

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4620

AN ORDINANCE REZONING ST. MARTIN'S PLACE, PHASE 2 FROM C-1 (LIGHT COMMERCIAL) TO B-2 (DOWNTOWN BUSINESS)

LOCATED AT 221 PITKIN AVENUE

Recitals.

Grand Valley Catholic Outreach is anticipating developing the second phase of St. Martin's Place which will consist of multi-family dwelling units for homeless individuals with preference given to homeless veterans. Proposed residential density could exceed 48 dwelling units an acre. The existing C-1 (Light Commercial) zoning district does allow multi-family development but only up to 24 dwelling units an acre. The applicant wishes to rezone to B-2 (Downtown Business), which has no maximum residential density requirement.

The property is also located within the Greater Downtown Plan Commercial Corridor which allows a 0' Front Yard Setback. The proposed B-2 zone is compatible with land uses in the surrounding area and with the first phase of St. Martin's Place which was rezoned in 2010.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning St. Martin's Place, Phase 2 from C-1 (Light Commercial) to the B-2 (Downtown Business) zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Comprehensive Plan, Downtown Mixed Use and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the B-2 zone district to be established.

The Planning Commission and City Council find that the B-2 zoning is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following property shall be rezoned B-2 (Downtown Business).


Lots 6 through 12, Block 145, City of Grand Junction

Also identified as Tax Parcel 2945-143-37-028

Introduced on first reading this 5th day of February, 2014 and ordered published in pamphlet form.

Adopted on second reading this 19th day of February, 2014 and ordered published in pamphlet form.

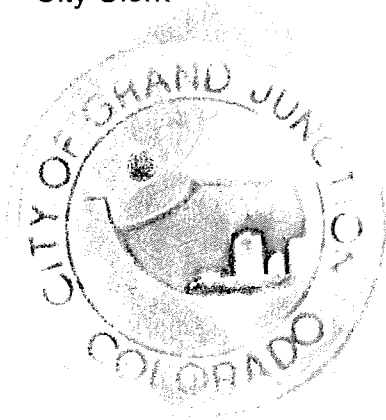
ATTEST:



City Clerk



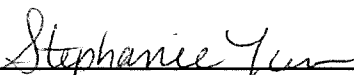
Mayor



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4620 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 5th day of February, 2014 and that 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 19th day of February, 2014, at which Ordinance No. 4620 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 25th day of February, 2014.



Stephanie Tuin, MMC
City Clerk

Published: February 7, 2014
Published: February 21, 2014
Effective: March 23, 2014