



TO: FRUITA CITY COUNCIL AND MAYOR

FROM: PLANNING & DEVELOPMENT DEPARTMENT

DATE: DECEMBER 7, 2021

AGENDA TEXT: CIDER MILL ESTATES PRELIMINARY PLAN

BACKGROUND

This is a request for approval of a Preliminary Plan application for 47 single family lots and a 1.29-acre park over approximately 13.25 acres located at 960 Stone Mountain Drive. The subject property was annexed and zoned in in the early 2000's and was recently rezoned from Large Lot Residential to South Fruita Residential by Ordinance No. 2021-16.

The subject property is located south of the Stone Mountain Subdivision, southwest of the Colonial Glen Subdivision, west of the Garden Estates Subdivision, and east of the River Rock Subdivision. The subdivision is proposed to be constructed in one (1) filing/phase with four (4) access locations. Lot sizes proposed range from 7,012 – 10,684 square feet. This plan is also proposing to utilize the irrigation vault and the stormwater and detention pond from the Garden Estates Subdivision. Additionally, the subdivision submittal proposes a centrally located 1.29-acre park. Access to the subdivision is proposed from three (3) existing rights-of-ways; Apple Lane, Stone Mountain Drive, and South Maple Street.

The Planning Commission recommended approval of this application to the City Council by a vote of 4-0 at their November 9, 2021 public hearing.

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 Cider Mill Estates Preliminary Plan.
2. Approve the proposed Cider Mill Estates Preliminary Plan with conditions.
3. Deny the proposed Cider Mill Estates Preliminary Plan.

RECOMMENDATION

APPROVE THE PROPOSED CIDER MILL ESTATES PRELIMINARY PLAN WITH THE CONDITION THAT ALL REVIEW COMMENTS AND ISSUES IDENTIFIED BE ADEQUATELY RESOLVED WITH THE FINAL PLAT APPLICATION.