



**FRUITA**  
COLORADO

## AGENDA ITEM COVER SHEET

---

**TO:** Fruita City Council and Mayor

**FROM:** Planning & Development Department

**DATE:** April 18, 2023

**AGENDA TEXT:** ORDINANCE 2023-05, FIRST READING, An introduction of an Ordinance amending the Official Zoning Map of the City of Fruita by zoning approximately 6.6 acres of property located 1824 J 2/10 Road to a Community Residential zone for publication of public hearing on June 6, 2023.

(1824 J 2/10 Road Rezone)

---

### BACKGROUND

This is a request for approval to zone approximately 6.6 acres of property to Community Residential (CR). The subject property is currently zoned Agricultural, Forestry and Transitional (AFT), which is a Mesa County zoning designation.

In addition to this rezoning application, the property owner has also submitted an annexation application. Typically, annexation applications are accompanied by a rezone application and can run concurrently through the public hearing process.

The applicants are requesting a Community Residential (CR) zone. The first step in the process to zone a property outside the city limits, is annexation. Once the subject property has been annexed into the City Limits, zoning the property must take place within 90 days in accordance with Section 17.17.080 of the Land Use Code and Colorado Revised Statutes (CRS) Section 31-12-115 (2).

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 future residential development as supported by the Future Land Use Map and supporting documents within the Comprehensive Plan.

The Planning Commission will be considering this zoning application at their May 9, 2023, public hearing and will formulate their recommendation to the City Council for their June 6, 2023, public hearing.

### 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).

## **OPTIONS AVAILABLE TO THE COUNCIL**

1. Publish a synopsis of Ordinance 2023-05, An introduction of an Ordinance amending the official zoning map of the City of Fruita by zoning approximately 6.6 acres of property located at 1824 J 2/10 Road to a Community Residential zone for publication of public hearing on June 6, 2023.
2. Deny Ordinance 2023-05.

## **RECOMMENDATION**

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

**PUBLISH A SYNOPSIS OF ORDINANCE 2023-05 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING APPROXIMATELY 6.6 ACRES OF PROPERTY LOCATED AT 1824 J 2/10 ROAD TO A COMMUNITY RESIDENTIAL ZONE FOR PUBLICATION OF PUBLIC HEARING ON JUNE 6, 2023.**