



FRUITA
COLORADO

AGENDA ITEM COVER SHEET

TO: Fruita City Council and Mayor

FROM: Planning & Development Department

DATE: August 16, 2022

AGENDA TEXT: ORDINANCE 2022-18, SECOND READING, An Ordinance amending the Official Zoning Map of the City of Fruita by zoning approximately 4.99 acres of property to a Community Residential zone.

BACKGROUND

This is a request for approval to zone approximately 4.99 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.

At their June 14, 2022, public meeting the Planning Commission recommended approval of the zoning request by a vote of 4-0 to the Fruita City Council. No public comments have been received nor were there any public comments made at the Planning Commission meeting.

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 2022-18, An Ordinance amending the official zoning map of the City of Fruita by zoning approximately 4.99 acres of property located at 1834 J Road to a Community Residential zone.
2. Deny Ordinance 2022-18.

RECOMMENDATION

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

ADOPT ORDINANCE 2022-18 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING APPROXIMATELY 4.99 ACRES OF PROPERTY LOCATED AT 1834 J ROAD TO A COMMUNITY RESIDENTIAL ZONE.