

TOWN OF BUENA VISTA, COLORADO

**ORDINANCE NO. 4
(SERIES OF 2017)**

**AN ORDINANCE OF THE TOWN OF BUENA VISTA, COLORADO,
APPROVING A ZONING MAP AMENDMENT TO CERTAIN REAL
PROPERTY KNOWN AS LOT C OF THE MOUNTAIN VIEW ADDITION
IN THE TOWN OF BUENA VISTA, COLORADO.**

WHEREAS, Wayfayer Development, LLC (“Owner”) owns the property known as a Lot C of the Mountain View Addition, Filing 2, at reception number 311706 (“Property”);

WHEREAS, the Property is zoned R-2 and R-3;

WHEREAS, Charlie Chupp (“Applicant”), on behalf of the Owner, filed an application requesting that the portion of the Property currently zoned R-2 be rezoned to R-3;

WHEREAS, a request to rezone a property is governed by Section 16-6 of the Buena Vista Municipal Code (the “Code”);

WHEREAS, on January 18, 2017, the Planning Commission considered the request to rezone and recommended conditional approval of the rezoning application;

WHEREAS, on February 14, 2017, the Board of Trustees conducted a duly noticed public hearing;

WHEREAS, the Board of Trustees, upon reviewing the comments of the Planning and Zoning Commission, hearing the statements of staff and the public, and giving due consideration to the matter, determines as provided below.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF
THE TOWN OF BUENA VISTA, COLORADO:**

Section 1. The Board of Trustees hereby finds the following:

1. The proposed zoning complies with the Comprehensive Plan which encourages support of the development of workforce housing to incentivize good employees relocating to Buena Vista, the creation and building of affordable and acceptable housing to respond to the specific populations that may want to live in Buena Vista and development of vacant property.
2. The Property is currently zoned R-3 on the southern portion of the property and therefore, the portion being rezoned is contiguous with the same zone district.

3. The proposed zone district is compatible with the surrounding land uses and zone districts. It allows for a transition from the single family homes to the north to the commercial and industrial uses to the south. It is compatible with the exiting church on the property to the west. The adjoining properties, located in Chaffee County, to the east are zoned residential. The R-1 zone district is adjacent to the north, along with the R-2 zone district to the west. The R-1 zone district is intended for low-density residential and is limited to 25-foot tall buildings, whereas the existing R-2 zone district and the proposed R-3 zone district allows buildings to be 35 feet tall.


Section 2. The Board of Trustees hereby approves application and rezones the Property from R-2 to R-3.

Section 3. Town staff is hereby directed to amend the Town Zoning Map accordingly.

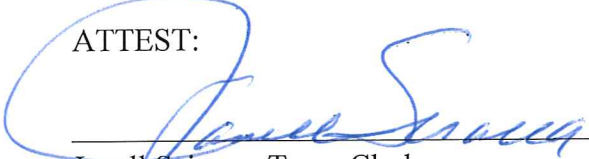
INTRODUCED, READ, ADOPTED AND ORDERED PUBLISHED this 14th day of February, 2017.

THIS ORDINANCE SHALL BECOME EFFECTIVE THIRTY DAYS FROM PUBLICATION.

TOWN OF BUENA VISTA, COLORADO

By: 
Joel Benson, Mayor

ATTEST:


Janell Sciacca, Town Clerk

