



**FRUITA**  
COLORADO

## AGENDA ITEM COVER SHEET

**TO:** Fruita City Council and Mayor

**FROM:** Planning & Development Department

**DATE:** February 7, 2023

**AGENDA TEXT:** ORDINANCE 2023-01, FIRST READING – AN INTRODUCTION OF AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING APPROXIMATELY 9.1 ACRES OF PROPERTY LOCATED AT PARCEL #2697-162-21-001 TO A COMMUNITY RESIDENTIAL (CR) ZONE FOR PUBLICATION OF PUBLIC HEARING ON MARCH 7, 2023.

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### **BACKGROUND**

This is a request for approval to rezone approximately 9.1 acres of property from Planned Unit Development (PUD) to Community Residential (CR).

The subject property was platted as lot 1 of the Fish Minor Subdivision in 2001. It was then zoned as Planned Unit Development (PUD) along with the Vista Valley subdivision and was designated as the future commercial parcel in the northwest corner for phase 3 of the Vista Valley subdivision as described in the Planned Unit Development guide for Vista Valley adopted by Ordinance 2003-37.

The location of the subject property supports the zoning classification of Residential 4-8 du/acre as shown on the Future Land Use Map within the City's Fruita in Motion: Plan Like a Local Comprehensive Plan (Master Plan). The Land Use Code states that the *"The purpose of the CR zone is to allow for moderate density detached single-family residential neighborhoods with the inclusion of other housing types such as attached dwelling units (e.g. apartments and townhouses). Innovative neighborhood design is encouraged in this zone district to provide opportunities for housing diversity. This area is served by public utility infrastructure and is appropriate for density of 4-8 du per acre."*

The CR zone is primarily a single-family residential zone. The density (4-8 dwelling units per acre) associated with this zone district should be compatible with existing and future residential development as supported by the Future Land Use Map and supporting documents within the Comprehensive Plan.

At their January 10, 2023, public meeting, the Fruita Planning Commission recommended approval of the zoning application by a vote of 5-0 to the Fruita City Council.

### **FISCAL IMPACT**

There is no fiscal impact to the City of Fruita for zoning property.

## **APPLICABILITY TO CITY GOALS AND OBJECTIVES**

This property is within the Urban Growth Boundary and is recommended through the Future Land Use Map contained in the Fruita Comprehensive Plan (The City's Master Plan) as being zoned Community Residential (CR).

*The Future Land Use Map prioritizes infill over sprawling residential development at the edge of the city limits. The policies in this plan aim to spur residential development within the existing city limits and UGB. (Chapter 3 Land Use & Growth, Page 26, Comprehensive Plan).*

## **OPTIONS AVAILABLE TO COUNCIL**

1. Publish a synopsis of Ordinance 2023-01, an Ordinance amending the official zoning map of the City of Fruita by zoning approximately 9.1 acres of property located at Parcel #2697-162-21-001 to a Community Residential zone for publication of public hearing on March 7, 2023.
2. Deny Ordinance 2023-01.

## **RECOMMENDATION**

It is the recommendation of staff that the Council by motion:

**PUBLISH A SYNOPSIS OF ORDINANCE 2023-01, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING APPROXIMATELY 9.1 ACRES OF PROPERTY LOCATED AT PARCEL #2697-162-21-001 TO A COMMUNITY RESIDENTIAL (CR) ZONE FOR PUBLICATION OF PUBLIC HEARING ON MARCH 7, 2023.**