

**CITY OF GRAND JUNCTION**

**ORDINANCE NO. 4543**

**AN ORDINANCE AMENDING THE SUMMER HILL PLANNED DEVELOPMENT INCLUDING ORDINANCE NOS. 3136 AND 3647 AND THE ADOPTED PRELIMINARY PLAN FOR THE SUMMER HILL SUBDIVISION PLANNED DEVELOPMENT TO MODIFY BULK STANDARDS IN FILING 6 AND FUTURE FILINGS AND PROVIDING A REVISED DEVELOPMENT SCHEDULE**

**Recitals:**

Summer Hill was zoned PD, (Planned Development) in 1999 and amended in 2009 for a maximum of 201 dwelling units in eight filings. Filings one through six have been approved and recorded. The developer is now requesting an amendment to the Plan to modify the bulk standards for lots under 14,000 square feet (small lots) as identified below for Filing 6 and future filings, to allow either/both attached and detached dwellings in any given filing, and to establish a development schedule. The underlying default zoning district standards of R-4, (Residential – 4 du/ac) are not being modified and will still apply to the large lots. The amendments affect Filing 6 and the future filings for small lots.

This Ordinance amends Ordinance Nos. 3136 and 3647 for Summer Hill. It reduces the minimum side yard setback for principal structures for the small lots from 7' to 5' and increases the maximum lot coverage from 50% to 70%. These changes are consistent with the current R-8 zone district standards. This Ordinance also expressly allows detached and/or attached units on the small lots.

The plan amendment will allow a broader mix of housing types in the community and allow additional flexibility in the design of the residential dwelling units, while working within a side yard setback and maximum lot coverage that is consistent with the current R-8 zoning district.

The Planning Commission and City Council find that the amendments are in compliance with the Zoning and Development Code and Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That Summer Hill Planned Development is amended including Ordinance Nos. 3136 and 3647 and the Plan for Summer Hill Subdivision are hereby amended and the following bulk standards are established for Summer Hill, Filing 6 and future filings:

**LARGE LOT – SINGLE FAMILY DETACHED**

Minimum Lot Area: 14,000 SF

Minimum Street Frontage: 40 FT

Maximum Building Height: 32 FT  
Minimum Side Yard (Principal Structure): 10 FT  
Minimum Side Yard (Accessory Structure): 3 FT  
Minimum Rear Yard (Principal Structure): 30 FT  
Minimum Rear Yard (Accessory Structure): 10 FT  
Minimum Rear Yard (Deck): 0 FT  
Minimum Front Yard: 20 FT  
Maximum Building Coverage: 30%

SMALL LOT – SINGLE FAMILY ATTACHED AND DETACHED

Minimum Lot Area: 4,500 SF  
Minimum Street Frontage: 20 FT  
Minimum Building Height: 32 FT  
Minimum Lot Width: 30 FT  
Minimum Side Yard (Principal Structure): 5 FT  
Minimum Side Yard (Where Attached): 0 FT  
Minimum Side Yard (Accessory Structure): 3 FT  
Minimum Rear Yard (Principal Structure): 15 FT  
Minimum Rear Yard (Accessory Structure): 10 FT  
Minimum Rear Yard (Open and Uncovered Deck): 0 FT  
(Filings 1, 4 and 5 through 8 only)  
Minimum Front Yard: 20 FT  
Maximum Building Coverage: 70%

In the Rear Yard beginning Twenty Feet back from the front of the house: 1) Open and uncovered decks and concrete slab patio areas located on the ground level of the home shall have a Rear and Side Yard (Including common wall property line) setback of Zero Feet. 2) Open and covered (Including Overhang) decks and concrete slab patio areas located on the ground level of the home shall have a Rear and Side Yard (Including common wall property line) setbacks of Zero Feet for the deck or concrete slab, Three Feet for all support columns and One Foot for the Overhang.

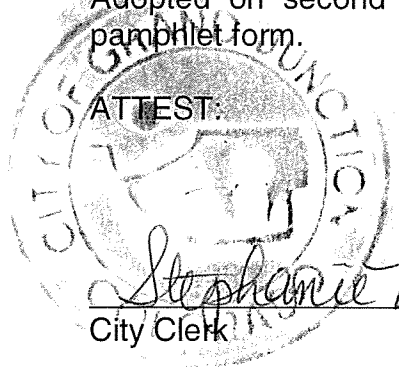
Phasing schedule and applicable Code: future filings shall be reviewed and approved in accordance with the 2010 Zoning and Development Code, and final plats for the filings shall be recorded with the Mesa County Clerk and Recorder on or before December 31, 2018.

See also attached Exhibit showing the approved amended Plan for Filing 6 and future filings.

Introduced on first reading this 20<sup>th</sup> day of June, 2012 and ordered published in pamphlet form.

Adopted on second reading this 18<sup>th</sup> day of July, 2012 and ordered published in pamphlet form.

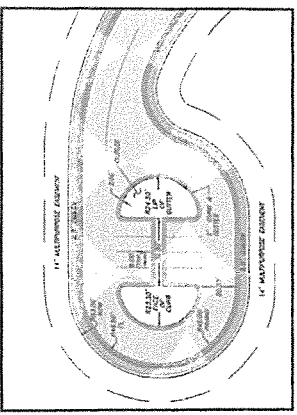
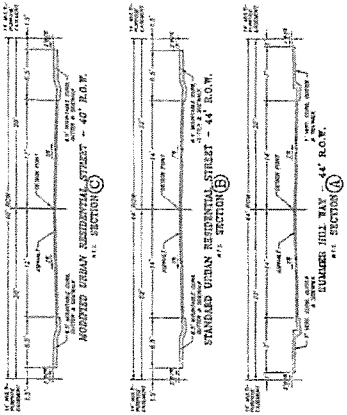
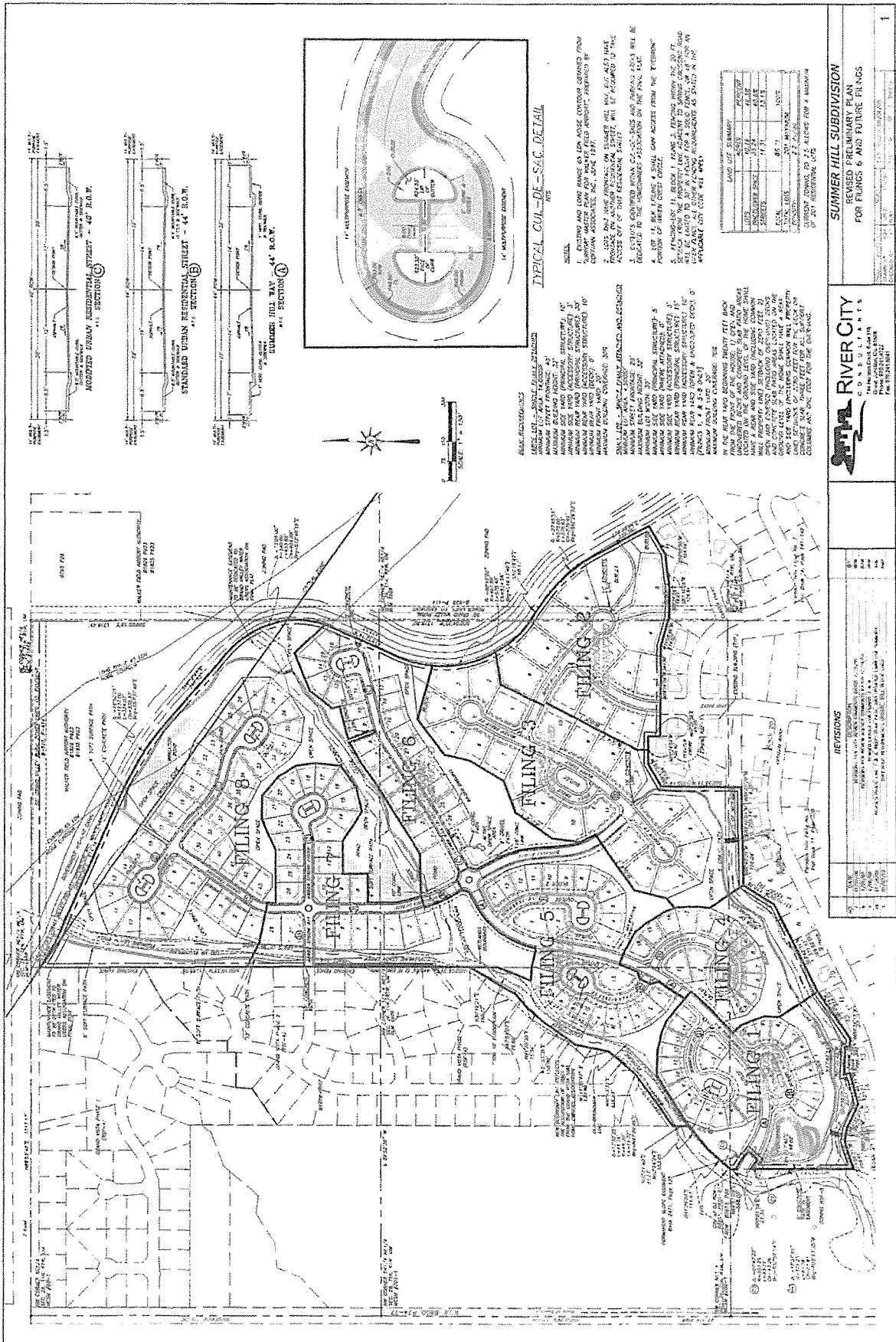
ATTEST:



*Stephanie Sun*  
City Clerk

A handwritten signature in black ink, appearing to be "D. Parks", written over a horizontal line.

Mayor



- NOTES:**
1. DOTTING AND LONG RANGE TO LOW RANGE CONTOUR OBTAINED FROM SURVEY MASTER PLAN FOR MARKET FIELD ADJACENT PROPERTY BY GEORGE W. HARRIS, INC., 1962.
  2. SEE PLAN FOR THE LOCATION OF THE 14' WALKWAY EASEMENT. THE 14' WALKWAY EASEMENT SHALL BE MAINTAINED AS A 14' WALKWAY EASEMENT FOR THE ENTIRE LIFE OF THE SUBDIVISION. THE 14' WALKWAY EASEMENT SHALL BE MAINTAINED AS A 14' WALKWAY EASEMENT FOR THE ENTIRE LIFE OF THE SUBDIVISION.
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NO.	DESCRIPTION	DATE
1	AS SHOWN	11/11/64
2	AS SHOWN	11/11/64
3	AS SHOWN	11/11/64
4	AS SHOWN	11/11/64
5	AS SHOWN	11/11/64
6	AS SHOWN	11/11/64
7	AS SHOWN	11/11/64
8	AS SHOWN	11/11/64
9	AS SHOWN	11/11/64
10	AS SHOWN	11/11/64

**SUMMER HILL SUBDIVISION**  
**PLANNED URBAN RESIDENTIAL SUBDIVISION**  
 FOR PHASES C AND FUTURE PHASES

**RIVER CITY**  
 ENGINEERS, ARCHITECTS & PLANNERS  
 1400 W. 10th Street  
 Oklahoma City, Oklahoma 73106  
 Phone: 527-2121  
 Fax: 527-2121

**REVISIONS**

NO.	DATE	DESCRIPTION
1	11/11/64	AS SHOWN
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10	11/11/64	AS SHOWN