



TO: Fruita City Council and Mayor

FROM: Planning & Development Department

DATE: February 6, 2024

AGENDA TEXT: ORDINANCE 2024-06, SECOND READING, An Ordinance amending the Official Zoning Map of the City of Fruita by zoning approximately 14.52 acres of property located 1873 K Road to a Community Residential zone.

(1873 K Road Rezone)

BACKGROUND

This is a request for approval to zone approximately 14.52 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.

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 of 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 City Council approved the annexation application at their January 16, 2024 public meeting.

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.

The Planning Commission heard the zoning application at their December 12, 2023, public hearing and recommended approval to the City Council by a vote of 7-0.

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 2024-06, an Ordinance amending the official zoning map of the City of Fruita by zoning approximately 14.52 acres of property located at 1873 K Road to a Community Residential zone.
2. Deny Ordinance 2024-06.

RECOMMENDATION

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

ADOPT ORDINANCE 2024-06 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING APPROXIMATELY 14.52 ACRES OF PROPERTY LOCATED AT 1873 K ROAD TO A COMMUNITY RESIDENTIAL ZONE.