

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:

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

C. 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.

D. 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:

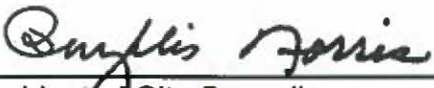
Proposed Zone Dimensional Standards								
Default Zoning District	Min Lot Size		Minimum Street Frontage	Minimum Setbacks			Max Lot Coverage	Max Height
	Area (sq ft)	Width (ft)		Front	Side	Rear		
MXOC	6,000	60	75%	0	5	15	75%	50

Table 2: Architectural Considerations:

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

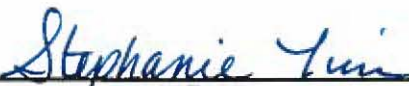
Introduced for first reading on this 21st day of December, 2016 and ordered published in pamphlet form.

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



 President of City Council

ATTEST:















 City Clerk



Lot Breakdown (Sq Ft)	
Total Lot Acreage:	84,621.81
Proposed Layout	
Max Building Size:	45,000.00
Asphalt:	18,382.04
Concrete:	5,568.17
Open Space:	31,673.91
Detention Pond:	2,985.52

LEGEND

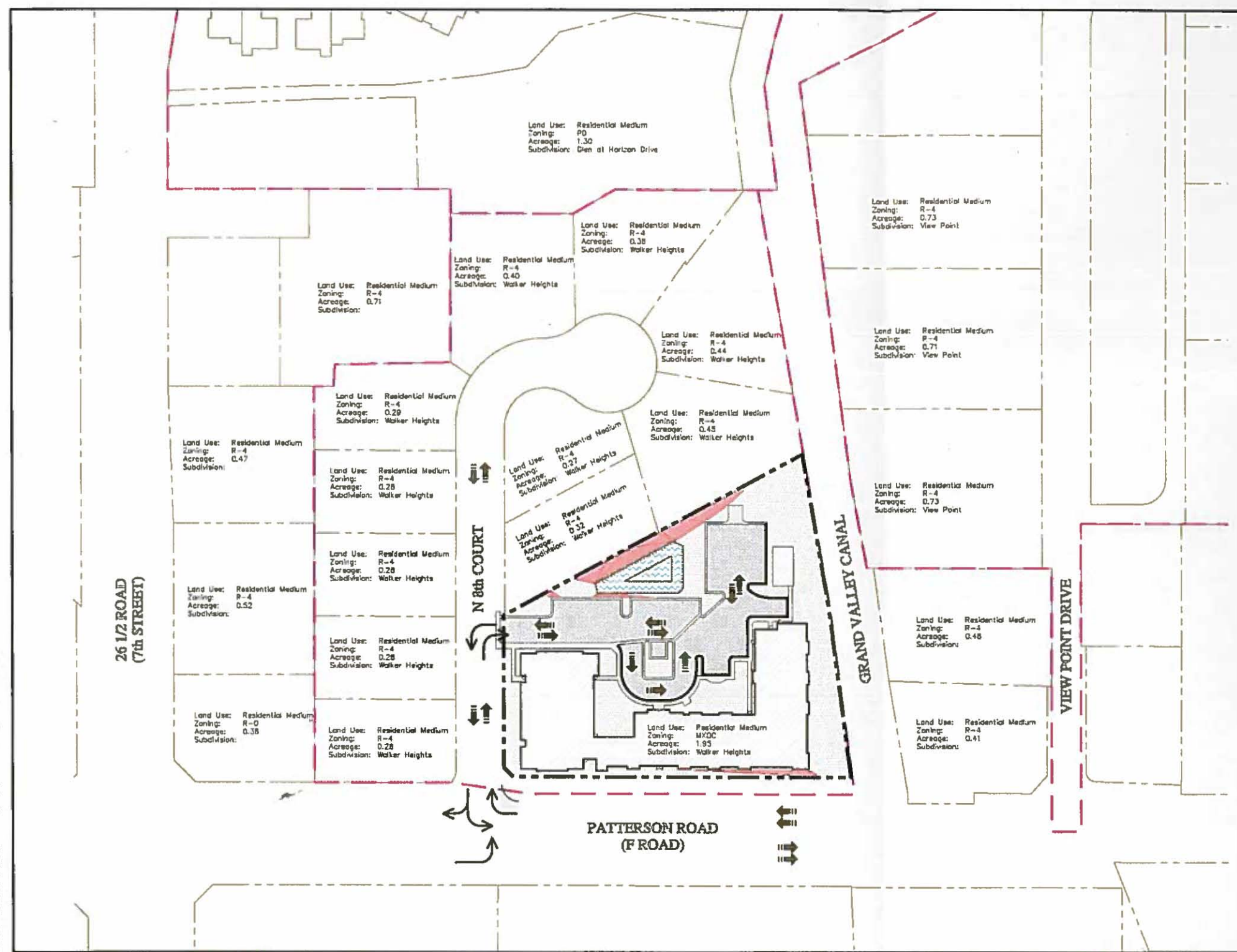
-  Proposed Building
-  Proposed Asphalt
-  Proposed Concrete
-  Proposed Open Space
-  Proposed Pond
-  Slopes > 30%
-  Traffic Flow Direction
-  Traffic Movement
-  Parcel Line
-  Subdivision Plat Boundary
-  Proposed Easement
-  Subject Property

Default Zoning District	Min Lot Size		Minimum Street Frontage	Minimum Setbacks			Max Lot Coverage	Max Height
	Area (sq ft)	Width (ft)		Front	Side	Rear		
MXOC	8,000	80	75%	0	5	15	75%	50

- General Notes:**
- The Applicant is requesting a rezone of the property from R-4 to a zoning of PD-Planned Development with the underlying zoning of MXOC-Farm District.
 - All development plans will require approval by the City of Grand Junction Community Development Department. All development plans will need to conform to the proposed zone dimensional standards.
 - No deviations from the underlying MXOC zoning are proposed.

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

City of Grand Junction Community Development Date



811 UNCC
 1520 17th Street
 Grand Junction, CO 81501
 970.243.1111
 www.uncc.org
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UTILITIES.

SCALE

ORIGINAL SHEET SIZE: 11 x 17

NO.	DATE	REVISIONS DESCRIPTION	BY

PRELIMINARY

RIVER CITY CONSULTANTS
 264 Horizon Court, Suite 110
 Grand Junction, CO 81505
 Phone: 970.243.4228
 Fax: 970.243.4244

PROJECT # _____ DATE ISSUED: 23 Jan 2015
 DRAWN BY: _____ REV: _____ 1" = 300'
 CHECKED BY: _____ DATE: _____

GJSL, LLC
Grand Junction Lodge-Senior Living
 Outline Development Plan ODP

S:\Projects\1511515 - Grand Junction Lodge Senior Living\1511515-001.dwg, 25 - Sep -15 11:32:41

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4731 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 21st day of December, 2016 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 4th day of January, 2017, at which Ordinance No. 4731 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 9th day of January, 2017.



Stephanie Tuin, MMC
City Clerk

Published: December 23, 2016
Published: January 06, 2017
Effective: February 05, 2017

