



FRUITA

COLORADO

AGENDA ITEM COVER SHEET

TO: FRUITA CITY COUNCIL AND MAYOR

FROM: PLANNING & DEVELOPMENT DEPARTMENT

DATE: AUGUST 17, 2021

RE: ORDINANCE 2021-20, FIRST READING – AN INTRODUCTION OF AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING APPROXIMATELY 25.96 ACRES OF PROPERTY LOCATED AT 954 19 ROAD TO A COMMUNITY RESIDENTIAL (CR) ZONE FOR PUBLIC HEARING ON SEPTEMBER 21, 2021 SUBJECT TO APPROVAL OF RESOLUTION 2021-20 – FINDING PROPERTY ELIGIBLE TO BE ANNEXED INTO THE CITY OF FRUITA

BACKGROUND

This is a request for approval to zone approximately 25.96 acres of property to Community Residential (CR). The subject property is currently zoned Urban Residential Reserve (URR), which is a Mesa County zoning designation.

The property owner of 954 19 Road, North 25 LLC, applied to annex the property. The subject property is approximately 25.96 acres and is located east of the Iron Wheel Subdivision along the east side of 19 Road. The property is currently vacant.

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.

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 July 13, 2021, public meeting, the Fruita Planning Commission recommended approval of the zoning application by a vote of 5-0 to the Fruita City Council.

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 COUNCIL

1. Publish a synopsis of Ordinance 2021-20, an Ordinance amending the official zoning map of the City of Fruita by zoning approximately 25.96 acres of property located at 954 19 Road to a Community Residential zone for publication of public hearing on September 21, 2021.
2. Deny Ordinance 2021-20

RECOMMENDATION

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

PUBLISH A SYNOPSIS OF ORDINANCE 2021-20, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING APPROXIMATELY 25.96 ACRES OF PROPERTY LOCATED AT 954 19 ROAD TO A COMMUNITY RESIDENTIAL ZONE FOR PUBLIC HEARING ON SEPTEMBER 21, 2021 SUBJECT TO APPROVAL OF RESOLUTION 2021-20 – FINDING PROPERTY ELIGIBLE TO BE ANNEXED INTO THE CITY OF FRUITA

ORDINANCE 2021-20

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING APPROXIMATELY 25.96 ACRES OF PROPERTY LOCATED AT 954 19 ROAD TO A COMMUNITY RESIDENTIAL (CR) ZONE.

WHEREAS, the subject property is shown and described in attached Exhibit A which was recently annexed to the City of Fruita by Ordinance, and

WHEREAS, a public hearing will be held by the City Council on September 21, 2021, for the zoning request, and

WHEREAS, the requested zone is consistent with the city's goals and policies including the city's Master Plan.

WHEREAS, the requested zone meets the approval criteria of Section 17.13.060 of the Fruita Land Use Code that must be considered for an Amendment to the Official Zoning Map (rezone).

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRUITA COLORADO AS FOLLOWS:

THAT the Official Zoning Map adopted pursuant to Section 17.07.012 of the Fruita Land Use Code is hereby amended and that the subject property shown and described on the attached Exhibit A, containing approximately 25.96 acres, is hereby zoned Community Residential (CR).

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS
21ST DAY OF SEPTEMBER 2021.**

ATTEST:

City of Fruita:

Margaret Sell, City Clerk

Joel Kincaid, Mayor

Exhibit A

Legal Description

A parcel of land situate in the S1/2 SW1/4 NW1/4. The S1/2 SE1/4 NW1/4, and the NE1/4 SW1/4 of Section 22, Township 1 North, Range 2 West, of the Ute Meridian, Mesa County Colorado, being more particularly described as follows;

Commencing at the west ¼ Corner of said Section 22, whence the North 1/16 Corner of said Section 22 bears N00° 34'09"E distance of 1319.99 feet; thence along the southerly line of said S1/2 SW1/4 NW1/4, S89°51'32"E distance of 320.01 feet, to the Point of Beginning, thence the following courses and distances;

1. Leaving said southerly line, N00°34'09"E distance of 190.01 feet;
2. N89°51'32"W a distance of 290.01 feet to the easterly right-of-way of 19 road;
3. Along said right-of-way, N00°34'09"E distance of 469.97 feet;
4. Leaving said right-of-way, S89°50'06"E distance of 1290.80 feet;
5. S89°50'06"E distance of 474.51 feet;
6. S14°02'51"W distance of 650.96 feet;
7. S31°59'47"W distance of 32.18 feet;
8. S32°34'33"W distance of 575.41 feet;
9. N00°33'05"E distance of 485.65 feet, to the Center West 1/16 Corner of Said Section 22;
10. N89°51'32"W distance of 1001.66 feet, to the Point of Beginning.

Containing approximately 25.964 Acres.