

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4652

**AN ORDINANCE REZONING APPROXIMATELY 3.763 ACRES FROM R-16 TO PD
(PLANNED DEVELOPMENT) AND APPROVING
THE OUTLINE DEVELOPMENT PLAN (ODP)**

**GRAND JUNCTION HOUSING AUTHORITY SENIOR LIVING
PLANNED DEVELOPMENT – HIGHLANDS APARTMENTS
(AKA THE EPSTEIN PROPERTY)
LOCATED AT 805 BOOKCLIFF AVENUE**

Recitals:

A request for a Rezone and Outline Development Plan approval has been submitted in accordance with the Grand Junction Municipal Code. The applicant has requested that approximately 3.763 acres, located at 805 Bookcliff Avenue, be rezoned from R-16 (Residential - 16 units per acre) to PD (Planned Development) with a default zoning of R-24 (Residential – 24 units per acre). The applicant proposes to develop the property into 128 units of multi-family residential units for seniors in two phases, with each phase consisting of 64 residential units, resulting in an ultimate proposed density of 30.9 units per acre. In addition, an area for indoor amenities such as offices for resident service provider visits (such as home health care and Veterans Administration) together with common fitness, wellness, and socializing areas is anticipated to be constructed as part of the first phase.

This PD zoning ordinance will establish the default zoning, including uses and deviations from the bulk standards.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed Rezone and Outline Development Plan approval and determined that it satisfied the criteria as set forth and established in Section 21.02.140 of the Grand Junction Municipal Code and the proposed Rezone and Outline Development Plan is consistent with the purpose and intent of the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS REZONED FROM R-16 TO PD WITH THE FOLLOWING DEFAULT ZONE AND DEVIATIONS FROM THE DEFAULT ZONING:

Property to be Rezoned:

All that part of the N1/4 of the SW1/4NE1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian, lying East of the center line of North Seventh Street; EXCEPT the West 450 feet of said tract; AND ALSO EXCEPTING THEREFROM all roads, easements and rights of way of record in Mesa County, Colorado.

Containing 3.763 acres, more or less. See Attached Exhibit A, Outline Development Plan.

A. Deviation of Uses

The following uses shall also be allowed:

Management office with residential unit for on-site manager, including support offices for resident service providers such as home health care and Veterans Administration, together with fitness, wellness, and socializing areas. Other indoor amenities may include a coffee shop and/or sandwich shop.

In lieu of a solid fence the required fence buffer on the west side of the property can be open style fencing (to see through) or a landscaping berm.

B. Deviations from Bulk Standards

A zoning density range of 24 to 32 dwelling units per acre.

Minimum front yard setback shall be 10 feet.

Minimum side yard setbacks shall be zero from any new lot line created by subdivision of the property.

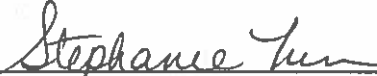
INTRODUCED on first reading on the 17th day of December, 2014 and ordered published in pamphlet form.

ADOPTED on second reading this 7th day of January, 2015 and ordered published in pamphlet form.

ATTEST:



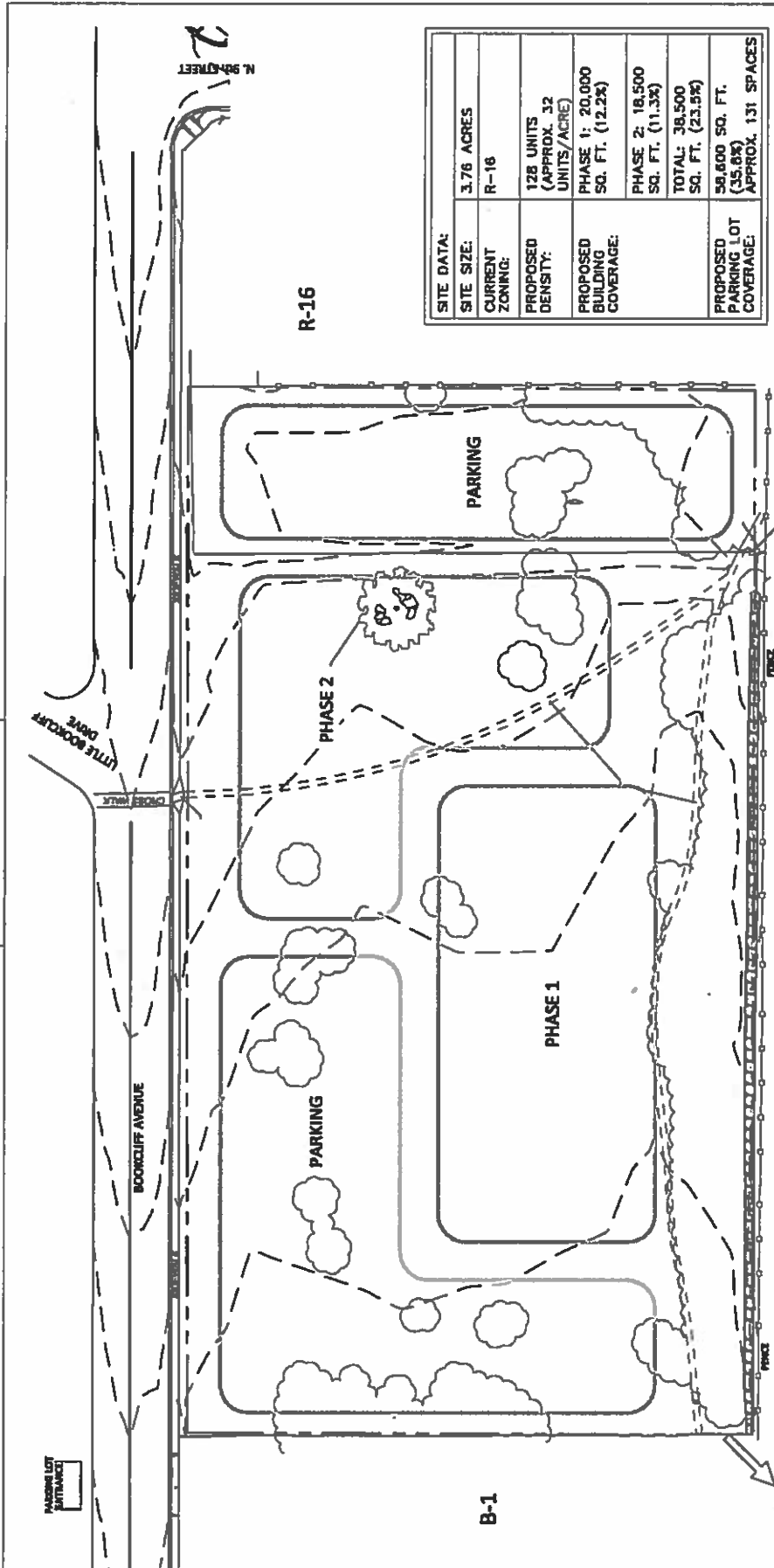
President of Council



City Clerk



Exhibit A



SITE DATA:	
SITE SIZE:	3.76 ACRES
CURRENT ZONING:	R-16
PROPOSED DENSITY:	128 UNITS (APPROX. 32 UNITS/ACRE)
PROPOSED BUILDING COVERAGE:	PHASE 1: 20,000 SQ. FT. (12.2%) PHASE 2: 18,500 SQ. FT. (11.3%) TOTAL: 38,500 SQ. FT. (23.5%)
PROPOSED PARKING LOT COVERAGE:	59,600 SQ. FT. (35.6%) APPROX. 131 SPACES

EPSTEIN PROPERTY
Grand Junction Housing Authority

Section 11, Township 15, Range 1W, T15E Meridian (PARCEL NO. 2945-111-00-945)
Sheet 1 of 1 Date: 11/21/2014 ODP DRAWING

TOPE ELEMENTARY SCHOOL


GRAPHIC SCALE 1"=50'

Logo of Grand Junction Housing Authority

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4652 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 17th day of December, 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 9th day of January, 2015, at which Ordinance No. 4652 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 9th day of January, 2015.


Stephanie Tuin, MMC
City Clerk

Published: December 19, 2014
Published: January 9, 2015
Effective: February 8, 2015

