

RESOLUTION No. 71-05

A RESOLUTION ADOPTING AMENDMENTS TO THE PEAR PARK NEIGHBORHOOD PLAN AS A PART OF THE GRAND JUNCTION GROWTH PLAN

Recitals:

The Community Image and Character Chapter of the *Pear Park Neighborhood Plan* under "Implementation Strategies" on page 46, reads, "...future study of two areas for potential changes to the Future Land Use Map shall be conducted in the first quarter of 2005 and brought back to both Planning Commissions by April/May 2005. The areas to be furthered studied are:

- Teller Court Area – located west of 30 Road; and
- D Road Area – located south of D Road to the River, between 30 Road and 32 Road.

At the *Pear Park Neighborhood Plan* adoption hearing before the Grand Junction City Council January 5, 2005, staff was directed to consider additional public comment on an additional special study area as follows:

- the D ½ Road Street Section and the Plan's requirement for 80 feet of Right-of-Way width,

A public open house and two focus group meetings were conducted over the course of the past three months in regard to the special study areas of the *Pear Park Neighborhood Plan*;

The City of Grand Junction and Mesa County Planning Commissions (Planning Commissions) held a joint public hearing on *Pear Park Neighborhood Plan* on March 31, 2005, after proper notice;

The Grand Junction Community Development staff and Mesa County Planning Department staff made recommendations for approval of the proposed amendments to the *Pear Park Neighborhood Plan* in a Project Review dated March 16, 2005;

The City and County Planning Commissions considered and approved the following amendments to the *Pear Park Neighborhood Plan*, March 31, 2005, at their joint public hearing, after proper notice. The City Council accepted that recommendation except as noted below.

1. Teller Court Special Study Area Future Land Use Map – approved changes to the Future Land Map to reflect Option 3 which changes the Future Land Use Map to Industrial for all of the parcel located at 489 30 Road and the northern approximate half of the parcel at 2968 D ½ Road and the northern approximate three quarters of the parcel at 2991 Teller Court.
2. D Road (between 30 and 32 Road, south side) Special Study Area Future Land Use Map – approved changes to the Future Land Map to reflect the following for Sub-areas A, B, C, D, E, and F.
 - A. From "Estate" to "Residential Medium"

- B. From "Estate" to "Residential Medium"
- C. From "Estate" to "Residential Medium"
- D. From "Conservation" and "Estate" to "Residential Medium Low"
- E. From "Estate" and "Park" to "Conservation"
- F. From "Estate" and "Park" to "Conservation"

The City Council designated Sub-area B from "Estate" to Residential Low"

- 3. Considered changes to the D ½ Road Corridor Right-of-Way – No Changes recommended to Road Cross Section.

The Grand Junction Planning Commission at the March 31, 2005 hearing found that the proposed *PEAR PARK NEIGHBORHOOD PLAN* Amendments are consistent with the review and approval criteria of section 2.5.C of the *Grand Junction Zoning and Development Code* and recommends approval to City Council.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PEAR PARK NEIGHBORHOOD PLAN AMENDMENTS (CHANGES TO THE FUTURE LAND USE MAP) ARE HEREBY ADOPTED AND MADE A PART OF THE GRAND JUNCTION GROWTH PLAN.

PASSED on this 20th day of April, 2005

ATTEST:

/s/: Stephanie Tuin
City Clerk

/s/: Bruce Hill
President of the Council