

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4579

**AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FROM RESIDENTIAL
MEDIUM (4 – 8 DU/AC) TO VILLAGE CENTER AND ZONING
THE MESA COUNTY WORKFORCE ANNEXATION
TO C-1 (LIGHT COMMERCIAL)**

LOCATED AT 512 29 1/2 ROAD

Recitals

The property requesting annexation into the City is located at 512 29 1/2 Road. The property is anticipated to be developed as the new Mesa County Workforce Center in the near future. The property owners have requested annexation into the City, a Comprehensive Plan Future Land Use designation amendment via an adjacency review from Residential Medium to Village Center and a zoning of C-1, (Light Commercial). Under the 1998 Persigo Agreement with Mesa County all proposed development within the Persigo Wastewater Treatment Facility boundary requires annexation and processing in the City.

Under the 1998 Persigo Agreement with Mesa County, the City shall zone newly annexed areas with a zone that is either identical to current County zoning or to a zone district that implements the City's Comprehensive Plan Future Land Use Map.

Although C-1 is not one of the zones that implements the current future land use designation, the adjacency review allows an amendment to a Village Center designation in this case because the property is adjacent to land that is designated Village Center. Therefore the applicant seeks to amend the Comprehensive Plan from Residential Medium to Village Center, which allows a C-1 zone district.

Municipal Code Section 21.02.130(d) (Zoning and Development Code) allows for the processing of a zone of annexation application without a Future Land Use Map amendment when the proposed zoning is inconsistent with the Comprehensive Plan and the property is adjacent to the land use designation that would support the requested zone district. The property to the south of the Mesa County Workforce Annexation had a designation of Village Center and a zoning of C-1.

With the amendment of the Future Land Use designation of the Comprehensive Plan to Village Park via an adjacency review, the C-1 (Light Commercial) zone district meets the recommended land use category, and the Comprehensive Plan's goals and policies and/or is generally compatible with appropriate land uses located in the surrounding area.

After public notice and public hearing as required by the Grand Junction Municipal Code, the Grand Junction Planning Commission recommended approval of amending the Comprehensive Plan Future Land Use designation from Residential Medium to Village Center and zoning the Mesa County Workforce Annexation to the C-1 (Light Commercial) zone district.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the C-1 (Light Commercial) zone district is in conformance with the stated criteria of Section 21.02.140 of the Grand Junction Municipal Code.

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

The following property be zoned C-1 (Light Commercial):

MESA COUNTY WORKFORCE ANNEXATION

Lot 2 Memorial Gardens Minor Subdivision Sec 8 T1S R1E, County of Mesa, State of Colorado

and amending the Future Land Use Map to Village Center.

INTRODUCED on first reading the 20th day of March, 2013 and ordered published in pamphlet form.

ADOPTED on second reading the 3rd day of April, 2013 and ordered published in pamphlet form.

ATTEST:



President of the Council



City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 4579 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, 2013 and that 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, 2013, at which Ordinance No. 4579 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 10th day of April 2013.


Stephanie Tuin, MMC
City Clerk

Published: March 22, 2013
Published: April 5, 2013
Effective: May 5, 2013

