

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4507

**AN ORDINANCE REZONING 281 PROPERTIES LOCATED FROM R-8
(RESIDENTIAL 8 DWELLINGS/ACRE) TO R-12 (RESIDENTIAL 12
DWELLINGS/ACRE)**

LOCATED SOUTH AND EAST OF N. 12TH STREET AND ORCHARD AVENUE

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended denial of rezoning 281 properties from R-8 (Residential 8 dwellings/acre) to the R-12 (Residential 12 dwellings/acre) zone district.

The R-12 zone district would allow more density in an area that could take advantage of the walk-ability of this neighborhood. The neighborhood and surrounding area has very walkable access to shopping, transit, employment, medical facilities, restaurants, educational facilities, recreation and housing. Increasing the opportunity for additional density would support the vision of the Comp Plan, support the need for a wider range of housing types and take advantage of the existing infrastructure in a very walkable community. Changing the density to 12 units per acre now prepares the neighborhood for redevelopment opportunities to occur when the market conditions are ready.

The zone district meets the recommended land use category as shown on the future land use map of the Comprehensive Plan, Residential Medium High and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the **R-12** zone district to be established.

The City Council find that the **R-12** zoning is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION
THAT:**


The following property shall be rezoned R-12 (Residential 12 du/ac).

See attached map.

Introduced on first reading this 1st day of February, 2012 and ordered published in pamphlet form.

Adopted on second reading this 7th day of March, 2012.

ATTEST:

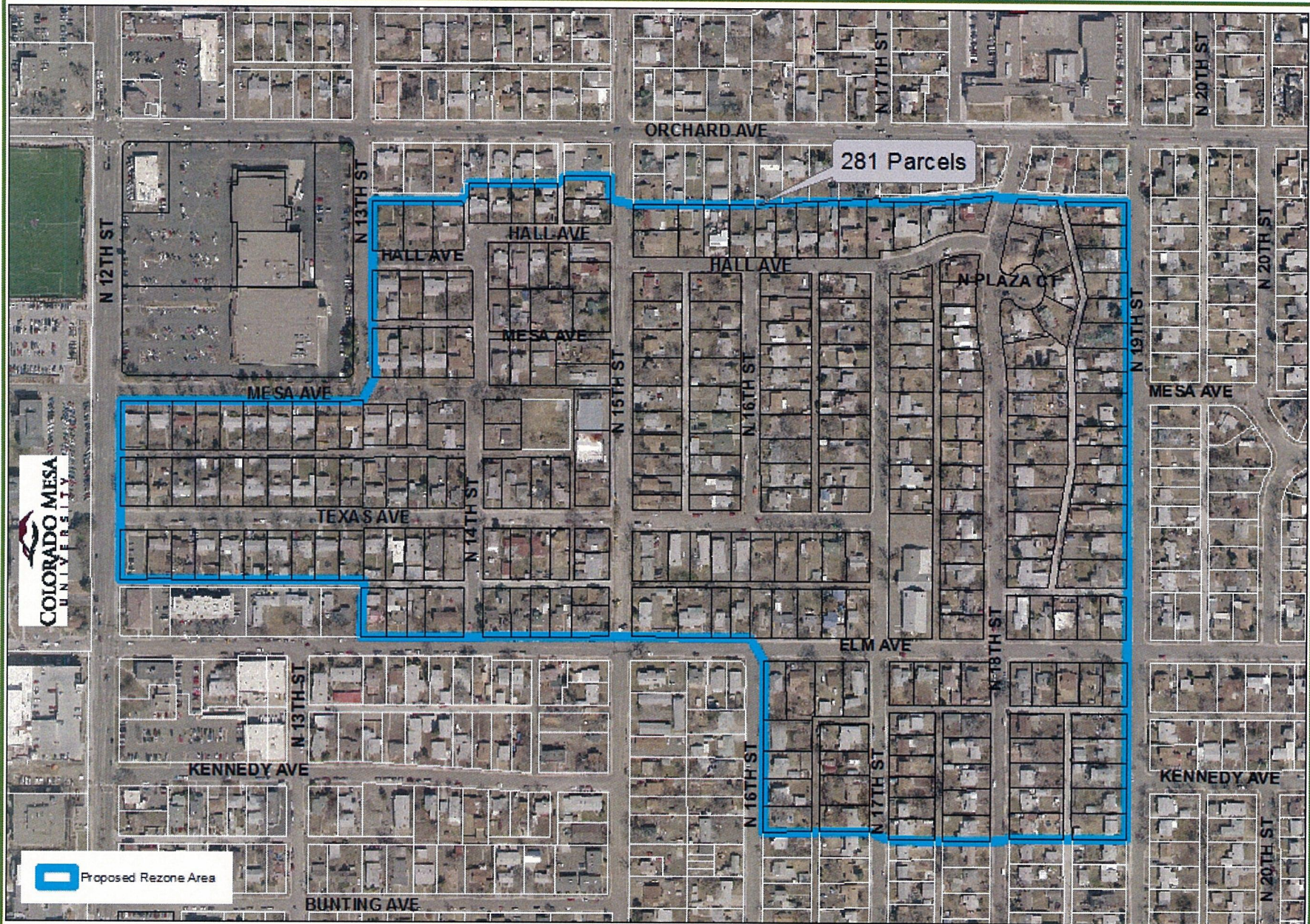


City Clerk



Mayor

Proposed Rezone - Area 10



Rezone Area from R-8 (4-8 units/acre) to R-12 (8-12 units/acre)