



FRUITA
COLORADO

AGENDA ITEM COVER SHEET

TO: Fruita City Council and Mayor

FROM: Planning & Development Department

DATE: January 4, 2022

AGENDA TEXT: Ordinance 2022-01, 2nd Reading – An Ordinance amending the Official Zoning Map of the City of Fruita by Rezoning approximately 9.2 acres of property located at 1877 J.2 Road from a Rural Estates (RE) zone to a Community Residential (CR) zone.

BACKGROUND

This is a request for approval to zone approximately 9.2 acres of property to Community Residential (CR). The subject property is currently zoned Rural Estate (RE) and is located within the Fruita city limits.

The property owner of 1877 J.2 Road, Martin Azcarraga and Steven Azcarraga applied to rezone the property. The subject property is currently lot 5 of the Frank D Kiefer's Subdivision and is located north of the Fruita Homefront Subdivisions and west of 19 Road. Currently, there is a single-family dwelling unit on the subject property.

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.

At their October 12, 2021, public meeting, the Planning Commission recommended approval of the zoning request by a vote of 5-0 to the Fruita City Council. No public comments received at this Planning Commission meeting nor have there been any written public comments received by Staff at this time.

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. Adopt Ordinance 2022-01
2. Deny Ordinance 2022-01

RECOMMENDATION

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

ADOPT ORDINANCE 2022-01 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY REZONING APPROXIMATELY 9.2 ACRES OF PROPERTY LOCATED AT 1877 J.2 ROAD FROM A RURAL RESIDENTIAL (RE) ZONE TO A COMMUNITY RESIDENTIAL (CR) ZONE.