**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4731**

**AN ORDINANCE REZONING THE GRAND JUNCTION LODGE DEVELOPMENT**

**LOCATED AT 2656 PATTERSON ROAD, TO PD (PLANNED DEVELOPMENT) ZONE, WITH A DEFAULT ZONE OF MXOC (MIXED USE OPPORTUNITY CORRIDOR) AND APPROVE AN OUTLINE DEVELOPMENT PLAN**

Recitals:

A request to rezone 2.069 acres from R-4 (Residential 4 du/ac) to PD (Planned Development) and of an Outline Development Plan to develop a 45,000 square foot Senior Living Facility has been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning, and adopt the Outline Development Plan for the Grand Junction Lodge Development. If this approval expires or becomes invalid for any reason, the property shall be fully subject to the default standards specified herein.

In public hearings, the Planning Commission and City Council reviewed the request for Outline Development Plan approval 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” through more effective infrastructure, reduced traffic demands compared with other potential uses, filling a need for assisted living housing types, and an innovative design for a uniquely shaped site.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS ZONED TO PLANNED DEVELOPMENT WITH THE FOLLOWING DEFAULT ZONE AND STANDARDS:

1. Lots 12 & 13, Walker Heights Subdivision, Reception Number 1022545, City of Grand Junction, County of Mesa, State of Colorado.

1. The Grand Junction Lodge Outline Development Plan is approved with the Findings of Fact/Conclusions, and Conditions listed in the Staff Report including attachments and Exhibits.
2. Default Zone

The default land use zone is MXOC (Mixed Use Opportunity Corridor):

Reference Table 1 for Lot, Setback, and Bulk Standards.

Reference Table 2 for Architectural Considerations.

1. Authorized Uses

Uses include those typically associated with Assisted Living, including accessory uses such as solar panels and greenhouses.

Table 1: Lot, Setback, and Bulk Standards:



Table 2: Architectural Considerations:

1. Architectural Standards shall be per the Default Zone of MXOC (Mixed Use Opportunity Corridor).

Introduced for first reading on this 21st day of December, 2016 and ordered published in pamphlet form.

PASSED and ADOPTED this 4th day of January, 2017 and ordered published in pamphlet form.

 /s/ Phyllis Norris

 President of City Council

ATTEST:

/s/ Stephanie Tuin

City Clerk

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