



FRUITA

COLORADO

AGENDA ITEM COVER SHEET

TO: FRUITA CITY COUNCIL AND MAYOR

FROM: PLANNING & DEVELOPMENT DEPARTMENT

DATE: AUGUST 17, 2021

RE: ORDINANCE 2021-18, FIRST READING – AN INTRODUCTION OF AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING APPROXIMATELY 16.21 ACRES OF PROPERTY LOCATED AT 1930 HIGHWAY 6 & 50 TO A COMMERCIAL-1 (C-1) ZONE FOR PUBLIC HEARING ON SEPTEMBER 21, 2021 SUBJECT TO APPROVAL OF RESOLUTION 2021-19 – FINDING PROPERTY ELIGIBLE FOR ANNEXATION INTO THE CITY OF FRUITA

BACKGROUND

This is a request for approval to zone approximately 16.21 acres of property to Commercial-1 (C-1). The subject property is currently zoned Agricultural Forestry Transitional (AFT), which is a Mesa County zoning designation.

The Fruita Comprehensive Plan (a major portion of the city's Master Plan) recommends a Commercial-1 (C-1) type zoning for this area. Section 17.07.015 (B) states, “The C-1 zone is intended for land uses that are compatible with the future vision for the State Highway 6/50 Corridor. The area is appropriate for local-serving businesses such as restaurants, retail stores, and services. Multi-family residential uses are encouraged in this zone. Development should have appropriate access, landscaping, frontage improvements, setbacks, screening and multi-modal access and connectivity.”

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 Commercial-1 (C-1).

OPTIONS AVAILABLE TO COUNCIL

1. Publish a synopsis of Ordinance 2021-18, an Ordinance amending the official zoning map of the City of Fruita by zoning approximately 16.21 acres of property located at 1930 Highway 6 & 50 to a Commercial-1 zone for publication of public hearing on September 21, 2021.
2. Deny Ordinance 2021-18

RECOMMENDATION

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

PUBLISH A SYNOPSIS OF ORDINANCE 2021-18, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING APPROXIMATELY 16.21 ACRES OF PROPERTY LOCATED AT 1930 HIGHWAY 6 & 50 TO A COMMERCIAL-1 ZONE FOR PUBLIC HEARING ON SEPTEMBER 21, 2021 SUBJECT TO APPROVAL OF RESOLUTION 2021-19 – FINDING PROPERTY ELIGIBLE TO BE ANNEXED INTO THE CITY OF FRUITA

ORDINANCE 2021-18

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING APPROXIMATELY 16.21 ACRES OF PROPERTY LOCATED AT 1930 HIGHWAY 6 & 50 TO A COMMERCIAL-1 (C-1) 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 16.21 acres, is hereby zoned Commercial-1.

**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

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 6 & 50 WHICH BEARS SOUTH 89°48' WEST 413.65 FEET AND NORTH 56°24' WEST 537.73 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN;
THENCE NORTH ALONG SAID RIGHT OF WAY LINE 56°24' WEST 545.42 FEET TO A POINT ON THE WEST LINE OF THE SE¼ SW¼ OF SAID SECTION 22;
THENCE ALONG SAID WEST LINE N00°40.5' EAST 1,015.9 FEET TO A POINT ON THE SOUTH BANK OF INDEPENDENT RANCHMEN'S DITCH;
THENCE ALONG SAID DITCH SOUTH 85°17' EAST 52.4 FEET;
THENCE ALONG SAID DITCH SOUTH 60°09' EAST 572.09 FEET;
THENCE SOUTH 52°34' EAST 101.05 FEET;
THENCE SOUTH 26°42' EAST TO A POINT WHICH IS NORTH 32°13' EAST FROM THE POINT OF BEGINNING;
THENCE SOUTH 32°13' WEST TO THE POINT OF BEGINNING,
COUNTY OF MESA, STATE OF COLORADO.