

**ORDINANCE NO. 8
SERIES 2007**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GUNNISON CHANGING THE ZONING DISTRICT CLASSIFICATION OF LOTS 1 THROUGH 25, BOTH INCLUSIVE, AND LOTS 27 THROUGH 35, BOTH INCLUSIVE, ACCORDING TO THE PLAT OF MEADOW VISTA SOUTH, CITY OF GUNNISON, COUNTY OF GUNNISON, STATE OF COLORADO, FROM R-3 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) TO R-1M (MODIFIED SINGLE FAMILY RESIDENTIAL), AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GUNNISON, COLORADO.

WHEREAS, Gunnison Investments, LLC, as owner of the property hereinafter described, has 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 December 13, 2006, and continuing on January 10, 2007; 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 January 10, 2007; and

WHEREAS, the City Council of the City of Gunnison, Colorado, held a public hearing on the requested change of zoning on June 12, 2007;

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

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 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 City is currently in the process of adopting a West Gunnison Neighborhood Plan, which would encompass the property for which the zoning change is requested. At present, there is no inconsistency with the proposed plan for the West Gunnison Neighborhood.
- B. The existing site is unimproved and the requested zoning change will reduce the density allowed on this property from the current zoning. The reduced density will help to reduce transportation impacts, and the property can be developed consistent with the requested R-1M District classification.
- C. Development of the property consistent with R-1M zoning classification will be compatible with the single-family residential property located south of the project, and can serve as a buffer from any higher density development which may occur to the north.
- D. The requested change of zoning will reduce the area's overall density; this density reduction is considered appropriate because the neighborhood has several physical planning limitations. Such limitations include but are not limited to substandard storm water drainage control, transportation system extension constraints, limited utility extensions, and somewhat chaotic property ownership patterns.

Section 2. That based on the foregoing findings of the City Council of the City of Gunnison, Colorado, the City Council hereby determines that the rezoning of the property herein 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 25, both inclusive, and Lots 27 through 35, both inclusive, according to the recorded plat of Meadow Vista South recorded the 25th day of May, 2007, bearing Reception No. 575612, City of Gunnison, County of Gunnison, State of Colorado, is hereby changed from R-3 (Multiple Family Residential District) to R-1M (Modified Single Family Residential).

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 12th day of June, 2007, on first reading, and introduced, read, and adopted on second and final reading this 26th day of June, 2007.

Mayor

(SEAL)

ATTEST:

City Clerk

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