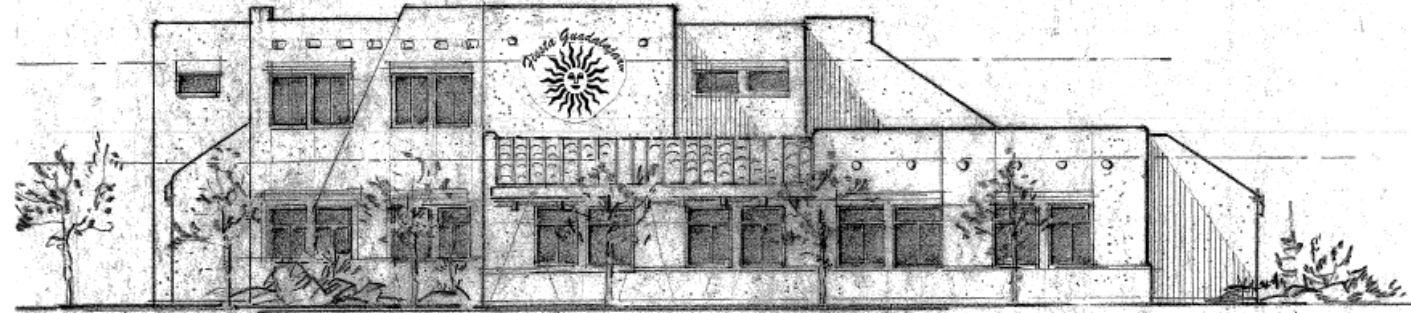
Glenwood Avenue



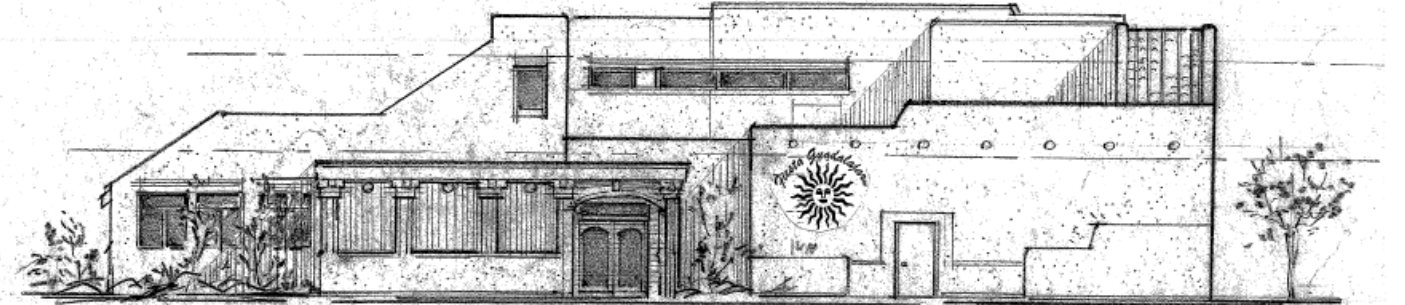
North Avenue



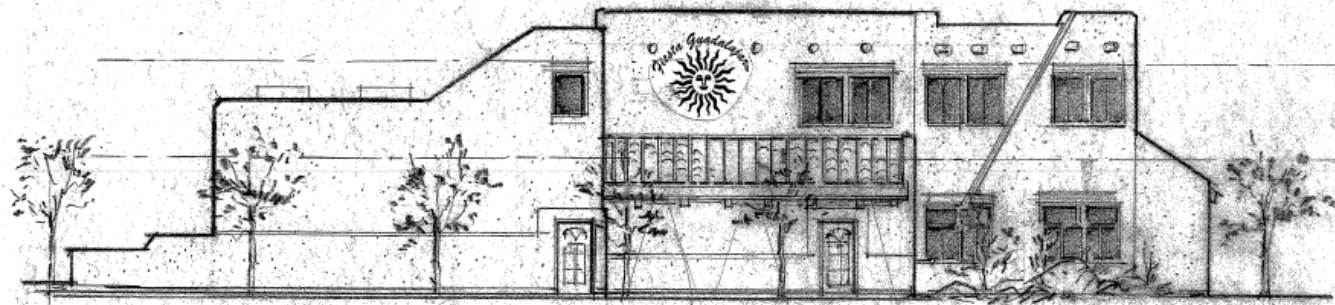
Elevations



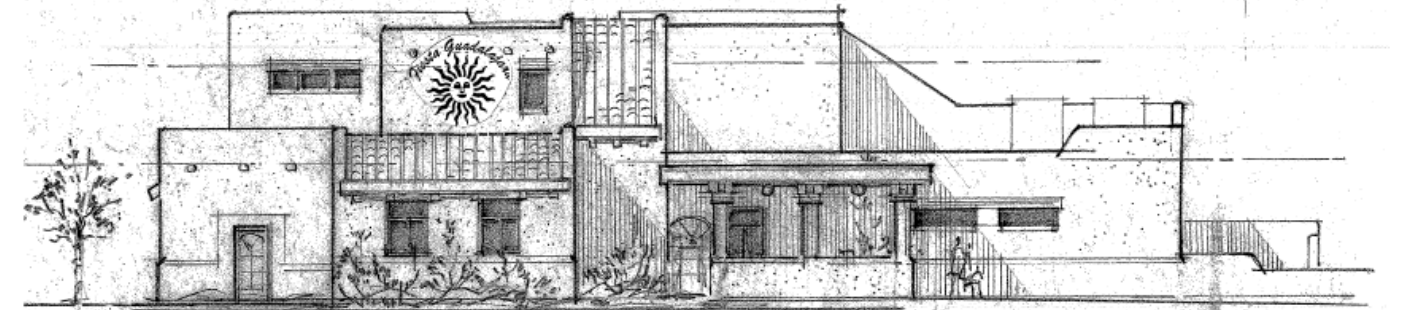
• SOUTH ELEVATION / NORTH AVENUE SIDE •



• NORTH ELEVATION / MAIN ENTRY



• WEST ELEVATION / 7th STREET SIDE •



• EAST ELEVATION •