

**TOWN OF BUENA VISTA, COLORADO**  
**ORDINANCE NO. 1**  
**(SERIES OF 2019)**

**AN ORDINANCE OF THE TOWN OF BUENA VISTA, COLORADO,  
REZONING CERTAIN PROPERTY KNOWN AS LOT 2-A OF THE LOT  
LINE ADJUSTMENT FOR LOT 2, MOUNTAIN VIEW ADDITION AND  
LOT 1, MOUNTAIN VIEW ADDITION, FILING NO. 2 AND AMENDING  
THE TOWN'S OFFICIAL ZONING MAP**

**WHEREAS**, the Heart of the Rockies Regional Medical Center (“Medical Center”) owns Lot 1 of the Mountain View Addition, Filing No. 2, and the Mountain Heights Baptist Church (“Church”) owns Lot 2, Mountain View Addition, in the Town of Buena Vista, Colorado;

**WHEREAS**, the Medical Center and the Church have filed a minor subdivision application to adjust the lot line between the lots and creating Lots 1-A and 2-A of the Lot Line Adjustment for Lot 2, Mountain View Addition and Lot 1, Mountain View Addition, Filing No. 2;

**WHEREAS**, the intent of the lot line adjustment to permit the Church to convey a portion of Lot 2 of the Mountain View Addition, Filing No. 2 to the Medical Center;

**WHEREAS**, currently, Lot 1 is zoned Highway-Commercial (H-C) and Lot 2 is zoned General-Density Residential (R-2);

**WHEREAS**, the Medical Center has filed, on behalf of both itself and the Church, a rezoning application to have the portion of Lot 2 to be conveyed the Medical Center by the Church (the “Property”), rezoned from R-2 to H-C to correspond with the current zoning of Lot 1;

**WHEREAS**, a request to rezone property is governed by Sec. 16.06.6.4.1 of the Municipal Code;

**WHEREAS**, the Planning and Zoning Commission held a duly-noticed public hearing on January 16, 2019 and provided comments on the application to rezone the Property and recommended approval of the rezoning application; and

**WHEREAS**, after a duly-noticed public hearing, 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 makes the following findings:

1. The proposed rezoning is consistent with the Comprehensive Plan and the purposes of the Unified Development Code. The rezoning application will permit the Medical Center to expand its medical services in support of the Comprehensive Plan's goals of providing high-quality medical services and promoting local business.
2. The proposed zoning is consistent with the purposes statement of the H-C zone district because the zoning strengthens the Town's economic base by providing more employment opportunities and provides services with good automobile access.
3. The expansion of Medical Center services will directly benefit the residential and commercial neighbors of the Medical Center.
4. The expansion of the Medical Center is not expected to create any adverse impacts to the surrounding properties because the Medical Center and the Church intend to combine the two access points from County Road 317 into one access point, reducing traffic conflicts.
5. The existing development is adequately served by access off Antero Circle and all utilities are adequate to meet the needs of the current level of development.

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

**Section 3.** Town staff is hereby directed to amend the Town's Official Zoning Map accordingly.

**INTRODUCED, READ, ADOPTED AND ORDERED PUBLISHED** this 12<sup>th</sup> day of February, 2019.

**THIS ORDINANCE SHALL BECOME EFFECTIVE THIRTY DAYS FROM PUBLICATION.**

TOWN OF BUENA VISTA, COLORADO

By:   
Duff Lacy, Mayor

ATTEST:

  
Paula Barnett, Town Clerk

