**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4662**

**AN ORDINANCE AMENDING THE CORNER SQUARE OUTLINE DEVELOPMENT PLAN TO CHANGE THE DEFAULT ZONE OF POD G FROM R-12 (RESIDENTIAL 12 DU/AC) TO B-1 (NEIGHBORHOOD BUSINESS) AND MODIFY THE PHASING SCHEDULE**

**LOCATED AT NORTH 1ST STREET AND PATTERSON ROAD**

Recitals:

The applicant, F & P Development LLC, wish to amend the Planned Development (PD) adopted in 2006 by Ordinance #3981 by changing the default zone of Pod G from R-12 (Residential 12 du/ac) to B-1 (Neighborhood Business) restricting the uses to residential, office, personal services and commercial parking with no sales-oriented uses.

This Planned Development zoning ordinance will establish the standards, default zoning (B-1) and deviations of approval for the amended Plan for the Corner Square Outline Development Plan.

In public hearings, the Planning Commission and City Council reviewed the request for the proposed amended Outline Development Plan 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 reducing traffic demands through the creation of a neighborhood center that is in walking distance of many single and multi-family residential units; providing extensive landscaping for a greater quality and quantity of private open space; providing needed multi-family housing; and creating an opportunity for innovative design.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE OUTLINE DEVELOPMENT PLAN FOR THE CORNER SQUARE PLANNED DEVELOPMENT IS AMENDED WITH THE FOLLOWING STANDARDS, DEFAULT ZONE AND DEVIATIONS:

1. This Ordinance applies to Pod G which is described as follows: Lots 5, Block 4; Corner Square.

Said parcel contains 3.44 +/- acres more or less.

1. Except as expressly amended hereby, Ordinance No. 3981 dated November 1, 2006 for the Corner Square Outline Development Plan will remain in effect and is still valid.
2. The approved outline development plan may be amended only by the same process by which it was approved, except for minor amendments. Unless the adopted PD rezoning ordinance provides otherwise, the approved outline development plan may be amended as outlined in the Zoning and Development Code.
3. Pod G is zoned PD (Planned Development) with the following standards, deviations and requirements:
   1. Default Zone:

The default zone for Pod G is B-1 (Neighborhood Business). All future and anticipated development must adhere to the uses allowed in the B-1 zone district and the dimensional, bulk and performance standards required by the B-1 zone district with the following restrictions and deviations:

1. Prohibited uses:
   * 1. Small group living facility
     2. Large group living facility
     3. Unlimited group living facility
     4. Cemetery
     5. Outdoor kennels and/or boarding of animals
     6. Outdoor storage
     7. Community correction facilities
     8. Hospital/mental hospital
     9. Physical and mental rehabilitation (Resident)
     10. Detention facilities
     11. Office with drive-through
     12. Movie theater, skating rink, arcade
     13. Bar/nightclub
     14. Food service, restaurant (including alcohol sales)
     15. Fuel sales, automotive/appliance
     16. General retail sales, indoor operations, display and storage
     17. Produce stands
     18. All other retail sales and services
     19. Mini-warehouse
   1. Deviations:
      1. Office buildings - 25,000 sf - not including underground parking
      2. Mixed used buildings - 30,000 sf - not including underground parking

Introduced for first reading on this 6th day of May, 2015 and ordered published in pamphlet form.

PASSED and ADOPTED this 20th day of May, 2015 and ordered published in pamphlet form.

ATTEST:

/s/ Phyllis Norris

President of City Council

/s/ Stephanie Tuin

City Clerk

