

**TOWN OF BUENA VISTA, COLORADO**

**ORDINANCE NO.12  
(SERIES OF 2016)**

**AN ORDINANCE OF THE TOWN OF BUENA VISTA, COLORADO,  
APPROVING A ZONING MAP AMENDMENT TO CERTAIN REAL  
PROPERTIES KNOWN AS LOTS 7-16 OF BLOCK 66, LOTS 1-17 OF  
BLOCK 67, AND BLOCK 68 IN THE TOWN OF BUENA VISTA,  
COLORADO**

**WHEREAS**, the Buena Vista School District R-31 aka Chaffee County School District R-31 (“Owner”), is the owner of parcels of property located in the Town of Buena Vista described as Lots 7-16 of Block 66, Lots 1-17 of Block 67, and Block 68 in the Town of Buena Vista State of Colorado (the “Property”);

**WHEREAS**, Owner has filed an application to rezone the Lots from Low-Density Residential Overlay District ("R-1 OT") to General Business Old Town Overlay (“B-1 OT”) to provide the Town with the opportunity to develop this Property as multifamily dwelling units;

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

**WHEREAS**, the Planning and Zoning Commission held a public hearing and provided comments on the application to rezone the Lots on May 4, 2016 and recommended approval of the rezoning application;

**WHEREAS**, notice of the public hearing before the Board of Trustees was properly posted and published pursuant to Sec. 16-6 of the Code; and

**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 Property is contiguous with property already zoned as B-1 OT directly to the north.

2. The proposed rezoning complies with the Comprehensive Plan in that the future development of the property as multifamily dwelling units provides affordable housing to increase the opportunity for individuals in the Town’s workforce to relocate into the Town. The development of the Property will also provide an opportunity for infill development within the Town’s core.

3. The proposed zone district is compatible with the surrounding land uses and zone districts. The intent of the Old Town Overlay District is to preserve and protect the historic design of the Town and to create a compact, walkable and mixed-use downtown core area. This rezoning achieves that intent. Lots located east of Highway 24 and zoned B-1 OT may be used in accordance with the permitted and special uses allowed for B-1, R-3 and R-1 zoning districts. The R-3 zone district allows for multifamily residential. Single-family homes also exist to the north, west, and south of the Property. To the east is South Main PUD, which has start developing with mixed uses of commercial and residential.

**Section 2.** The Board of Trustees hereby approves Owner's application and rezones the Property from R-1 OT to B-1 OT.

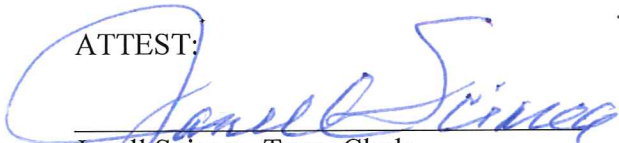
**Section 3.** Town staff is hereby directed to amend the Town Zoning Map accordingly.

**INTRODUCED, READ, ADOPTED AND ORDERED PUBLISHED** this 24th day of May, 2016.

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

TOWN OF BUENA VISTA, COLORADO

By:   
Joel Benson, Mayor

ATTEST:  
  
Janell Sciacca, Town Clerk

