

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 4536**

**AN ORDINANCE REZONING NINE PROPERTIES FROM C-2 (GENERAL COMMERCIAL) AND I-2 (GENERAL INDUSTRIAL) TO R-O (RESIDENTIAL OFFICE) AND I-1 (LIGHT INDUSTRIAL)**

**LOCATED AT 492, 490, 488, 488 1/2, 486, 486 1/2, 482 HARRIS ROAD, PLUS TWO OTHER UN-ADDRESSED PARCELS**

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 designation encouraged higher density or more intense development in some urban areas of the City. The Comprehensive Plan anticipated the need for additional commercial, office and industrial uses throughout the community.

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. City Staff analyzed these areas to consider how best to implement the vision, goals and policies of the Comprehensive Plan.

Upon analysis of this area, City Staff determined that the current Comprehensive Plan Future Land Use Map designations are 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 and to allow for maximum use of the property consistent with the Comprehensive Plan.

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 R-O and I-1 zone districts implement the Future Land Use Designation of Village Center, Residential Medium High (8 – 16 du/ac) and Commercial/Industrial and are consistent with the Comprehensive Plan's goals and policies and are generally compatible with land uses in the surrounding area.

An Open House was held on February 8, 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 ran 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 amendments for the following reasons:

1. The requested zones are consistent with the goals and policies of the Comprehensive Plan.
2. The applicable review criteria in Section 21.02.140 of the Grand Junction Zoning and Development Code are met.

After public notice and a public hearing, the City Council hereby finds and determines that the proposed zoning map amendments will implement 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 R-O (Residential Office)

492, 490, 488, 488 1/2, 486, 486 1/2, 482 Harris Road  
(Parcel #'s: 2943-181-00-025, 2943-181-08-001, 2943-181-08-008, 2943-181-08-005, 2943-181-08-006, 2943-181-08-007 and 2943-181-08-027)  
(See attached map)

The following properties shall be rezoned I-1 (Light Industrial)


Un-addressed parcels adjacent to Harris Road  
(Parcel #'s: 2943-181-00-079 and 2943-181-00-096)  
(See attached map)

Introduced on first reading this 2<sup>nd</sup> day of May, 2012 and ordered published in pamphlet form.

Adopted on second reading this 6<sup>th</sup> day of June, 2012 and ordered published in pamphlet form.

ATTEST:

  
\_\_\_\_\_  
City Clerk

  
\_\_\_\_\_  
Mayor Pro Tem

# Rezone - Area 10

