



FRUITA
COLORADO

AGENDA ITEM COVER SHEET

TO: Fruita City Council and Mayor

FROM: Planning & Development Department

DATE: September 6, 2022

AGENDA TEXT: ROSE CREEK PRELIMINARY PLAN

BACKGROUND

This is a request for approval of a 130-lot subdivision over approximately 22.74 acres located northwest of the intersection of 19 and K Road. The subdivision consists of two parcels, parcels #2697-094-79-002 and #2697-094-00-715, which are both owned by Rose Creek, LLC. The parcels were annexed in 2020 and 2021.

The proposed subdivision is requesting approval of density bonuses. The purpose of density bonuses is to help implement portions of the Fruita Community Plan (Master Plan) by providing for residential density bonuses in designated zones tied to the provision of community benefits. Additionally, density bonuses provide opportunities for development incentives in response to applicants providing community benefits and encouraging applicants to deliver amenities without incurring unreasonable economic costs or driving up housing or consumer costs.

This particular request for density bonuses is to allow for a decrease in lot size in the Community Residential (CR) zone from a minimum of 7,000 square feet to a minimum of 3,500 square feet. The CR zone allows for residential densities of up to 6 dwelling units per acre with the allowance for up to 8 dwelling units per acre upon approval of density bonuses. The Land Use Code requires density bonuses to be approved by the City Council in which they would consider whether or not the application meets the intents and purposes of the density bonus section of the Code (17.09.040). The elements required to be included for consideration of approval of density bonuses include 20% Open Space, Bike and Trail Connections, Alley/Shared drive access, and/or a Mix of Housing. The request for density bonuses does not always translate to more density, as with this subdivision, the request for density bonuses is to decrease the minimum lot sizes. The application is proposing Bike and Trail Connections and the Mix of Housing Types within the density bonus request. More detail is included within this Staff Report.

This subdivision is proposing to utilize street stubs at Myers Lane and Powis Lane with one additional connection to 19 Road and the northeast corner near the existing house. The interior roads within the subdivision are proposed to be constructed as standard residential which includes 44-feet of right-of-way, 28-feet of asphalt with curb, gutter, and sidewalk on both sides. Additionally, the subdivision proposes a 20-foot-wide alley interior to the subdivision which will provide a point of access to approximately 12-24 dwelling units.

Off-site improvements will also be required with this subdivision along Ottley Avenue (K Road) and 19

Road. The improvements along Ottley Avenue include the extension of sanitary sewer from Brandon Drive to the east, along with drainage and road improvements. The improvements proposed for 19 Road include street widening and a northbound left turn deceleration lane at 19 Road and Myers Lane.

At their August 9, 2022, public meeting the Planning Commission recommended approval of the Rose Creek Preliminary Plan by a vote of 5-1 to the Fruita City Council. Oral comments were received at this public hearing with concerns regarding traffic, the impacts at the 19 Road and Ottley intersection, compatibility of density with surrounding areas, and the lack of green space/open space. The Planning Commission meeting minutes are included with the packet and the motion reads as follows:

COMMISSIONER FABULA MOVED TO RECOMMEND APPROVAL OF APPLICATION 2022-12 ROSE CREEK PRELIMINARY PLAN WITH THE CONDITION THAT ALL REVIEW COMMENTS AND ALL ISSUES IDENTIFIED IN THE STAFF REPORT ARE ADEQUATELY RESOLVED WITH THE FINAL PLAT APPLICATION AND THAT WRITTEN AND VERBAL REPRESENTATIONS FROM THE APPLICANT BE A PART OF THE CONDITION OF APPROVAL AND THE RECOMMENDATION THAT OPEN SPACE BE ADDED INTO THE PROJECT PLAN.

FISCAL IMPACT

This Preliminary Plan is a technical review of the subdivision. At this point, no fiscal impact is generated. If the subdivision is to proceed to construction, the fiscal impact would take place when the city takes over maintenance of the sewer and streets.

APPLICABILITY TO CITY GOALS AND OBJECTIVES

This Preliminary Plan meets a number of the goals and policies set forth in the Fruita In Motion: Plan Like a Local Comprehensive Plan (the City's Master Plan). Specific details related to the Comprehensive Plan are contained in the Staff Report.

OPTIONS AVAILABLE TO THE COUNCIL:

1. Approve the proposed Rose Creek Preliminary Plan.
2. Approve the proposed Rose Creek Preliminary Plan with conditions.
3. Deny the proposed Rose Creek Preliminary Plan.

RECOMMENDATION:

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

**APPROVE THE PROPOSED ROSE CREEK PRELIMINARY PLAN WITH THE
CONDITION THAT ALL REVIEW COMMENTS AND ISSUES IDENTIFIED BE
ADEQUATELY RESOLVED WITH THE FINAL PLAT APPLICATION.**