

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4847

AN ORDINANCE AMENDING ORDINANCE No. 3981 AND ORDINANCE NO. 4662
PLANNED DEVELOPMENT FOR CORNER SQUARE

LOCATED AT 2525 MEANDER COURT

Recitals:

The Applicant, F & P Development LLC is requesting approval of an amendment to the existing Outline Development Plan (ODP) for the Corner Square development, located at the southwest corner of N. 1st Street and Patterson Road. The Applicant is proposing an Assisted Care and Memory Care facility on the remaining area of Pod G, which will complete the development of Corner Square. The proposed amendments are as follows:

- The addition of Group Living as an allowed use;
- Increase the maximum building size to 65,000 square feet for group living facilities; and
- Establish a new phasing schedule.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Planning Commission reviewed the request for the proposed amendment to Corner Square Planned Development and determined that it satisfies the applicable criteria of the Zoning and Development Code, is consistent with the purposes, intent, goals and policies of the Comprehensive Plan, and is generally compatible with land uses located in the surrounding area, and recommended approval.

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

The Corner Square Planned Development (Ordinance No. 3981) is amended as follows:

1. Group Living is added as an allowed use for Pod G
2. Maximum building size for Group Living Facilities shall be 65,000 square feet
3. The development schedule shall establish a completion date of December 31, 2022

Introduced on first reading this 20th day of March 2019 and ordered published in pamphlet form.

Adopted on second reading this 3rd day of April, 2019 and ordered published in pamphlet form.

ATTEST:

W Winkelman

City Clerk



Robin Taylor Smith

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4847 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20th day of March, 2019 and 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 3rd day of April, 2019, at which Ordinance No. 4847 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 5th day of April, 2019.


Deputy City Clerk

Published: March 22, 2019
Published: April 05, 2019
Effective: May 05, 2019