

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4638

AN ORDINANCE AMENDING THE 12TH STREET MEDICAL PLAZA AND HOSPICE CARE PLANNED DEVELOPMENT TO INCLUDE ADDITIONAL LAND AREA AND ZONING THE ADDITIONAL LAND AREA PD (PLANNED DEVELOPMENT) WITH A DEFAULT B-1 (NEIGHBORHOOD BUSINESS) ZONE DISTRICT TO BE KNOWN AS THE HOPEWEST AND PRIMARY CARE PARTNERS PLANNED DEVELOPMENT, LOCATED AT 3030, 3040, 3045, AND 3050 N. 13TH STREET

Recitals:

The applicants, HopeWest and Primary Care Partners wish to amend the Planned Development (PD) adopted in 2003 by Ordinance No. 3534 to annex four additional properties (3030, 3040, 3045, 3050 N. 13th Street) into the PD zoning district with an underlying default zone of B-1 (Neighborhood Business). Applicants also wish to amend the Comprehensive Plan Future Land Use Map for three of the four properties (3030, 3040 and 3050 N. 13th Street) from Residential Medium (4 – 8 du/ac) to Business Park Mixed Use to accommodate the proposed Planned Development and underlying default zone. The fourth lot (3045 N. 13th Street) is presently designated as Business Park Mixed Use.

Upon approval, HopeWest plans to submit a site plan for review establishing the land use for the four added properties which will comply with the Code requirements for off-street parking, landscaping, screening, etc., for neighborhood business properties. Currently, HopeWest is proposing to utilize the property at 3030 N. 13th Street as storage, 3040 N. 13th as housing and storage, 3045 N. 13th as office space and counseling services and 3050 N. 13th as storage. The applicant intends to utilize these four properties in the future for the following uses; staff and visitor housing, inside storage (with no outside storage allowed), office space, staff and visitor parking lot and counseling services.

This Planned Development zoning ordinance will establish the standards, default zoning (B-1), deviations and conditions of approval for the amended Plan for the HopeWest and Primary Care Partners Planned Development (Lots 1 and 2, Primary Care Partners' Services / Hospice Campus, Lot 9, Block 2 Eagleton Subdivision and Lots 1, 2 and 3, Block 1, Fairmount North Subdivision).

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amended Planned Development and determined that the Plan satisfied the criteria of the Code and is consistent with the purpose and intent of the Comprehensive Plan. Furthermore, it was determined that the proposed Plan has achieved "long-term community benefits" by consolidating needed medical services into one centralized location and enhancing the only in-patient hospice facility in the Grand Valley, providing neighborhood accessibility to the site through existing pedestrian

connections from N. 12th Street to N. 15th Street and providing extensive on-site landscaping (See Exhibit A).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PLANNED DEVELOPMENT FOR THE HOPEWEST AND PRIMARY CARE PARTNER'S PLANNED DEVELOPMENT IS AMENDED WITH THE FOLLOWING STANDARDS, DEFAULT ZONE AND DEVIATIONS:

- A. This Ordinance applies to the following described properties: Lots 1 and 2, Primary Care Partners' Services / Hospice Campus, Lot 9, Block 2 Eagleton Subdivision and Lots 1, 2 and 3, Block 1, Fairmount North Subdivision (See Exhibit B).

(Properties) Said parcels contain 13.01 +/- acres more or less.

- B. Ordinance No. 3534 dated May 21, 2003 for the 12th Street Medical Plaza and Hospice Care Planned Development will remain in effect and is still valid.

- C. These Properties are zoned PD (Planned Development) with the following standards, deviations and requirements:

1. If the Planned Development approval expires or becomes invalid for any reason, the properties shall be fully subject to the default standards of the B-1 (Neighborhood Business) Zoning District.

2. Access:

It is anticipated that access to the four properties will be primarily pedestrian access from the existing large parking lot at 3090 N. 12th Street. There is already a pedestrian connection from HopeWest to N. 13th Street. So the same access that serves Primary Care Partners and HopeWest from N. 12th Street could serve these four lots. There will be some vehicle traffic on Bonito Avenue and/or 13th Street to the lots, because the applicant is proposing a parking lot, among other uses, on the four N. 13th Street lots and there is no vehicular access directly between the 12th Street parking lot and the N. 13th Street lots.

3. Landscaping:

Extensive landscaping and pedestrian paths already serve the rest of the PD area and will serve the four N. 13th Street lots. HopeWest also plans to submit a site plan for review for the four lots that may include additional landscaping on the lots.

4. Signage:

Signage for the four properties on N. 13th Street would be limited to a sign area of no larger than 25 sq. ft. for building and monument signs. Monument signs shall not exceed 8' in height.

5. Phasing:

No phasing plan is proposed for the properties on N. 13th Street. The previous plan approved by Ordinance No. 3534 included future development of a 24,000 sq. ft. medical building for Primary Care Partners and a 20,238 sq. ft. building for HopeWest, both of which have not yet been constructed. No time deadline for that development has been established, but Site Plan Review applications will be required for all projects described in the Planned Development.

6. Community Benefit:

The intent and purpose of the PD zone is to provide flexibility not available through strict application and interpretation of the standards established in Section 21.03.070 of the Zoning and Development Code. The Zoning and Development Code also states that PD zoning should be used only when long-term community benefits, which may be achieved through high quality planned development, will be derived. Long-term benefits include, but are not limited to:

1. More effective infrastructure;
2. Reduced traffic demands;
3. A greater quality and quantity of public and/or private open space;
4. Other recreational amenities;
5. Needed housing types and/or mix;
6. Innovative designs;
7. Protection and/or preservation of natural resources, habitat areas and natural features; and/or Public art.

The HopeWest PD amendment offers the following long-term community benefits:

1. Effective infrastructure design by consolidating needed medical services into one centralized location and enhancing the only in-patient hospice care facility in the Grand Valley. HopeWest will be able to reallocate existing resources that are not critical to patient care to the properties on N. 13th Street, such as office space and interior storage areas, thereby creating more interior space in the main HopeWest building located at 3090 N. 12th Street.

2. Continue to provide neighborhood accessibility and a network of off-street trails on-site through existing pedestrian connections from N. 12th Street to N. 15th Street with a connection to N. 13th Street.
3. Providing extensive existing on-site landscaping.
4. By the reuse and utilization of existing buildings with existing infrastructure as encouraged by Goal 6 of the Comprehensive Plan.

7. Default Zoning:

The HopeWest PD has a default zoning district of B-1 (Neighborhood Business). All future and anticipated development must adhere to the bulk and performance standards of the B-1 zone district.

8. List of Allowed Land Uses for the Properties located on N. 13th Street:

The properties located at 3030, 3040, 3045 and 3050 N. 13th Street are only to be utilized for the following permitted land uses:

- a. Staff and visitor housing
- b. Inside storage (with no outside storage allowed)
- c. Office space
- d. Counseling Services
- e. Staff and visitor parking lot

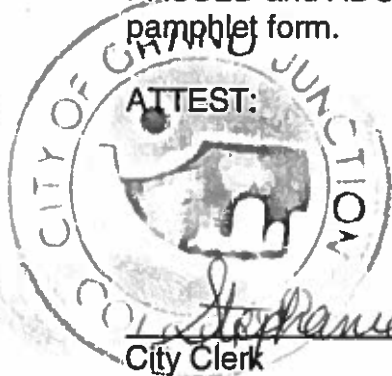
9. Condition of Approval:

Applicant's will be required to submit for a Site Plan Review application for each individual lot for the properties located on N. 13th Street to officially establish the land use and bring the property(s) into compliance with off-street parking, landscaping, screening, etc., as neighborhood business properties.

Introduced for first reading on this 20th day of August, 2014 and ordered published in pamphlet form.

PASSED and ADOPTED this 17th day of September, 2014 and ordered published in pamphlet form.

ATTEST:



Stephanie Stein
City Clerk

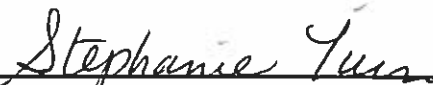
[Signature]

President of City Council Pro Tem

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4638 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20th day of August, 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 17th day of September, 2014, at which Ordinance No. 4638 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 19th day of September, 2014.



Stephanie Tuin, MMC
City Clerk

Published: August 20, 2014
Published: September 19, 2014
Effective: October 19, 2014

