



**FRUITA**  
COLORADO

## AGENDA ITEM COVER SHEET

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**TO:** Fruita City Council and Mayor

**FROM:** Planning & Development Department

**DATE:** October 3, 2023

**AGENDA TEXT:** ORDINANCE 2023-13, FIRST READING, An introduction of an Ordinance amending the official zoning map of the City of Fruita by zoning approximately 131 acres of property located south of Snooks Bottom and west of the intersection of Kings View Road and Highway 340 to a Planned Unit Development zone for publication of public hearing on November 7, 2023.

(Sunset Pointe PUD)

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### BACKGROUND

This is an introduction Ordinance to set a public hearing date for the adoption of zoning standards for the Sunset Pointe Subdivision. This Ordinance is not intended to change the entire zone, the purpose of this Ordinance is to record zoning standards pursuant to the existing Planned Unit Development in addition to clarifying additional zoning language which will apply to this development. This Ordinance does not include the already developed parcels referred to as the Kings View Estates Subdivision.

Back in the 1970's, Mesa County approved the overall development plan for the Kings View Estates Subdivision under their PD-1 (Planned Development – 1 acre) zoning criteria. This approval contained entitlements for 1 dwelling unit per acre as the overall density for the original 260 acres. In 1995, the City of Fruita then annexed the existing Kings View Estates properties and the remaining acreage yet to be developed while maintaining the PUD zoning in accordance with the original development plan. The primary reason for annexation was to be able to provide the properties with sanitary sewer due to a failing wastewater treatment facility meant to treat the wastewater produced with the Kings View Estates development.

The Planned Unit Development Guide (PUD) titled “Sunset Pointe Planned Unit Development” as attached as Exhibit B to the Ordinance contains details related to the Sunset Pointe Development. These standards include lots sizes, setbacks, building heights, accessory structures, fencing, exterior home lighting, home fire sprinkler system requirements, and garage locations. Anything not listed in the PUD Guide will need to adhere to the Monument Preservation zoning district regulations.

The Planning Commission will be discussing this development at their October 10<sup>th</sup> public hearing for a recommendation to the City Council. The City Council is scheduled to discuss the development plan and the PUD zoning ordinance at their November 7<sup>th</sup> public hearing.

## **FISCAL IMPACT**

Because the nature of this Ordinance is residential, there are no fiscal impacts associated with adoption. If the subject property is to develop, a fiscal impact will be associated with the public improvements.

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

The proposed Planned Unit Development zoning is in general conformance with the City of Fruita's Land Use Code and Comprehensive Plan. The Comprehensive Plan, adopted in February 2020, provides guidance and support for efficient development, connectivity, infill development, open space, and diversity of housing types. Influenced heavily by community values, the vision statement was created and states, *"The City of Fruita values quality of place. It's an inclusive city, with a small-town feel and vibrant downtown, surrounded by public lands. People love to live, work, and play in Fruita because the City facilitates community, safe neighborhoods, family-friendly events, and walking and biking. The City governs in a way that's responsive to its citizens and prioritizes high-impact services and projects. Fruita fosters a fun and funky ambiance around the arts, agriculture, and recreation."* (Page 3, Fruita In Motion: Plan Like A Local Comprehensive Plan)

## **OPTIONS AVAILABLE TO THE COUNCIL**

1. Publish a synopsis of Ordinance 2023-13, an Ordinance amending the official zoning map of the City of Fruita by zoning approximately 131 acres of property located south of Snooks Bottom and west of the intersection of Kings View Road and Highway 340 to a Planned Unit Development zone for publication of public hearing on November 7, 2023.
2. Deny Ordinance 2023-13.

## **RECOMMENDATION**

Staff recommends that the Council move to:

**PUBLISH A SYNOPSIS OF ORDINANCE 2023-13, 1<sup>ST</sup> READING, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING APPROXIMATELY 131 ACRES OF PROPERTY LOCATED SOUTH OF SNOOKS BOTTOM AND WEST OF THE INTERSECTION OF KINGS VIEW ROAD AND HIGHWAY 340 TO A PLANNED UNIT DEVELOPMENT ZONE FOR PUBLICATION OF PUBLIC HEARING ON NOVEMBER 7, 2023.**