**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4743**

**AN ORDINANCE REZONING THE LUSBY APARTMENT COMPLEX**

**FROM R-16 (RESIDENTIAL – 16 UNITS PER ACRE) TO**

**R-24 (RESIDENTIAL – 24 UNITS PER ACRE)**

**LOCATED AT 1321 KENNEDY AVENUE**

Recitals:

The subject parcel is currently zoned R-16 (Residential – 16 units per acre). The Lot is approximately 0.4 acres in size. There is potential for more residential development on this lot, but the site has met its maximum density. R-24 zoning (Residential – 24 units per acre) is to provide for high density residential uses. This district allows multifamily development within specified densities, with a minimum density is 16 units per acre and no maximum density. This district is intended to allow high density residential unit types and densities to provide a balance of housing opportunities in the community.

It has been determined that there is an inadequate supply of R-24 zoned lands within the City limits, with a total of 196 acres zoned R-24 and only 45 acres vacant citywide.

In public hearings, the Planning Commission and City Council reviewed the request for the rezone and determined that the R-24 zone district meets the recommended land use category as shown on the future land use map of the Comprehensive Plan, Residential High Mixed Use, and the Comprehensive Plan’s goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area and is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT The following property shall be rezoned R-24 (Residential – 24 units per acre).

W2 N2 S2 OF LOT 7 GRAND VIEW SUB SEC 12 1S 1W EXC E 191.46FT + EXC KENNEDY AVE + EXC S 20FT FOR ALLEY AS DESC IN B-1056 P-397 CO CLERKS OFFICE

Introduced on first reading this 15th day of March, 2017 and ordered published in pamphlet form.

Adopted on second reading this 5th day of April, 2017and ordered published in pamphlet form.

ATTEST:

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City Clerk Mayor