

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4663

**AN ORDINANCE APPROVING THE OUTLINE DEVELOPMENT PLAN AS A
PLANNED DEVELOPMENT WITH A DEFAULT R-O (RESIDENTIAL OFFICE) ZONE
DISTRICT FOR THE DEVELOPMENT OF 14 DWELLING UNITS TO BE KNOWN AS
VISTAS AT TIARA RADO, PHASE 2**

LOCATED AT 2063 SOUTH BROADWAY

Recitals:

The applicant, Hatch Investments LLC, wishes to develop a mixture of single-family detached/attached dwelling units for a proposed residential subdivision to be located at 2063 South Broadway on a total of 3.16 +/- acres. The total number of dwelling units proposed for the Vistas at Tiara Rado, Phase 2 is 14 and constructed in up to three (3) phases.

The request for an Outline Development Plan as a Planned Development with a default R-O, (Residential Office) zoning district, including deviations have been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning (R-O), deviations and conditions of approval for the Outline Development Plan for Vistas at Tiara Rado (Lot 2, Hatch Subdivision).

In public hearings, the Planning Commission and City Council reviewed the request for the proposed 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 in the area from what could be developed under the current zoning. Over half (1.86 acres) of the total 3.16 acres is proposed as private open space dedicated and maintained by the Home Owners Association, therefore a greater quality and quantity of private open space is being provided. The proposed development will create a housing type that requires less exterior maintenance for the residents and would be considered as a "lock and leave" property in a desirable area of the Redlands, adjacent to Tiara Rado Golf Course. The proposed development also provides a transition of residential density between the adjacent residential developments (attached Exhibit A).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE OUTLINE DEVELOPMENT PLAN AS A PLANNED DEVELOPMENT FOR THE VISTAS AT TIARA RADO, PHASE 2 IS APPROVED WITH THE FOLLOWING STANDARDS, DEFAULT ZONE AND DEVIATIONS:

- A. This Ordinance applies to the following described property: Lot 2, Hatch Subdivision.

(Property) Said parcel contains 3.16 +/- acres more or less.

- B. This Property is zoned PD (Planned Development) with the following standards, deviations and requirements:

If the Planned Development approval expires or becomes invalid for any reason, the properties shall be fully subject to the default standards of the R-O (Residential Office) Zoning District.

Density: The proposed density for Phase 2 of Vistas at Tiara Rado will be approximately 4.43 dwelling units per acre. The Comprehensive Plan Future Land Use Map designates this property as Commercial. The applicant is requesting a default zone of R-O which allows a minimum density of 4 dwelling units/acre. The R-O zone district also allows the development of single-family detached homes as a permitted land use. The current zoning district for the property is B-1 (Neighborhood Business) which requires a minimum of 8 dwelling units to the acre and the issuance of a Conditional Use Permit for single-family detached homes.

Access/Parking: The proposed residential development will utilize the existing access on S. Broadway which was improved with the development for Vistas at Tiara Rado, Phase 1 to accommodate both phases. A proposed tract (Tract A) will serve as a private drive within the development that will serve all properties. Off-street parking will not be allowed on either side of this private drive and will be signed as "No Parking." Both City Engineering and the City Fire Department have reviewed and approved the proposed private drive. Each proposed dwelling unit/lot will provide a minimum of 2 off-street parking spaces which is in compliance with the Zoning and Development Code along with a parking pad for use by visitors with up to 5 additional spaces.

Open Space: Over half of the property, 1.86 +/- acres out of the total property area of 3.16 +/- acres will be dedicated as open space area to the Homeowner's Association. This open space will include extensive landscaping through-out the development along with on-site stormwater detention. An 8' wide concrete trail will be constructed adjacent to S. Broadway that will connect into the existing 8' wide concrete trail abutting the Fairway Villas Subdivision. This trail would not at this time connect into the Tiara Rado Golf Course property since this property owner does not own the separate tract of land located in front of Phase 1.

Lot Layout: Phase 2 of Vistas at Tiara Rado will contain 11 single-family detached homes and 3 single-family attached dwelling units. The applicant is proposing that all building footprints, patios, etc., will be located within the proposed individual lot lines. All entrances to garages shall be setback a minimum of 20' from the private drive (Tract A) with the exception of Lots 4 through 9 (proposed Lots 7-9 are anticipated to be side-loading garages with parked cars not extending into the private drive (Tract A)). The subdivision is proposing no minimum lot size, width and frontage requirements.

Phasing: The proposed Vistas at Tiara Rado, Phase 2 is to be developed in three phases. The proposed phasing schedule is as follows (see attached Outline Development Plan):

Phase 1: To be reviewed and approved by December 31, 2017

Phase 2: To be reviewed and approved by December 31, 2019

Phase 3: To be reviewed and approved by December 31, 2021

However, while a construction timeline is market driven, the applicant anticipates to complete the entire development over the next three to four years.

Default Zone: The dimensional standard for the R-O (Residential Office) zone as indicated in Section 21.03.070 (a) of the Zoning and Development Code, are as follows:

Density: No maximum residential density. Minimum 4 units/acre.

Minimum lot area/width: 5,000 sq. ft./50. (See deviation).

Front yard setback (Principal/Accessory): 20'/25'.

Side yard setback (Principal/Accessory): 5'/3'.

Rear yard setback (Principal/Accessory): 10'/5'

Maximum building height: 40'.

Deviations: Applicant is proposing no minimum lot size or widths since the building footprint would be roughly the lot line. Applicant is proposing that all building footprints, patios, etc., will be located within the proposed individual lot lines. Building setbacks as identified on ODP drawing are proposed to all exterior subdivision boundaries of Lot 2, Hatch Subdivision, not individual lot lines. However, all entrances to garages shall be setback a minimum of 20' from the private access lane (Tract A), with the exception of proposed Units 4 through 9.


Introduced for first reading on this 20th day of May, 2015 and ordered published in pamphlet form.

PASSED and ADOPTED this 3rd day of June, 2015 and ordered published in pamphlet form.

ATTEST:



President of City Council




City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4663 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 May, 2015 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 3rd day of June, 2015, at which Ordinance No. 4663 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 5th day of June, 2015.



Stephanie Tuin, MMC
City Clerk

Published: May 22, 2015
Published: June 5, 2015
Effective: July 5, 2015

