

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4742

AN ORDINANCE APPROVING A REZONE TO PD (PLANNED DEVELOPMENT) AND AN OUTLINE DEVELOPMENT PLAN FOR THE MIND SPRINGS HEALTH CAMPUS

LOCATED AT 515, 521 28 3/4 ROAD AND 2862 NORTH AVENUE

Recitals:

The applicant, Mind Springs Health, is requesting approval of a rezone to PD (Planned Development), with a default zone of C-1 (Light Commercial), and an Outline Development Plan, for property located at 515 and 521 28 ¾ Road and 2862 North Avenue in conjunction with the development of three additional phases of expansion with Phase 1 proposed as a 48 bed psychiatric hospital designed to expand to 64 beds all located on 12.34 +/- acres. The proposed rezone to PD will provide a uniform zone district to best fit the needs of the campus for future expansion of services and facilities.

In accordance with the Planning Commission's Findings, Conclusions and Conditions, the 2004 Conditional Use Permit will terminate upon the effective date of this Ordinance.

The request for the rezone and Outline Development Plan have been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance will establish the standards, default zoning (C-1), land uses and conditions of approval for the Outline Development Plan for Mind Springs Health.

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 effective infrastructure design by consolidating needed psychiatric medical services into one centralized location; reducing traffic demands; providing greater quality and quantity of private open space; and innovative design with contemporary architecture that exceeds or matches existing buildings on-site (attached Exhibit A).

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. This Ordinance applies to the following described properties:

Combined Parcel 1, Parcel 2, and Parcel 3 – 515 28-3/4 Road, Grand Junction, CO 81501

COLORADO WEST ASSET MANAGEMENT LLC, is the owner of two parcels as demonstrated by deed recorded at Reception No. 2293433, and Reception Number 1381862 in the Office of the Mesa County Clerk and Recorder, said parcels being those certain tracts of land in the SW1/4 SE1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado,

ALSO: COLORADO WEST REGIONAL MENTAL HEALTH INCORPORATED c/o MIND SPRINGS ACCT DEPT, is the owner of a parcel as demonstrated by deed recorded at Reception No. 2712753, in the Office of the Mesa County Clerk and Recorder, said parcels being those certain tracts of land in the SW1/4 SE1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, all of which is more particularly described as follows:

Description by survey:

Commencing at a Mesa County Survey Marker for the East 1/16 Corner on the south line of said Section 7, whence a Mesa County Survey Marker for the South 1/4 Corner of Said Section 7 bears N89°49'48"W at a distance of 1322.45 feet, with all bearings being relative thereto; thence N89°49'48"W, a distance of 349.83 feet; thence N00°07'52"W, a distance of 55.00 feet, to a point on the northerly right-of-way of North Avenue and the Point of Beginning, thence the following courses and distances;

1. Along said northerly right-of-way N89°49'48"W, a distance of 181.14 feet;
2. Continuing along said northerly right-of-way, S00°05'24"E, a distance of 5.00 feet;
3. Continuing along said northerly right-of-way, N89°49'48"W, a distance of 130.22 feet;
4. Leaving said northerly right-of-way, N00°05'24"W, a distance of 938.99 feet;
5. S89°49'57"E, a distance of 390.58 feet;
6. N00°07'37"W, a distance of 215.73 feet;
7. S89°49'07"E, a distance of 245.00 feet, to a point on the westerly right-of-way of 28 3/4 road;
8. Along said westerly right-of-way, S00°07'37"E, a distance of 215.67 feet;
9. Continuing on said westerly right-of-way, N89°49'57"W, a distance of 5.00 feet;
10. Continuing along said westerly right-of-way, S00°07'37"E, a distance of 608.96 feet;
11. Leaving said westerly right-of-way, N89°49'53"W, a distance of 319.85';
12. S00°07'52"E, a distance of 325.06 feet, to the Point of Beginning.

Said parcel containing approximately 12.371 Acres more or less.

- B. The Mind Springs Outline Development Plan is approved with the Findings of Fact/Conclusions and Conditions listed in the Staff Report, including attachments and exhibits.
- C. If the Planned Development approval expires or becomes invalid for any reason, the properties shall be fully subject to the default standards of the C-1 (Light Commercial) Zoning District with the following changes; Front Yard 20'; Side Yard 10'; Rear Yard 10'; Maximum Lot Coverage 50%.
- D. The default zone shall be C-1 (Light Commercial) and subject to all development standards of the C-1 zone district with no deviations with the exception of paragraph C as identified. The authorized "allowed" uses shall be:
 - a. Hospital/Mental Hospital
 - b. Respite House
 - c. General Offices
 - d. Medical Clinic
 - e. Counseling Services/Center
 - f. Ancillary Facilities/Services buildings
- E. Phasing shall be as follows:
 - o Phase 1: 48- bed hospital building - to be reviewed and approved by January 1, 2019
 - o Phase 2: Respite House, Offices and Facilities Shop – to be reviewed and approved by June 1, 2022
 - o Phase 3: 16-bed hospital addition - to be reviewed and approved by June 1, 2025


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

PASSED and ADOPTED this 5th day of April, 2017 and ordered published in pamphlet form.

ATTEST:

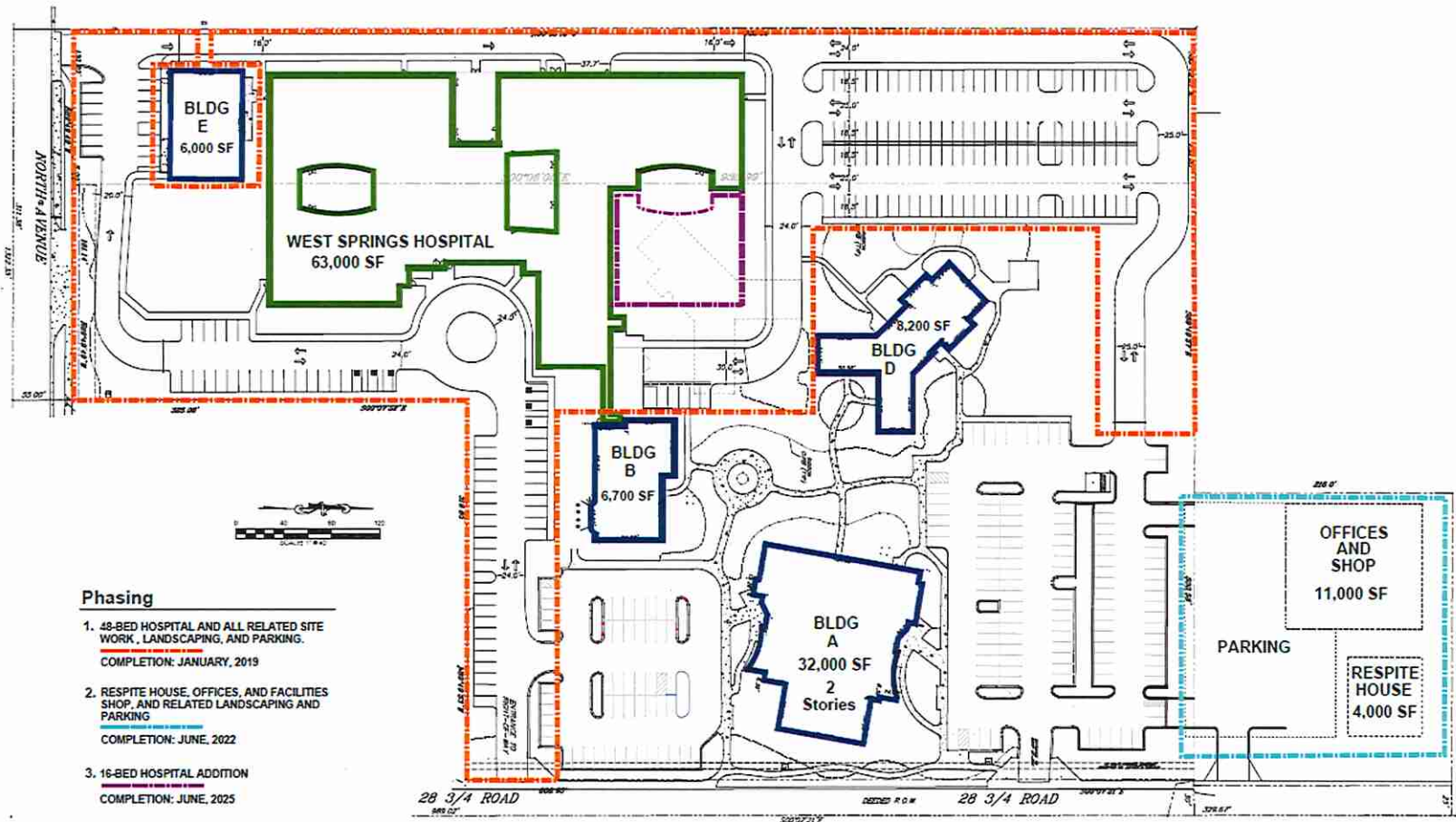


President of City Council



City Clerk





Phasing

1. 48-BED HOSPITAL AND ALL RELATED SITE WORK, LANDSCAPING, AND PARKING.
COMPLETION: JANUARY, 2019
2. RESPITE HOUSE, OFFICES, AND FACILITIES SHOP, AND RELATED LANDSCAPING AND PARKING
COMPLETION: JUNE, 2022
3. 16-BED HOSPITAL ADDITION
COMPLETION: JUNE, 2025



OUTLINE DEVELOPMENT PLAN
MIND SPRINGS HEALTH

Exhibit A

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4742 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 15th day of March, 2017 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 5th day of April, 2017, at which Ordinance No. 4742 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 10th day of April, 2017.

Stephanie Tuin
Stephanie Tuin, MMC
City Clerk

Published: March 17, 2017
Published: April 7, 2017
Effective: May 7, 2017

