



FRUITA

COLORADO

AGENDA ITEM COVER SHEET

TO: FRUITA CITY COUNCIL AND MAYOR

FROM: PLANNING & DEVELOPMENT DEPARTMENT

DATE: JULY 6, 2021

RE: ORDINANCE 2021-16, FIRST READING – AN INTRODUCTION OF AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING APPROXIMATELY 13.25 ACRES OF PROPERTY LOCATED AT 960 STONE MOUNTAIN DRIVE TO A SOUTH FRUITA RESIDENTIAL ZONE FOR PUBLICATION OF PUBLIC HEARING ON AUGUST 17, 2021.

BACKGROUND

This application consists of zoning approximately 13.25 acres of property located at 960 Stone Mountain Drive to a South Fruita Residential (SFR) zone as supported in the Fruita Comprehensive Plan. The subject property is currently zoned Large Lot Residential (LLR).

The property is located within the Urban Growth Boundary and is supported by the Future Land Use Map and the Fruita Comprehensive Plan to be incorporated into the City Limits. The area in which the subject property is located is supported to have a South Fruita Residential zoning classification as shown on the Future Land Use Map within the City's Fruita In Motion: Plan Like a Local Comprehensive Plan. "The South Fruita Residential 2-5 land use category is intended for residential neighborhoods south of I-70. Much of this land is already built out at 1-4 units/acre. Being next to the river, some of this area is in the 100-year floodplain and not suitable for higher density development. Additionally, the access to the area from the rest of Fruita is constrained to Highway 340 and a frontage road that crosses over I-70 at 20 Road" (Chapter 3, page 31 of the Fruita Comprehensive Plan).

At their June 22, 2021, public meeting, the Fruita Planning Commission recommended approval of the zoning application by a vote of 6-0 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 South Fruita Residential.

OPTIONS AVAILABLE TO COUNCIL

1. Publish a synopsis of Ordinance 2021-16, an Ordinance amending the official zoning map of the City of Fruita by zoning approximately 13.25 acres of property located at 960 Stone Mountain Drive to a South Fruita Residential zone for publication of public hearing on August 17, 2021.
2. Deny Ordinance 2021-16

RECOMMENDATION

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

PUBLISH A SYNOPSIS OF ORDINANCE 2021-16 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING APPROXIMATELY 13.25 ACRES OF PROPERTY LOCATED AT 960 STONE MOUNTAIN DRIVE TO A SOUTH FRUITA RESIDENTIAL ZONE FOR PUBLICATION OF PUBLIC HEARING ON AUGUST 17, 2021.

ORDINANCE 2021-16

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING APPROXIMATELY 13.25 ACRES OF PROPERTY LOCATED AT 960 STONE MOUNTAIN DRIVE TO A SOUTH FRUITA RESIDENTIAL 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 August 17, 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 13.25 acres, is hereby zoned South Fruita Residential.

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS
17TH DAY OF AUGUST 2021.**

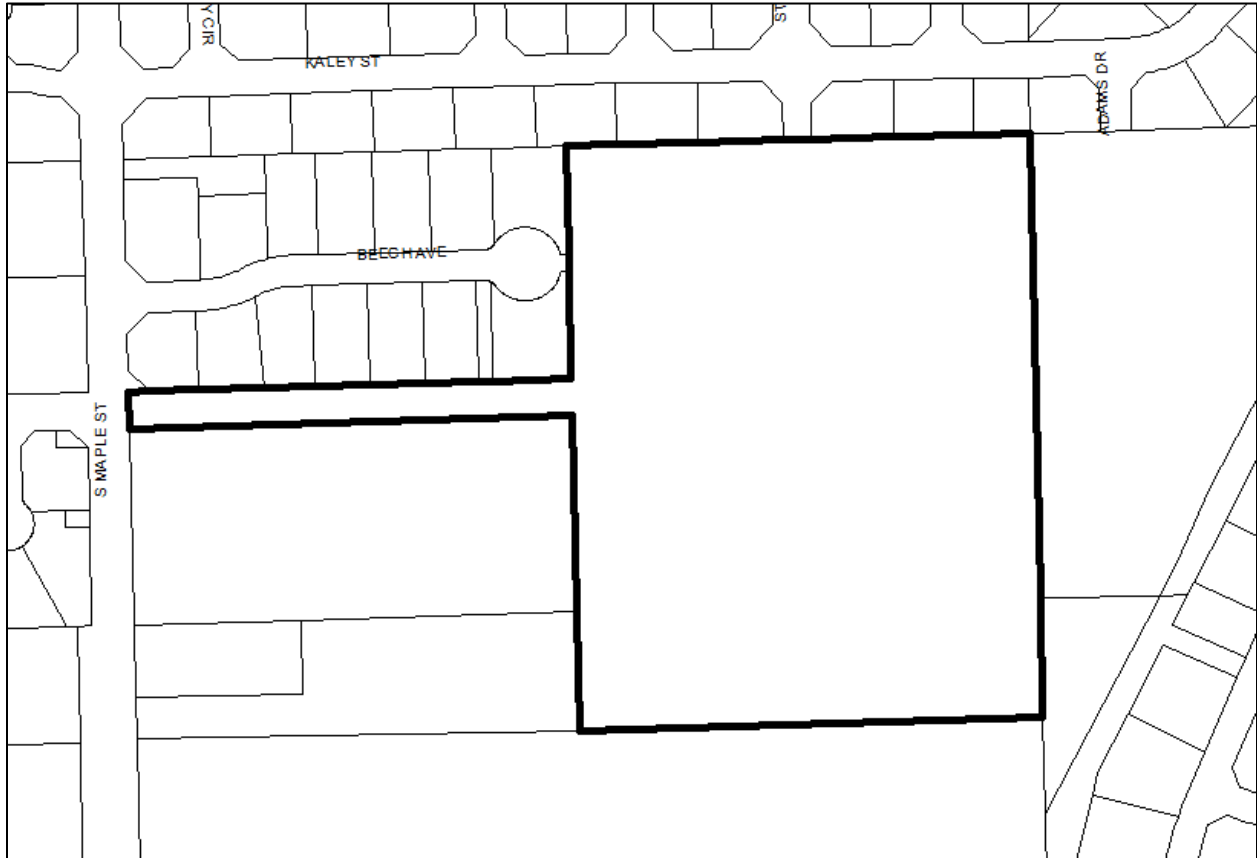
ATTEST:

City of Fruita:

Margaret Sell, City Clerk

Joel Kincaid, Mayor

Exhibit A



Legal Description:

Lot 1 Henry Subdivision SEC 20 1N 2W UM – 13.25 Acres