



FRUITA
COLORADO

AGENDA ITEM COVER SHEET

TO: Fruita City Council and Mayor

FROM: Planning & Development Department

DATE: November 7, 2023

AGENDA TEXT: ORDINANCE 2023-13, SECOND 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 and approval of a Preliminary PUD Plan.

(Sunset Pointe PUD)

BACKGROUND

This is a request for approval of an Ordinance to adopt zoning standards for the Sunset Pointe Subdivision and approval of a Preliminary PUD Plan.

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.

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.

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 Kings View Subdivision has 84 dwelling units and was developed in 3 total phases with the 4th and final phase being the Sunset Pointe area. The overall density approved for the entire development was 1 dwelling unit per acre over the 260 original acres. With the Sunset Pointe development at 122 dwelling

units, this puts the total developments combined at a density of roughly 1.26 dwelling units per acre (206 dwelling units over 260 acres).

The Sunset Pointe PUD Plan proposes 122 single-family residential lots over approximately 132 acres for a density of about 1 dwelling unit per acre, being completed over eight (8) total Filings. The dwelling units will be clustered over approximately 54 acres with approximately 64 acres being dedicated for open space and trails. The residential lots take up about 41% of the total site, while the open space and trails portion is about 48.8%, leaving the remaining acreage for stormwater detention and interior roads and access. The site is bordered on the east by the existing Kings View Subdivision, on the south and west by public lands and on the north by open space owned by the City of Fruita.

Access to the subdivision will be from Kings View Road and Highway 340 with two (2) additional platted access points known as Golondrina Way and utilizing a street-stub located at the end of Fowler Drive.

Sanitary sewer is proposed to be extended with this development to the existing lift station along Highway 340 near the south side of the bridge. Additionally, Ute Water lines will be looped and extended to provide adequate water to the proposed development as well as storm water detention improvements and discharge to the Colorado River.

The Planning Commission discussed the Sunset Pointe Subdivision at their October 10, 2023 public hearing and recommended approval to the City Council by a vote of 6-1. Primarily, the discussion by the Planning Commission at this public hearing was focused on the Preliminary PUD Plan and the subdivision improvements.

Planning Commission Motion from 10/10/2023 meeting:

COMMISSIONER HEARNS MOVED TO RECOMMEND APPROVAL OF THE SUNSET POINTE PRELIMINARY PUD PLAN APPLICATION:

MR. CHAIR, BECAUSE THE APPLICATION MEETS OR CAN MEET ALL APPLICABLE APPROVAL CRITERIA FOR A PRELIMINARY PUD PLAN IN ACCORDANCE WITH THE FRUITA LAND USE CODE, I MOVE TO RECOMMEND APPROVAL OF THE SUNSET POINTE PRELIMINARY PUD PLAN APPLICATION TO THE FRUITA CITY COUNCIL WITH THE CONDITION THAT ALL REVIEW COMMENTS ARE ADEQUATELY RESOLVED WITH THE FINAL PUD PLAN APPLICATION IN ADDITION TO THE FOLLOWING CONDITIONS

- *NEW TRAFFIC STUDY RECOMMENDATIONS BE MET*
- *ACCESS ROAD TO BE BUILT OUT OF THE FLOODPLAIN AREA*
- *SIDEWALK FROM HIGHWAY 340 TO SNOOKS BOTTOM INTERSECTION*
- *ALLOW KINGS VIEW ESTATES HOA ACCESS TO THE EMERGENCY ACCESS*
- *AREA*

COMMISSIONER HUMMEL SECONDED THE MOTION

MOTION PASSED 6-1

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)

The Future Land Use Map (FLUM) recommends an MP zone for this area. The MP zone, as explained on page 35 of the Comprehensive Plan states, "The Monument Preservation category is intended to be a low-density area that is compatible with the surrounding lands of the Colorado National Monument and Bureau of Land Management (BLM) parcels. The intent is to preserve open space and for recreational uses to be integrated with low-density residential development."

OPTIONS AVAILABLE TO THE COUNCIL

1. Adopt 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 and approve the Sunset Pointe Preliminary PUD Plan as proposed.
2. Adopt 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 and approve the Sunset Pointe Preliminary PUD Plan with additional conditions.
3. Deny Ordinance 2023-13 and deny the Sunset Pointe Preliminary PUD Plan.

RECOMMENDATION

Staff recommends that the Council move to:

ADOPT ORDINANCE 2023-13, 2ND 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 AND APPROVE THE SUNSET POINTE PRELIMINARY PUD PLAN WITH THE CONDITION THAT ALL REVIEW COMMENTS ARE RESOLVED WITH THE FINAL PUD PLAN APPLICATION.