

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 3286

**ZONING THE KNOLLS FILINGS 4-7
LOCATED SOUTH OF THE SE CORNER OF 27 ½ & CORTLAND ROADS
INCLUDING 640 & 652 27 ½ ROAD, TO CITY PD**

Recitals.

The applicant has proposed to rezone the Knolls Filings 4-7 from a Planned Development residential (PD) zone of 2.7 dwellings per acre to a PD zone of 2.5 dwellings per acre. Zoning is pursuant to the new Zoning and Development Coded. The Knolls Filings 4-7 proposes a mixed-use development with 16 patio homes and 64 single-family homes. The rezone is required because the preliminary plan for the Knolls expired; a lower density is proposed for the remainder of the undeveloped subdivision with a new preliminary plan.

The Planning Commission recommended approval of a request to change the City of Grand Junction Growth Plan Future Land Use Map to Residential Medium-Low Density 2-4 dwelling units per acre for this site. The City Council will consider the land use map/plan amendment prior to adoption of this ordinance. The rezone, if granted, will be in conformance with the density proposed in the Future Land Use Map, as amended.

After public notice and hearing the Planning Commission found that the proposed zoning is in conformance with Section 2.6 of Grand Junction Zoning and Development Code and recommended approval of the zone change at its July 18, 2000 hearing.

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

That the City Council finds that the proposed rezone meets the criteria set forth in Section 2.6 of the Zoning and Development Code. In accordance therewith the following described parcel of land is hereby zoned PD with the following bulk standards:

THE KNOLLS	BULK STANDARDS	
Minimum Lot Area		
	Single Family	9500 s.f.
	Patio Homes	4800 s.f.
Minimum Street Frontage		
	Single Family	20 ft
	Patio Homes	N/A
Maximum Lot Coverage	(per definition in former code)	

	Single Family	35%
	Patio Homes	100%
Maximum Structure Height		32 ft
Minimum Front Yard Setback		
	Single Family	20 ft
	Patio Homes	0 ft
Minimum Side Yard Setback		
	Principal Structure - Single Family	10 ft
(see note below)	Principal Structure - Patio Homes	0 ft *
	Accessory Structure – Single Family	5 ft
Minimum Rear Yard Setback		
	Principal Structure - Single Family	20 ft
	Principal Structure - Patio Homes	0 ft
	Accessory Structure – Single Family	5 ft
	Accessory Structure – Patio Homes	0 ft
Maximum Units per Gross Acre		2.5

*5-foot side yard setbacks are required along common lot line for dwellings that are not attached.

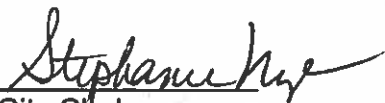
Under the Zoning and Development Code PD's are based on straight zones. The underlying straight zone for the Knolls Filing 4-7 PD is RSF-4. The PD zoning when adopted is integral to and a part of the approved development plan. Most all of the bulk standards in this PD zone have been varied from the RSF-4 zone due to specific design considerations. Those design considerations were evaluated by the Planning Commission and City Development staff and were found to be appropriate. The Planning Commission and staff have recommended approval of the zoning.

The property being zoned is a tract of land located in the SW4NE4 & the NW4SE4 Sec 1 T1S R1W UM Mesa Co, CO and is more particularly described as follows: Beg at the NW cor of a tract of land whence the C4 cor Sec1 T1S R1W UM bears S29°38'50"W 82.93' and considering the N In of the SW4NE4 Sec 1 to bear S89°57'11"E, with all other bearings contained herein relative thereto: 1) N50°15'06"E 196.30'; 2) N81°59'06"E 299.62'; 3) N68°06'13"E 282.69'; 4) NWLY 5.06' along the arc of a circular curve to the left with a rad of 244.00', an delta of 01°11'16" and a chord bearing N37°54'10"W, 5.06'; 5) N65°53'00"E 153.94'; 6) S54°34'00"E 134.54'; 7) S35°59'00"E 317.84'; 8) S02°05'43"W 78.50'; 9) S89°54'17"E 139.00'; 10) S00°01'22"E 875.30'; 11) N89°51'56"W 1288.44'; 12) N00°00'59"E 167.22'; 13) N02°06'59"E 218.35'; 14) N00°00'59"E 561.12' to the POB. The tract described above contains 32.518 acres more or less.

INTRODUCED for FIRST READING and PUBLICATION this 2nd day of August, 2000.

PASSED on SECOND READING this 16th day of August, 2000.

ATTEST:

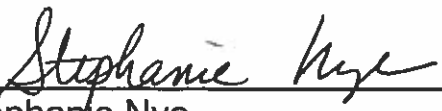

City Clerk


President of City Council

I HEREBY CERTIFY THAT the foregoing ordinance, being Ordinance No. 3286, was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 2nd day of August, 2000 and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 16th day of August, 2000, at which Ordinance No. 3286 was read, considered, adopted and ordered published in full by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 23rd day of August, 2000.



Stephanie Nye
City Clerk

Published: August 4, 2000
Published: August 18, 2000 ✓
Effective: September 17, 2000