



FRUITA
COLORADO

AGENDA ITEM COVER SHEET

TO: Fruita City Council and Mayor

FROM: Planning & Development Department

DATE: May 6, 2025

AGENDA TEXT: ORDINANCE 2025-09, Second Reading, an Ordinance amending the Official Zoning Map of the City of Fruita by zoning approximately 14 acres of property located 1130 and 1138 18 ½ Road from a Planned Unit Development zone to a Community Residential zone.

(1130 & 1138 18 ½ Road Rezone)

BACKGROUND

This is a request for approval of a rezone application of approximately 14 acres of property located at 1130 & 1138 18 ½ Road from Planned Unit Development (PUD) to Community Residential (CR).

These properties are zoned PUD and more specifically known as the Burenheide PUD. The PUD was approved in 2002 by Ordinance 2002-17. The PUD Guide serves as the governing regulations to control development of approximately 39.77 acres total. This includes density, setbacks, and land uses. By 2004, there were 2 dwelling units built as a result of the Burenheide Estates Filing 1 Plat (each on 1-acre parcels with a shared access easement to 18 ½ Road). In 2019, the Burenheide 2 Subdivision was Platted as part of the construction of Monument Ridge Elementary School. In early 2022, after an affirmative recommendation from the Fruita Planning Commission, the City Council approved Ordinance 2022-07 which allowed for a major amendment to the existing PUD Guide to allow for the construction and development of a 50-unit affordable housing project known as the Fruita Mew's.

The area in which the subject properties are located is supported to have a Community Residential zoning classification as shown on the Future Land Use Map within the City's Fruita In Motion: Plan Like a Local Comprehensive Plan (Master Plan). The Land Use Code states that the *"The purpose of the CR zone is to allow for moderate density detached single-family residential neighborhoods with the inclusion of other housing types such as attached dwelling units (e.g., apartments and townhouses). Innovative neighborhood design is encouraged in this zone district to provide opportunities for housing diversity. This area is served by public utility infrastructure and is appropriate for density of 4-8 du per acre."*

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 Fruita Planning Commission heard this rezoning application at their March 11, 2025, public hearing and recommended approval to the Fruita City Council by a vote of 5-0. There are some concerns from neighboring property owners and the Brandon Estates HOA about the potential for increased traffic that can come with a future development plan.

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 2025-09, an Ordinance amending the official zoning map of the City of Fruita by zoning approximately 14 acres of property located at 1130 & 1138 18 ½ Road from a Planned Unit Development Zone to a Community Residential zone.
2. Deny Ordinance 2025-09.

RECOMMENDATION

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

ADOPT ORDINANCE 2025-09 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING APPROXIMATELY 14 ACRES OF PROPERTY LOCATED AT 1130 AND 1128 18 ½ ROAD FROM A PLANNED UNIT DEVELOPMENT ZONE TO A COMMUNITY RESIDENTIAL ZONE.