ORDINANCE NO. 6
SERIES 2011

AN ORDINANCE CHANGING THE ZONING DISTRICT CLASSIFICATION OF LOT 12, THE MEADOWS, PHASE 1-R, CITY OF GUNNISON, COUNTY OF GUNNISON, STATE OF COLORADO, FROM PUD R-3 (MULTI-FAMILY RESIDENTIAL) TO COMMERCIAL DISTRICT, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF GUNNISON, COLORADO.

WHEREAS, Gunnison Valley Hospital, 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 June 8, 2011; 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 district classification based on findings of fact established through the proceedings record; and

WHEREAS, the City Council of the City of Gunnison, Colorado, held a public hearing on the requested change of zoning district classification on July 12, 2011;

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

Section 1. Based upon the application seeking a change of zoning of the property hereinafter described, the evidence presented to the City Council during the public hearing on the application seeking a change of zoning 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 property hereinafter described for which a change of zoning classification is sought is the site of the existing Gunnison Valley Hospital and provides additional parking and access to the facility.

B. That the Planning and Zoning Commission granted the Gunnison Valley Hospital Conditional Use approvals for the continued operation and expansion of the Commercially zoned property on July 7, 2010 and on the PUD R-3 zoned property on July 22, 2010.

C. That the proposed change of zoning district classification is consistent with the City of Gunnison Master Plan and allows the hospital property to be regulated under the same zone district uses and dimensional standards.

D. That the requested change of zoning district classification is consistent with the purposes of the underlying zone district and provides appropriate land use control for existing and future hospital facility needs.

E. That the change of zoning district classification is compatible with the surrounding district zones and uses. A 60 foot buffer on the northern lot line of the property hereinafter described separates the adjoining PUD R-1M district.

F. That the surrounding neighborhood, with a daycare facility to the southeast, commercial uses to the south and the expansion of the hospital facilities, is a changed condition from the original classification of PUD R-3.

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 change of zoning 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 Lot 12, The Meadows, Phase 1-R, City of Gunnison, County of Gunnison, State of Colorado, is hereby changed from PUD R-3 (Multi-family Residential) to C (Commercial District).

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 26th day of July 2011, on first reading, and introduced, read, and adopted on second and final reading this 9th day of August, 2011.

(Mayor)

(SEAL)

ATTEST:

(Stel A. Davidson)

City Clerk

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