



FRUITA
COLORADO

AGENDA ITEM COVER SHEET

TO: FRUITA CITY COUNCIL AND MAYOR

FROM: PLANNING & DEVELOPMENT DEPARTMENT

DATE: FEBRUARY 15, 2022

AGENDA TEXT: RED CLIFFS 3 PLANNED UNIT DEVELOPMENT – *City Planner Henry Hemphill*

Ordinance 2022-08, a 2nd Reading, amending the Official Zoning Map of the City of Fruita by zoning approximately 1.18 acres of property located at 280 Clements Way to a Planned Unit Development (PUD) Zone.

A request for approval of the Red Cliffs 3 Final PUD Plan

BACKGROUND

This is a request for approval of an 8-lot subdivision within a Planned Unit Development (PUD) zone. In addition to the 8-lot subdivision, the applicant is proposing to include a PUD Guide for this application. The PUD Guide will serve as the zoning regulations for the 8-lot subdivision.

This is a subdivision of Lot B of the Red Cliffs Subdivision Plat recorded in 1981. The Red Cliffs Subdivision is zoned Planned Unit Development; however, Lot B was excluded from any version of the zoning requirements (PUD Guide) for the rest of the subdivision. Additionally, the Red Cliffs Subdivision included Lot A as well, and in 2001 Lot A was subdivided to what is known as the Little Red Cliffs Subdivision. The property owner is looking to subdivide Lot B in a similar manner.

The proposed subdivision includes a common parking area with 22 parking spaces and landscaping buffers around the subject property.

Planned Unit Developments allow for modification of the normal use, density, size or other zoning restrictions for the development which would otherwise be standard with other zone districts. The Preliminary PUD Plan submittal is meant to provide a technical review of the application with regards to the Land Use Code, Engineering Design Standards, and Comprehensive Plan. Review comments are provided with the Staff Report, staff is recommending that the applicant respond to comments prior to the PUD zoning application being processed in accordance with the Land Use Code. This is to ensure the property is zoned accordingly and responses to comments are fully addressed.

Anything not included in the PUD Guide will need to adhere to the Community Residential zoning district regulations.

The Red Cliffs III PUD Guide is a product of the initial responses to Staff's review comments. It should

be noted that in order to be transparent with the public, the final PUD Guide, if approved, may be modified based on any additional conditions of approval before it is recorded.

The Planning Commission recommended approval of this application to the City Council by a vote of 6-0 at their January 11, 2022, public hearing. No public comments were made at this meeting and no written public comments have been received regarding this application at this time.

FISCAL IMPACT

Because the nature of this Ordinance is residential, there are no fiscal impacts associated with adoption. If the subject property is to develop, a fiscal impact will be associated with the public improvements.

APPLICABILITY TO CITY GOALS AND OBJECTIVES

The proposed Planned Unit Development zoning is in general conformance with the City of Fruita's Land Use Code and Comprehensive Plan. The Comprehensive Plan, adopted in February 2020, provides guidance and support for efficient development, connectivity, infill development, open space, and diversity of housing types.

Influenced heavily by community values, the vision statement was created and states, *"The City of Fruita values quality of place. It's an inclusive city, with a small-town feel and vibrant downtown, surrounded by public lands. People love to live, work, and play in Fruita because the City facilitates community, safe neighborhoods, family-friendly events, and walking and biking. The City governs in a way that's responsive to its citizens and prioritizes high-impact services and projects. Fruita fosters a fun and funky ambiance around the arts, agriculture, and recreation."* (Page 3, Fruita In Motion: Plan Like A Local Comprehensive Plan)

The Fruita In Motion plan encourages Efficient Development as one of its plan themes. The Plan Themes section is found in Chapter 1 of the plan and states that, "The City of Fruita encourages infill over sprawl and development within the existing city limits and Urban Growth Boundary (UGB). Efficient development reduces the demand for infrastructure and city services, supports community connectivity, and encourages a thriving downtown core." This proposed subdivision is and has been within the city limits for a number of years and is considered as being an infill type of development.

OPTIONS AVAILABLE TO THE COUNCIL

1. Approve the Red Cliffs 3 Final PUD Plan and adopt Ordinance 2022-08, a 2nd Reading, amending the Official Zoning Map of the City of Fruita by zoning approximately 1.18 acres of property located at 280 Clements Way to a Planned Unit Development (PUD) zone.
2. Approve the Red Cliffs 3 Final PUD Plan with the condition that all review agency comments and issues identified in the Staff Report be met and adopt Ordinance 2022-08, a 2nd Reading, amending the official zoning map of the City of Fruita by zoning approximately 1.18 acres of property located at 280 Clements Way to a Planned Unit Development zone.
3. Deny the Red Cliffs 3 Final PUD Plan and continue the adoption of Ordinance 2022-08 until the City Council is satisfied that the application has met or can meet all the City Councils concerns with regards to the Final PUD Plan.

4. Deny the Red Cliffs 3 Final PUD Plan and deny Ordinance 2022-08.

RECOMMENDATION

Staff recommends that the Council move to:

APPROVE THE RED CLIFFS 3 FINAL PUD PLAN WITH THE CONDITION THAT ALL REVIEW AGENCY COMMENTS AND ISSUES IDENTIFIED IN THE STAFF REPORT BE MET AND

ADOPT ORDINANCE 2022-08 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY REZONING APPROXIMATELY 1.18 ACRES OF PROPERTY LOCATED AT 280 CLEMENTS WAY TO A PLANNED UNIT DEVELOPMENT ZONE.