

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4533

**AN ORDINANCE REZONING 4.18 ACRES FROM R-12 (RESIDENTIAL 12 DU/AC)
TO CSR (COMMUNITY SERVICES AND RECREATION) AND 1.87 ACRES FROM
CSR (COMMUNITY SERVICES AND RECREATION) TO R-4 (RESIDENTIAL 4
DU/AC)**

**LOCATED EAST OF THE MONUMENT LITTLE LEAGUE BALL FIELDS
SOUTHEAST OF THE 25 ½ ROAD AND PATTERSON ROAD INTERSECTION**

Recitals.

On February 17, 2010 the Grand Junction City Council adopted the Grand Junction Comprehensive Plan which includes the Future Land Use Map, also known as Title 31 of the Grand Junction Municipal Code of Ordinances.

The Comprehensive Plan established or assigned new land use designations to implement the vision of the Plan and guide how development should occur. In many cases the new land use designations encouraged higher density or more intense development in some urban areas of the City.

When the City adopted the Comprehensive Plan, it did not rezone property to be consistent with the new land use designations. As a result, certain urban areas now carry a land use designation that calls for a different type of development than the current zoning of the property allows. City Staff analyzed these areas, considering how best to implement the vision, goals and policies of the Comprehensive Plan.

Upon analysis of each area, Staff has determined that the current Comprehensive Plan Future Land Use Map designation is appropriate, and that a proposed rezone is the most appropriate way to create consistency between the Comprehensive Plan's Future Land Use Map and the zoning of these properties.

Consistency between the Comprehensive Plan's future land use designation and the zone district of a given area is crucial to maximizing opportunity for landowners to make use of their property, because the Zoning and Development Code, in Sections 21.02.070 (a)(6)(i) and 21.02.080(d)(1), requires that all development projects comply with the Comprehensive Plan.

The CSR zone district meets the Future Land Use designation of the Comprehensive Plan, Park, and the R-4 meets the Future Land Use designation of the Comprehensive Plan, Residential Medium. Rezoning this area to CSR and R-4 is also consistent with the goals and policies of the Comprehensive Plan and is generally compatible with land uses in the surrounding area.

An Open House was held on January 25, 2012 to allow property owners and interested citizens an opportunity to review the proposed zoning map amendments, to make comments and to meet with staff to discuss any concerns that they might have. A display ad noticing the Open House was run in the Daily Sentinel newspaper to encourage public review and comment. The proposed amendments were also posted on the City website with information about how to submit comments or concerns.

After public notice and a public hearing as required by the Charter and Ordinances of the City, the Grand Junction Planning Commission recommended approval of the proposed zoning map amendment for the following reasons:

1. The requested zone(s) is consistent with the goals and policies of the Comprehensive Plan.
2. The review criteria in Section 21.02.140 of the Grand Junction Zoning and Development Code have all been met.

After public notice and a public hearing before the Grand Junction City Council, the City Council hereby finds and determines that the proposed zoning map amendment implements the vision, goals and policies of the Comprehensive Plan and should be adopted.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:


The following properties shall be rezoned CSR (Community Services and Recreation) and R-4 (Residential 4 du/ac).

See map.

Introduced on first reading this 18th day of April, 2012 and ordered published in pamphlet form.

Adopted on second reading this 16th day of May, 2012 and ordered published in pamphlet form.

ATTEST:

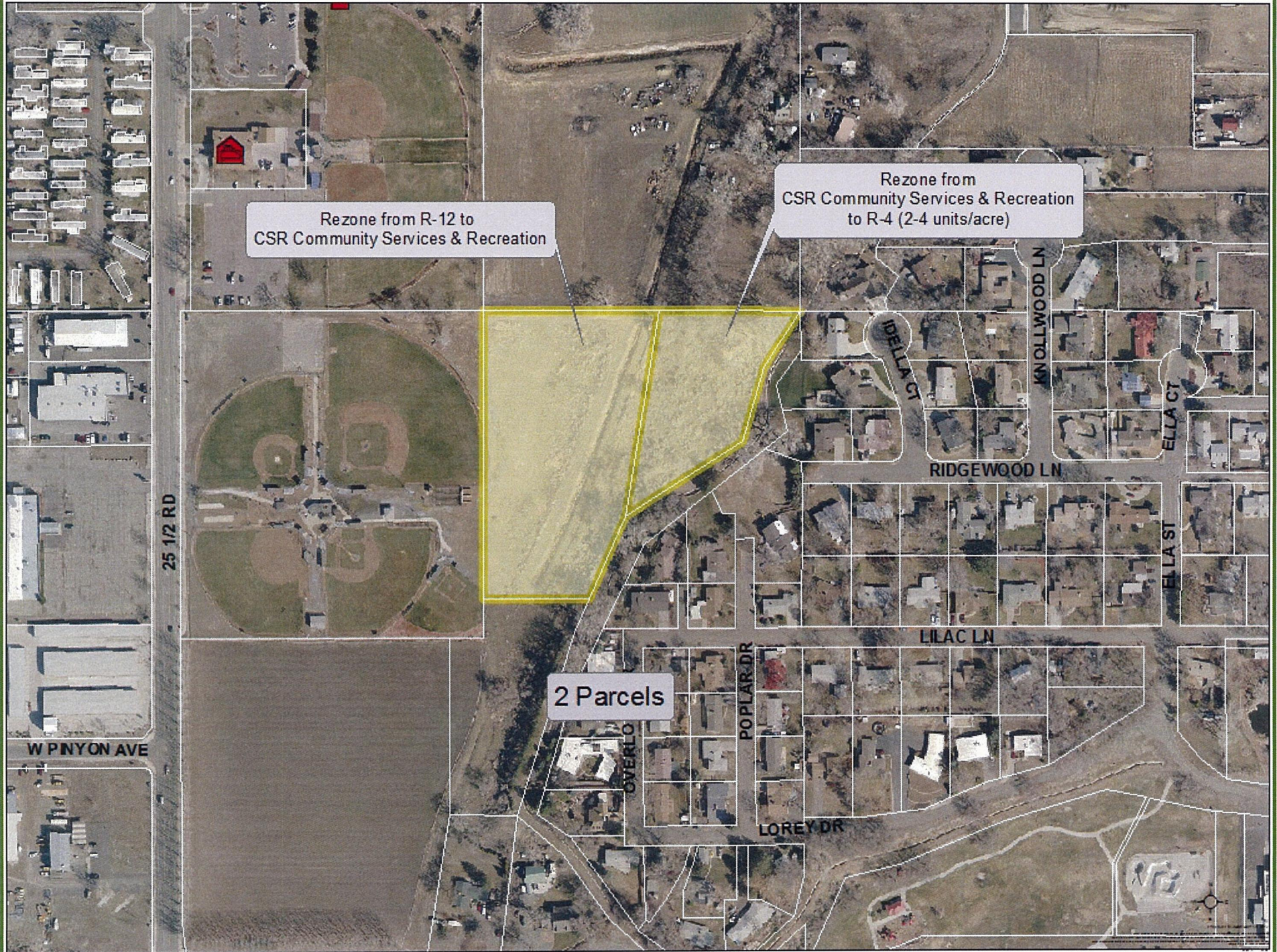


City Clerk



Mayor

Rezone - Area 4



Rezone from R-12 to
CSR Community Services & Recreation

Rezone from
CSR Community Services & Recreation
to R-4 (2-4 units/acre)

2 Parcels

W PNYON AVE

25 1/2 RD

OVERLO

POPLAR DR

LOREY DR

LILAC LN

RIDGEWOOD LN

DELLA CT

KNOLLWOOD LN

ELLA CT