

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4803

AN ORDINANCE APPROVING AN AMENDMENT TO MASTER PLAN 2017 FOR ST. MARY'S HOSPITAL AND ENVIRONS AND REZONE A PORTION OF PROPERTY TO PD (PLANNED DEVELOPMENT) WITH A DEFAULT ZONE OF B-1 (NEIGHBORHOOD BUSINESS)

LOCATED AT 510 BOOKCLIFF AVENUE

Recitals:

The Sisters of Charity of Leavenworth Health Systems Inc. (aka St. Mary's Hospital), requests to 1) amend the existing Master Plan for St. Mary's Hospital and Environs approved in 2017 to incorporate newly acquired and abutting property located at 510 Bookcliff Avenue and to 2) rezone a 0.95-acre portion of the 2.28-acre property at 510 Bookcliff Avenue to PD (Planned Development) with a default zone of B-1 (Neighborhood Business).

The requests have been submitted in accordance with the Zoning and Development Code (Code) and reviewed by the Director of Community Development, who recommends approval of the requests.

This Planned Development zoning ordinance will establish the standards, default zoning, deviations and conditions of approval for the zone designation, and will also amend the Master Plan for St. Mary's Hospital and Environs that was approved in 2017 by Resolution No. 11-17 to incorporate the property located at 510 Bookcliff Avenue into the master-planned area. The amended Master Plan will reflect that the north most 0.95 acres of the newly incorporated property at 510 Bookcliff will be used for parking, while the remaining part of the property will continue to be used consistently with the existing R-4 zoning.

St. Mary's Hospital is a regional provider of quality and innovative health services for the community, western Colorado and eastern Utah. St. Mary's Hospital has master-planned its campus within the City of Grand Junction. The Master Plan 2017 for St. Mary's Hospital and Environs was approved in 2017 with the following findings: (1) The Plan satisfied the criteria of the Code and was consistent with the purpose and intent of the Comprehensive Plan; and (2) The Planned Development Zone District achieved "long-term community benefits" by providing a *greater quality and quantity of public and/or private open space*, that being an open space area with a gazebo located directly to the east of the 510 Bookcliff Avenue property that is utilized by patients and employees, contains an underground detention facility with active open space and walking path and connects the internal ring road with Bookcliff Avenue. These findings are still applicable to the Master Plan and the PD ordinance with the addition of the 2.23-acre property located at 510 Bookcliff Avenue. In addition, the creation of additional parking areas for patients and employees of the hospital and medical offices on the campus will relieve overflow parking demands engendered by the growth of this regional medical care facility and the services provided there.

After reviewing the application for an Amendment to Master Plan 2017 for St. Mary's Hospital and Environs for inclusion of the property located at 510 Bookcliff Avenue and for a Rezone to PD (Planned Development) with a Default Zone of B-1 (Neighborhood Business) for the northern 0.95-acre portion of the property, PLD-2018-113, the following findings of fact have been made:

1. The Planned Development is in accordance with all of the applicable criteria in Section 21.02.150 (b) (2) of the Grand Junction Zoning and Development Code.
2. The Planned Development is consistent with the vision, goals and policies of the Comprehensive Plan.
3. The proposed Amendment to the St. Mary's Hospital and Environs Master Plan 2017 is in accordance with Sections 21.02.190 of the Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PLANNED DEVELOPMENT FOR ST. MARY'S HOSPITAL IS APPROVED WITH THE FOLLOWING STANDARDS AND DEFAULT ZONE:

A. This Ordinance applies to the following described property:

A tract of land situated in the Northeast Quarter of the Northwest Quarter of Section 11, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado and being more particularly described and follows:

Commencing at the Southeast corner of the Northeast Quarter of the Northwest Quarter of said Section 11 from whence the Northeast corner of said Northeast Quarter of the Northwest Quarter bears $N0^{\circ}05'46''E$ a distance of 1321.39 feet for a basis of bearings all bearings herein related thereto; thence $N68^{\circ}41'39''W$ a distance of 654.51 feet to an angle point on the West line of Lot 1 Campus Subdivision, Mesa County, Colorado; thence $N2^{\circ}20'20''E$ along said West line a distance of 135.00 feet to the Point of Beginning; thence $N76^{\circ}00'44''W$ a distance of 82.26 feet; thence $N29^{\circ}49'28''W$ a distance of 30.00 feet; thence $S74^{\circ}48'08''W$ a distance of 126.60 feet; thence $S61^{\circ}58'49''W$ a distance of 106.22 feet; thence $N2^{\circ}52'49''W$ a distance of 49.96 feet; thence $N0^{\circ}32'00''W$ a distance of 113.95 feet; to an angle point on the West line of said Lot 1; thence $N75^{\circ}05'45''E$ a distance 250.69 feet; thence $S20^{\circ}38'25''E$ a distance of 204.25 feet to the Point of Beginning.

Said tract of land contains 0.955 acres as described

B. This Property is zoned PD (Planned Development) with the following standards and requirements:

Establishment of Uses:

With the rezone to PD, St. Mary's Hospital wishes to develop and establish an additional parking lot on the northern portion of the property located at 510 Bookcliff

Avenue. All existing land uses along with current and future construction projects will remain the same as identified within Master Plan 2017.

Access:

The only public access to the proposed new parking lot area will be from the internal ring road within the campus (accessed from either N. 7th Street or Patterson Road). No vehicular access will be provided to the parking lot from the 510 Bookcliff Avenue property or through the adjacent neighborhood. Vehicular access to the existing single-family house will remain from Bookcliff Avenue.

Phasing:

The Applicant is proposing to develop the new parking lot within the near future. The Master Plan would remain valid until December 31, 2022.

Lot Layout:

St. Mary's Hospital wishes to subdivide the property (510 Bookcliff Avenue) so that the northern portion of the property is subdivided from the balance of the property which contains the single-family house and that portion will be incorporated into the larger St. Mary's property that contains the main hospital campus (Lot 1, West Campus Subdivision) addressed as 2635 N. 7th Street. No additional lots are being created by this proposed subdivision of land.

Landscaping & Fencing:

Landscaping per Code requirements with trees and shrubs will be provided within the proposed new parking lot area within landscaped islands at the end of each parking lot row and parking lot perimeters. Six-foot tall privacy fencing will also be provided as a screen and buffer between the R-4 and PD zone districts per Code requirements.

Introduced for first reading on this 16th day of May, 2018 and ordered published in pamphlet form.

PASSED and ADOPTED this 6th day of June, 2018 and ordered published in pamphlet form.

ATTEST:



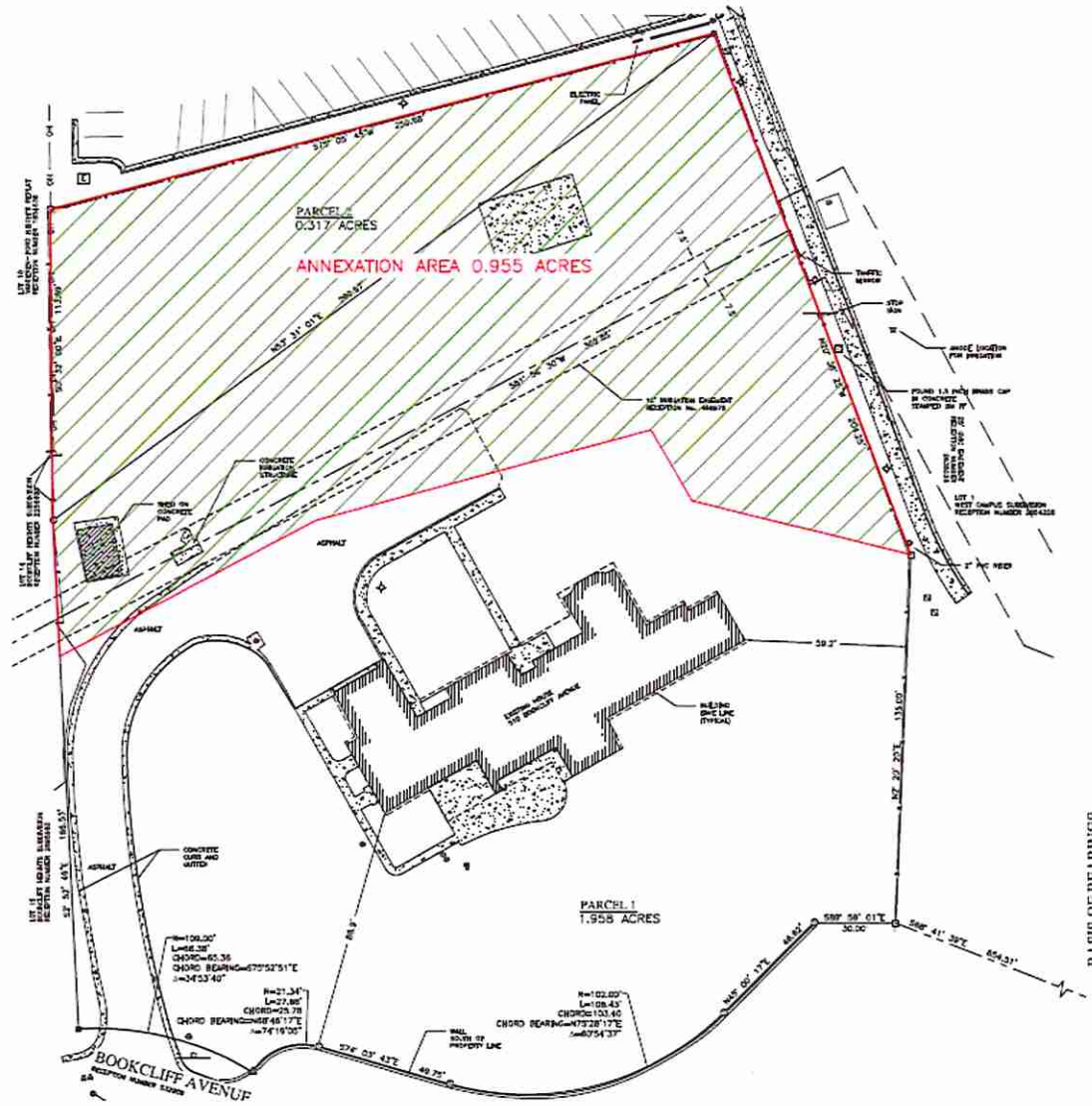
President of City Council



City Clerk



**LAND AREA TO BE ZONED PD, PLANNED DEVELOPMENT
(ANNEXATION AREA – 0.95 ACRES) LOCATED AT 510 BOOKCLIFF AVENUE**



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4803 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 16th day of May 2018 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 6th day of June 2018, at which Ordinance No. 4803 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 6th day of June 2018.



City Clerk

Published: May 18, 2018

Published: June 8, 2018

Effective: July 8, 2018