

CITY OF GRAND JUNCTION

Ordinance No. 3009

REZONING PROPERTY TO BE KNOWN AS
THE KNOLLS SUBDIVISION, LOCATED AT THE
SOUTHEAST CORNER OF 27 1/2 ROAD AND CORTLAND AVENUE
FROM RSF-4 & PR 7.2
TO PR 2, PR 2.7 AND RSF-4

Recitals.

A rezone to PR 2 (planned residential for a church), PR 2.7 (planned residential with a density not to exceed 2.7 dwellings per acre) and RSF-4 (residential with a density not to exceed 4 dwellings per acre) has been requested for The Knolls Subdivision, a planned development located at the southeast corner of 27 1/2 Road and Cortland Avenue. The northern portion of this site was formerly known as "Onion Hill" which received a change of zoning and preliminary plan approval during the late 1980's. The plan was never completed and lapsed but the PR 7.2 zoning remained. Rezoning of this site to a lesser density is desirable since the PR 7.2 zoning conflicts with the location of the Airport Critical Zone and surrounding densities which are much lower. The Airport Critical Zone prohibits densities over 4 dwellings per acre.

The St. Matthews Episcopal Church traded an interior parcel within the subdivision for a 4.8 acre site at the corner of Cortland Avenue and 27 1/2 Road. This parcel will be rezoned from PR 7.2 to PR 2 for a future church. Lots 5-9 of The Knolls Filing #1 will be rezoned from PR 7.2 to RSF-4. Lots 1-4 of this filing are already zoned RSF-4. The remainder of the planned development which includes a mixture of single family homes and townhomes will be rezoned from PR 7.2 and RSF-4 to PR 2.7 to reflect an overall density of 2.7 dwellings per acre. A revised preliminary subdivision for the entire site was previously approved by the Planning Commission at its April 1, 1997 hearing, pending adoption of this ordinance.

At its April 1, 1997 hearing, the Grand Junction Planning Commission recommended approval of this rezone request.

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

City Council finds that the requested rezone meets the criteria as set forth in Section 4-4-4 of the Grand Junction Zoning and Development Code and in accordance therewith the following described parcels are hereby rezoned:

From PR 7.2 to PR 2: Lot 1, Block 4, The Knolls Subdivision, Filing 1

From PR 7.2 to RSF-4: Tract A and Lots 5-9, Block 2, The Knolls Subdivision, Filing 1

From PR 7.2 and RSF-4 to PR 2.7: Lot 1, Block 3 and Lot 1, Block 1, The Knolls Subdivision Filing 1; and the following described parcel:

A tract of land located in the NW 1/4 SE 1/4 Section 1, T.1S, R.1W Ute Meridian, County of Mesa, State of Colorado more fully described as follows:

Beginning at C-E 1/16 corner of said Section 1, being on the westerly line of Pheasant Run, Spring Valley Filing No. Six, Plat Book 12, Page 164 and also being the southeasterly corner of St. Matthews Episcopal Church Subdivision, Plat Book 13, Page 397, Mesa County Clerk and Recorder;

1. Thence along said westerly line S 00°00'59" W, 875.30' to the northern boundary line of Spring Valley Filing Four, Plat Book 11, Page 208, Mesa County Recorder;
2. Thence along said boundary line N 89°50'30" W, 1291.44' to the easterly right-of-way line of 27 1/2 Road;
3. Thence along said right-of-way line N 00°15'11" E, 873.88' to a point on the southern boundary line of St. Matthews Episcopal Church Subdivision, Plat Book 13, Page 397, Mesa County Clerk and Recorder;
4. Thence along said boundary line S 89°54'17" E, 1287.83' to the point of beginning.

INTRODUCED for FIRST READING and PUBLICATION this 16th day of April, 1997.

PASSED on SECOND READING this 7th day of May, 1997.

ATTEST:

/s/ Christine English
Acting City Clerk

/s/ Janet Terry
President of City Council