



FRUITA
COLORADO

AGENDA ITEM COVER SHEET

TO: FRUITA CITY COUNCIL AND MAYOR

FROM: PLANNING & DEVELOPMENT DEPARTMENT

DATE: DECEMBER 7, 2021

AGENDA TEXT: ORDINANCE 2022-06, 1ST READING – AN INTRODUCTION OF AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING APPROXIMATELY 5.09 ACRES OF PROPERTY LOCATED AT 1136 17 ½ ROAD TO A PLANNED UNIT DEVELOPMENT (PUD) ZONE FOR PUBLICATION OF PUBLIC HEARING ON JANUARY 18, 2022.

BACKGROUND

This is an introduction Ordinance to set a public hearing date for the Planned Unit Development zone change for the Dwell PUD Subdivision. Currently the subject property, 1136 17 ½ Road, is zoned Community Residential (CR) and the property owners have requested a zone change to Planned Unit Development.

The Planned Unit Development Guide (PUD Guide), attached with the Ordinance titled Dwell PUD Guide, contains details related to the subdivision which pertain to lot sizes, front yard setbacks, and building heights by housing type (attached and detached). The PUD Guide also includes which lots in the subdivision will have attached single-family or detached single-family dwelling units. Anything not included in the PUD Guide will need to adhere to the Community Residential zoning district regulations.

As requested by the Planning Commission and Staff, Staff received a revised and updated PUD Guide on December 1, 2021. The Dwell PUD Guide is a product of the initial responses to Staff's review comments. It should be noted that in order to be transparent with the public, the final PUD Guide, if approved, may be modified based on any additional conditions of approval before it is recorded.

The Planning Commission recommended approval of this application to the City Council by a vote of 3-1 at their November 9, 2021, public hearing.

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)

OPTIONS AVAILABLE TO THE COUNCIL

1. Publish a synopsis of Ordinance 2022-06, an Ordinance amending the official zoning map of the City of Fruita by zoning approximately 5.09 acres of property located at 1136 17 ½ Road to a Planned Unit Development zone for publication of public hearing on January 18, 2022.
2. Deny Ordinance 2022-06.

RECOMMENDATION

Staff recommends that the Council move to:

PUBLISH A SYNOPSIS OF ORDINANCE 2022-06, 1ST READING, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING APPROXIMATELY 5.09 ACRES OF PROPERTY LOCATED AT 1136 17 ½ ROAD TO A PLANNED UNIT DEVELOPMENT ZONE FOR PUBLICATION OF PUBLIC HEARING ON JANUARY 18, 2022.