

**ORDINANCE NO. 14
SERIES 2006**

AN ORDINANCE CHANGING THE ZONING DISTRICT CLASSIFICATION OF LOTS 1 THROUGH 12, BOTH INCLUSIVE, BLOCK 5, ORIGINAL GUNNISON, CITY OF GUNNISON, COUNTY OF GUNNISON, STATE OF COLORADO, FROM R-2 (DUPLEX RESIDENTIAL) TO B-1 (PROFESSIONAL BUSINESS), AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GUNNISON, COLORADO.

WHEREAS, the owners of the property hereinafter described have filed an application with the City of Gunnison, Colorado, seeking a change of zoning of said real property; and

WHEREAS, the Planning and Zoning Commission of the City of Gunnison, Colorado, held a public hearing on said application pursuant to notice published in accordance with the City Code of the City of Gunnison, Colorado, on September 13, 2006; and

WHEREAS, the Planning and Zoning Commission of the City of Gunnison, Colorado, recommended to the City Council the approval of the requested change of zoning by recommendation adopted September 13, 2006; and

WHEREAS, the City Council of the City of Gunnison, Colorado, held a public hearing on the requested change of zoning on October 10, 2006;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GUNNISON, COLORADO, ORDAINS:

Section 1. Based upon the application seeking rezoning of the property hereinafter described, the evidence presented to the City Council during the public hearing on the application seeking a rezoning of the property hereinafter described, and further, based on the recommendation of the Planning and Zoning Commission of the City of Gunnison, Colorado, the City Council hereby finds as follows:

- A. That the requested rezoning is consistent with the Master Plan of the City of Gunnison in that it supports the continued growth of the community as the business and residential center of Gunnison County in order to provide employment opportunities and goods and services for the residents of the City and Gunnison County.
- B. That the proposed amendment shall be consistent with the purpose of the zone district to which the property is to be designated, in that it provides a transitional area between the City's commercial zoning immediately to the east and south of the subject property, and the residential neighborhoods to the north and west of the subject property.
- C. That the proposed rezoning will be compatible with the surrounding zone districts and uses as it serves as a transitional zone between the adjacent commercial property and residential neighborhoods. The uses allowed in the B-1 zone district are compatible with the uses in both the commercial and residential districts.
- D. That the increased need for office and professional service space is a changed condition from the original zoning classification of R-2.

Section 2. That based on the foregoing findings of the City Council of the City of Gunnison, Colorado, the City Council hereby determines the rezoning of the property hereinafter described is in the best interests of the City of Gunnison, Colorado, and its citizens.

Section 3. That the zoning classification of the real property described as Lots 1 through 12, both inclusive, Block 5, Original Gunnison, City of Gunnison, County of Gunnison, State of Colorado, is hereby changed from R-2 (Duplex Residential) to B-1 (Professional Business).

Section 4. That the official zoning map of the City of Gunnison, Colorado, shall be amended to reflect the change in zoning district classification of the property.

INTRODUCED, READ, PASSED, AND ORDERED PUBLISHED this 10th day of October, 2006, on first reading, and introduced, read, and adopted on second and final reading this 24th day of October, 2006.

Mayor

(SEAL)

ATTEST:

City Clerk