



**FRUITA**  
COLORADO

## AGENDA ITEM COVER SHEET

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**TO:** Fruita City Council and Mayor

**FROM:** Planning & Development Department

**DATE:** October 18, 2022

**AGENDA TEXT:** COPPER CREEK WEST PRELIMINARY PLAN

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### BACKGROUND

This is a request for approval of a Preliminary Plan application for a 138-lot residential subdivision over approximately 25.95 acres in the Community Residential (CR) zone for an overall density of 5.31 dwelling units per acre. The subdivision is proposed to be completed over 4 filings. This property was annexed and zoned in 2021.

The proposed subdivision is requesting approval of density bonuses. The purpose of density bonuses is to help implement portions of the Fruita Comprehensive Plan (Master Plan) by providing for residential density bonuses in designated zones tied to the provision of community benefits. Additionally, density bonuses provide opportunities for development incentives in response to applicants providing community benefits and encouraging applicants to deliver amenities without incurring unreasonable economic costs or driving up housing or consumer costs.

This particular request for density bonuses is to allow for a decrease in lot size in the Community Residential (CR) zone from a minimum of 7,000 square feet to a minimum of 3,500 square feet. The CR zone allows for residential densities of up to 6 dwelling units per acre with the allowance for up to 8 dwelling units per acre upon approval of density bonuses. The Land Use Code requires density bonuses to be approved by the City Council in which they would consider whether or not the application meets the intents and purposes of the density bonus section of the Code (17.09.040). The elements required to be included for consideration of approval of density bonuses include 20% Open Space, Bike and Trail Connections, Alley/Shared drive access, and/or a Mix of Housing. The request for density bonuses does not always translate to more density, as with this subdivision, the request for density bonuses is to decrease the minimum lot sizes. The application is proposing Bike and Trail Connections and the Mix of Housing Types within the density bonus request. More detail is included within this Staff Report.

This subdivision is proposing primary access on the east side of 19 Road in alignment with Iron Drive to the west with an additional street stub to the north in Filing/Phase 3. Off-site roadway improvements along the 19 Road corridor are also being proposed with this application.

The interior roads within the subdivision are proposed to be constructed at 31.5' of total right-of-way with sidewalk on one side. The subdivision also proposes several 20' alley rights-of-ways along with

numerous parking pods. Additionally, the subdivision is proposing a total of 20.9% or approximately 5 acres of usable open space.

At their September 13, 2022, public meeting the Planning Commission recommended approval of the Copper Creek Preliminary Plan by a vote of 5-0 to the Fruita City Council. Oral comments were received at this public hearing with concerns regarding traffic, the impacts to irrigation water, and the trail along the Adobe Creek Wash. The Planning Commission meeting minutes are included with the packet and the motion reads as follows:

***COMMISSIONER FABULA MOVED TO APPROVE APPLICATION 2022-22 THE COPPER CREEK WEST PRELIMINARY PLAN TO THE CITY COUNCIL WITH THE CONDITION THAT ALL REVIEW COMMENTS AND ALL ISSUES IDENTIFIED IN THE STAFF REPORT ARE ADEQUATELY RESOLVED WITH THE FINAL PLAT APPLICATION.***

### **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 Copper Creek West Preliminary Plan.
2. Approve the proposed Copper Creek West Preliminary Plan with conditions.
3. Deny the proposed Copper Creek West Preliminary Plan.

### **RECOMMENDATION:**

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

**APPROVE THE PROPOSED COPPER CREEK WEST PRELIMINARY PLAN WITH THE CONDITION THAT ALL REVIEW COMMENTS AND ISSUES IDENTIFIED BE ADEQUATELY RESOLVED WITH THE FINAL PLAT APPLICATION.**