

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4681

**AN ORDINANCE APPROVING THE OUTLINE DEVELOPMENT PLAN AS A
PLANNED DEVELOPMENT WITH A DEFAULT R-2 (RESIDENTIAL – 2 DU/AC)
ZONE DISTRICT FOR THE DEVELOPMENT OF 8 SINGLE-FAMILY DETACHED
DWELLING UNITS TO BE KNOWN AS PARK MESA SUBDIVISION**

LOCATED AT 323 LITTLE PARK ROAD

Recitals:

The applicant, Ken Scissors, wishes to develop an eight lot, single-family detached residential subdivision to be located at 323 Little Park Road on a total of 12.1 +/- acres to be constructed within one phase.

The request for an Outline Development Plan as a Planned Development with a default R-2, (Residential – 2 du/ac) 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-2), deviations and conditions of approval for the Outline Development Plan for Park Mesa 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 allowing the property to be developed as a semi-rural residential subdivision, as the Zoning and Development Code encourages the preservation of environmentally sensitive areas and open space to preserve the natural features, topography and rock outcroppings of the property. The proposed subdivision would also reduce traffic demands in the area from what could be developed on the property under the current zoning district of R-1, which could be up to 12 lots, rather than what the applicant is proposing as eight lots. Proposed Tracts A and B will also include the dedication of a 20' wide public pedestrian easement for future connection to City owned property to the southwest (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 PARK MESA SUBDIVISION IS APPROVED WITH THE FOLLOWING STANDARDS, DEFAULT ZONE AND DEVIATIONS:

- A. This Ordinance applies to the following described property:

Beginning at the Southwest corner of the South Half of the Southeast Quarter of the Southwest Quarter (S1/2 SE1/4 SW1/4) of Section 22, Township 1, South Range 1 West, of the Ute Meridian, whence the South Quarter corner of said Section 22 bears South 89 degrees 15'34" East, a distance of 1310.15 feet, for a basis bearing, with all bearings contained herein being relative thereto; thence North 00 degrees 22'56" East, a distance of 659.59 feet along the West line of said S1/2 SE1/4 SW1/4 to the Northwest corner; thence South 89 degrees 15'08" East along the North line of said S1/2 SE1/4 SW1/4 a distance of 1280.66 feet; thence South 00 degrees 25'35" West a distance of 122.33 feet to a point on the Northwestern right-of-way line of Little Park Road, as described in Book 906, Page 193 Mesa County Records; thence along said Northwestern right-of-way line the following three (3) courses: (1) North 89 degrees 34'25" West a distance of 236.79 feet; (2) along the arc of a curve to the left, having a delta angle of 72 degrees 31'00", with a radius of 412.00 feet, an arc length of 521.45 feet, a chord bearing of South 54 degrees 10'05" West, and a chord length of 487.34 feet; (3) South 17 degrees 54'35" West, a distance of 256.86 feet to a point on the South line of the said S1/2 SE1/4 SW1/4; thence along said South line of the S1/2 SE1/4 SW1/4, North 89 degrees 15'34" West, a distance of 573.22 feet to the point of beginning.

(Property) Said parcel contains 12.12 +/- 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-2 (Residential – 2 du/ac) Zoning District.

Density: The proposed density for Park Mesa Subdivision will be approximately 0.66 dwelling units per acre. The Comprehensive Plan Future Land Use Map designates this property as Residential Low (.5 – 2 du/ac). The applicant is requesting a default zone of R-2 which has no minimum density and allows up to a maximum density of 2 dwelling units/acre.

Access: The proposed subdivision will take access from Little Park Road. Lots 1, 2 and 8 will access Little Park Road by driveways. A cul-de-sac (Park Mesa Court) has been proposed to give access to Lots 3 through 7. The cul-de-sac was approved under the Alternative Street Section of the TEDS Manual (only a sidewalk on the east side of the street is proposed). The proposed right-of-way width for the cul-de-sac meets minimum City standards. A shared driveway for access to Lots 4, 5 and 6 is proposed in Tract B.

Open Space: The applicant is proposing over four (4) acres of open space (34% of the total acreage of the property), which will be dedicated to and owned and maintained by the Home Owners Association. The proposed open space will preserve the natural features, topography and rock outcroppings of the property (proposed Tracts A and C). Proposed Tract C is the subdivision's stormwater detention pond and will be landscaped in accordance with Section 21.06.060 (h) (9) of the Zoning and Development Code and will include native grass seed mix, trees and shrubs. Proposed Tract A contains 4.14 acre of open space that will include the dedication of a 20' wide public pedestrian easement for future connection to City owned property to the southwest.

Phasing: The applicant is proposing to develop this subdivision in one (1) phase by December 31, 2018.

Topography: This property is 12.1 acres in size and has varying contours and hillsides from 0 – 10% to over 30% slopes. No building envelopes are proposed within the 30% slope areas. City Engineering and the Colorado Geological Survey have reviewed the submitted Geotechnical Report for the area and are recommending lot specific engineered building foundations and septic system designs.

Sanitary Sewer: There is presently no sanitary sewer service available to the property at this time. The southern lot line of this property is adjacent to the Persigo 201 Boundary. Existing sewer lines/mains are over 2,000 feet from the property on Rosevale Road. However, the applicant will be installing a dry sanitary sewer system to each lot in anticipation of future sewer connection. In June 2015, the applicant did receive a waiver from the Joint Persigo Board (County Commissioner's and City Council) to allow the homes to be served by septic systems and not hook onto the Persigo system. The Board did require that the Developer install dry sewer lines. A Power of Attorney will also be filed with the subdivision that commits the each property owner to connect to sewer when it becomes available. In the meantime, each individual property will be installing a private septic system upon development. The minimum lot size to have a septic system is 0.50 acres in accordance with the Mesa County Health Department.

Long-Term 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 21.03.040 of the Zoning and Development Code. The Zoning and Development Code also states that PD (Planned Development) 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 proposed residential development has met the following long-term community benefits:

1. Greater quality and quantity of public and/or private open space. The applicant is proposing over four (4) acres of open space (34% of the total acreage of the property), dedicated to and maintained by the Home Owners Association to preserve the natural features, topography and rock outcroppings of the property. Proposed Tracts A and B will also include the dedication of a 20' wide public pedestrian easement for future connection to City owned property to the southwest.
2. Reduced traffic demands. By setting aside 34% of the property in open space and reducing the density from a possible twelve units to a total of eight units, the proposed development will reduce traffic demands in the area from what could be developed on the property under the current zoning district of R-1.
3. In addition to the above two long-term community benefits, the proposed development preserves environmentally sensitive areas which is encouraged in the Zoning and Development Code.

Default Zone: The applicant is proposing to utilize the dimensional standard for the R-2 (Residential – 2 du/ac) zone as indicated in Section 21.03.040 (d) of the Zoning and Development Code, as follows:

Density: Applicant is proposing 0.66 dwelling units an acre.
Front yard setback (Principal/Accessory): 20'/25'.
Side yard setback (Principal/Accessory): 15'/3'.
Rear yard setback (Principal/Accessory): 30'/5'.
Maximum building height: 35'.
Maximum Lot Coverage: 30%.

Proposed Lot Sizes are as follows:

Lots 1 through 4: 0.51 acres
Lot 5: 1.11 acres, Lot 6: 1.00 acre, Lot 7: 1.12 acres, Lot 8: 2.31 acres.

Deviations:

Landscape buffer:

The subdivision proposal does not show that a 14' wide landscape buffer and perimeter enclosure to be constructed adjacent to Little Park Road (minor collector), because of the topographical and natural conditions of the property with hillsides, rock bands and natural drainage paths. Furthermore, the existing desert landscaping will serve as the landscaping design for the subdivision which is in character with this semi-rural area

Maximum building setback for single-family dwelling structures:

The proposed subdivision will be allowed to develop a single-family detached home to be setback more than 150 feet from a public right-of-way (proposed Lot 8). The proposed building site would be over 430' +/- from Little Park Road. Due to topographical constraints the applicant has obtained an Ingress/Egress Easement across the adjacent property to the south (299 Little Park Road) to provide legal access to proposed Lot 8. One of the objectives of the Hillside Development provisions of the Zoning and Development Code is to minimize the adverse effects of grading and cuts and fills. A new driveway accessing Lot 8 would require a significant cut into the existing hillside. By utilizing the adjacent driveway cutting into the hillside will not be required. In addition, the City Fire Department was supportive of the deviation since the applicant is proposing a fire hydrant within 250' of all properties and an all-weather driving surface for the drive-way of either asphalt or concrete to Lot 8 from Little Park Road with an approved turnaround at the end, supporting a fire truck. These meet the requirements for fire department access as identified within the International Fire Code.

Introduced for first reading on this 7th day of October, 2015 and ordered published in pamphlet form.

PASSED and ADOPTED this 21st day of October, 2015 and ordered published in pamphlet form.

ATTEST:



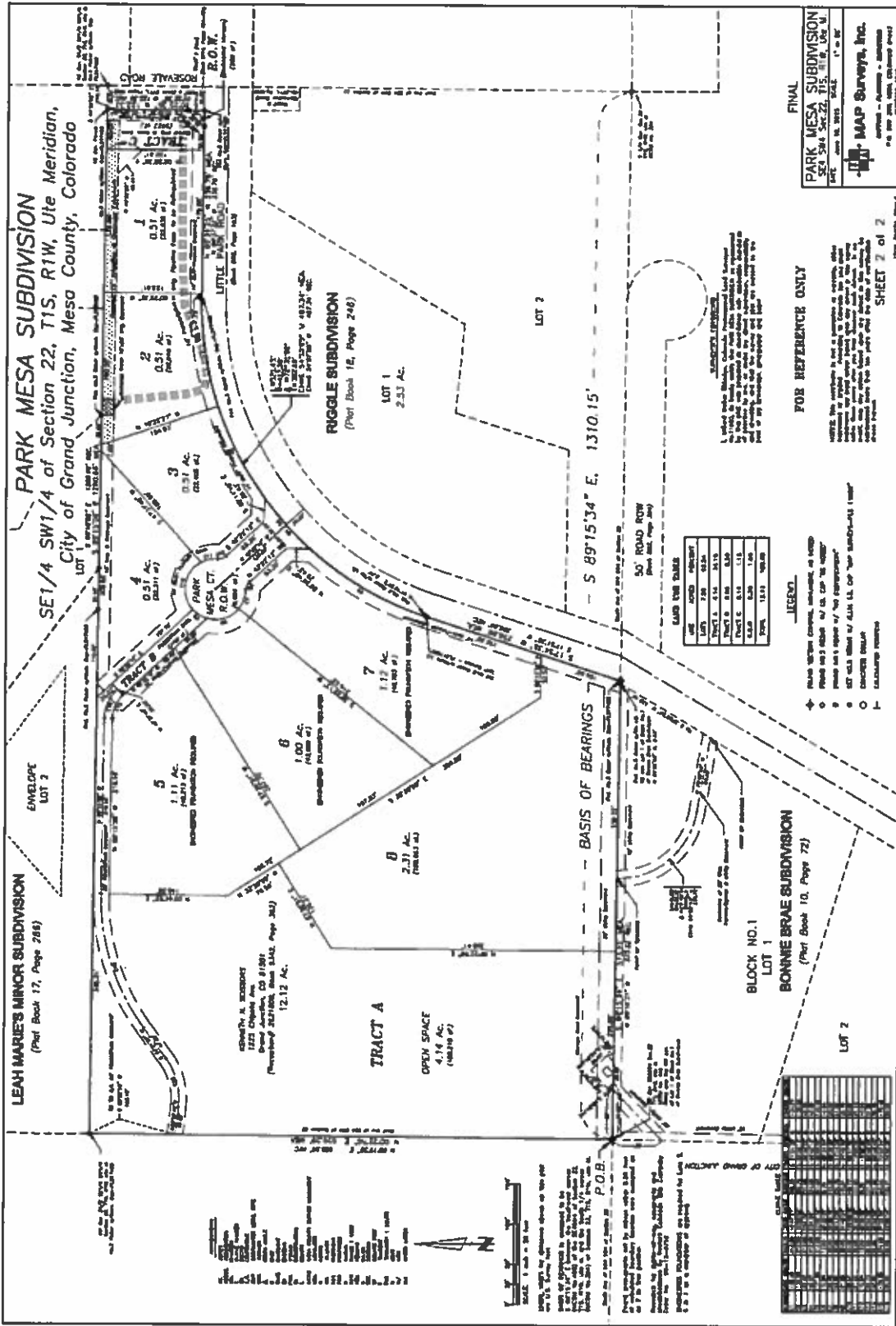
President of City Council


Deputy City Clerk



The seal of the City of Monument, Colorado, is circular. It features a central illustration of a mountain range with a sun and a building. The text "CITY OF MONUMENT" is written in a circle around the top, and "COLORADO" is written around the bottom.


EXHIBIT A - PARK MESA SUBDIVISION



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4681 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 18th day of September, 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 21st day of October, 2015, at which Ordinance No. 4681 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 3rd day of November, 2015.



Stephanie Tuin, MMC
City Clerk

Published: October 9, 2015
Published: October 23, 2015
Effective: November 2, 2015

