**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4717**

**AN ORDINANCE AMENDING ORDINANCE NO. 4652**

**BY AMENDING THE PLANNED DEVELOPMENT FOR THE**

**GRAND JUNCTION HOUSING AUTHORITY SENIOR LIVING**

**PLANNED DEVELOPMENT – HIGHLANDS APARTMENTS**

**LOCATED AT 805 AND 825 BOOKCLIFF AVENUE**

Recitals:

 The Grand Junction Housing Authority was granted approval of the Highlands Apartment project on January 7, 2015. Ordinance No. 4652 established an allowable density range of 24 to 32 dwelling units per acre, along with some ancillary uses at 805 and 825 Bookcliff Avenue. Phase I, consisting of 64 units, is under construction. The applicant is proposing to add 4 units to the planned 68 unit Phase II, for a total of 72 units, which can be accommodated in the Phase II building without expanding or changing the approved foot-print or elevation. However, with the additional the overall density of the project would exceed the maximum density of 32 units per acre by 0.63.

 In public hearings, the Planning Commission and City Council reviewed the request for the proposed amendment to the Outline Development Plan and determined that it satisfied the criteria as set forth and established in Section 21.02.150(e) of the Grand Junction Municipal Code. The proposed amendment to the 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, ORDINANCE NO. 4652 IS HEREBY AMENDED TO ALLOW 136 MULTI-FAMILY RESIDENTIAL UNITS.

 **INTRODUCED** on first reading on the 3rd day of August, 2016 and ordered published in pamphlet form.

 **ADOPTED** on second reading this 7th day of September, 2016 and ordered published in pamphlet form.

ATTEST:

/s/ Phyllis Norris

 President of Council

/s/ Stephanie Tuin

City Clerk