

Zoning Narrative

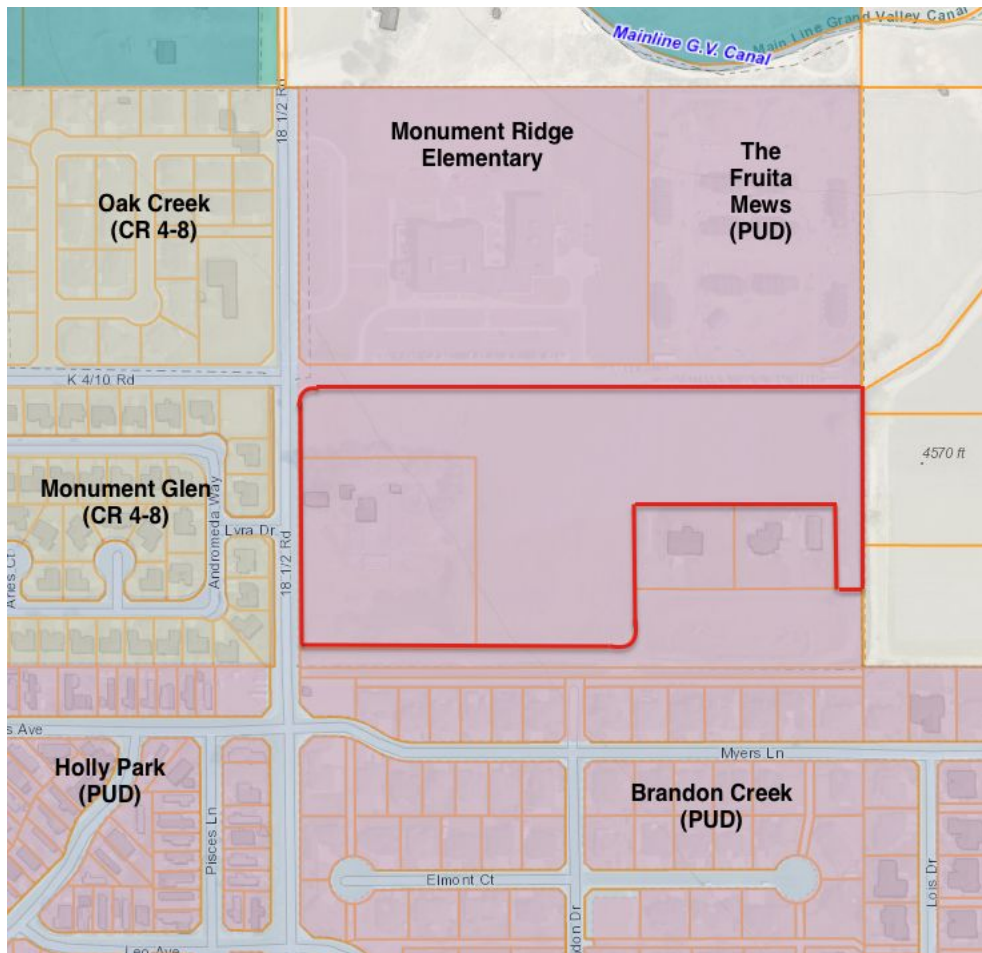
Project Name: The Fruita Commons
Application Type: Rezone – CR 4-8
Location: Address: 1130 & 1138 18 ½ Road, Fruita Colorado 81521
Legal: Lot 2, IndiBuild Minor Subdivision and Lot 4 Burenheide Estates Filing 1, County of Mesa, State of Colorado
Tax: 2697-094-59-004; 2697-091-80-002
Size: Approximately 14 Acres
Current Zoning: Burenheide PUD Guide
Applicant: IndiBuild, LLC & Housing Resources of Western Colorado
Property Owner: Charles O. Burenheide



Figure 1: The project location is 1130 and 1138 18 1/2 Road

Existing Land Use and Surrounding Land Uses and Zoning:

The properties are predominantly vacant land used for growing alfalfa and contain a small farmhouse.



Monument Ridge Elementary School and The Fruita Mew's Workforce Housing are situated directly north. The land uses further north and to the east consist of various agricultural operations on larger parcels. The Oak Creek Subdivision and the Monument Glen Subdivision located to the west and southwest and are zoned and developed within Community Residential 4-8. The Brandon Estates Subdivision is located to the south. The surrounding area is undergoing rezoning and redevelopment to match the Fruita Comprehensive Plan. Rose Creek a development just southeast of the property was recently rezoned to CR 4-8, subdivided, and is currently under development.

Project Description:

The applicant seeks a rezone to CR4-8. Rezoning will facilitate development of mixed income for-sale and rental homes that meet Fruita's urgent need for attainable housing. The proposed rezoning is consistent with the Fruita Comprehensive Plan which recommends Residential 4-8.

Charles Burenheide
1465 16 Rd Loma,
CO 81524

Jan 16, 2025

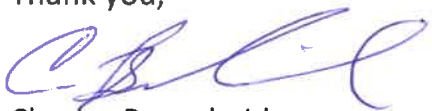
Fruita Community Development Staff, Fruita Planning Commission, and Fruita City Council,
City of Fruita
325 E. Aspen Avenue,
Fruita, CO 81521

To whom it may concern,

I, Charles Burenheide, am the property owner of 1130 and 1138 18.5 Road (Fremont) in Fruita. I support IndiBuild and Housing Resources of Western Colorado's proposal to rezone this property to conform with the City's vision for growth.

Although I have farmed at this location for many years, with the surrounding development ongoing agricultural operations are no longer viable. Plus the current zoning, the Burenheide PUD, is outdated and has not encouraged development. Please support the proposed rezoning.

Thank you,



Charles Burenheide

NOTICE OF NEIGHBORHOOD MEETING

The Fruita Commons

Dear Neighbor,

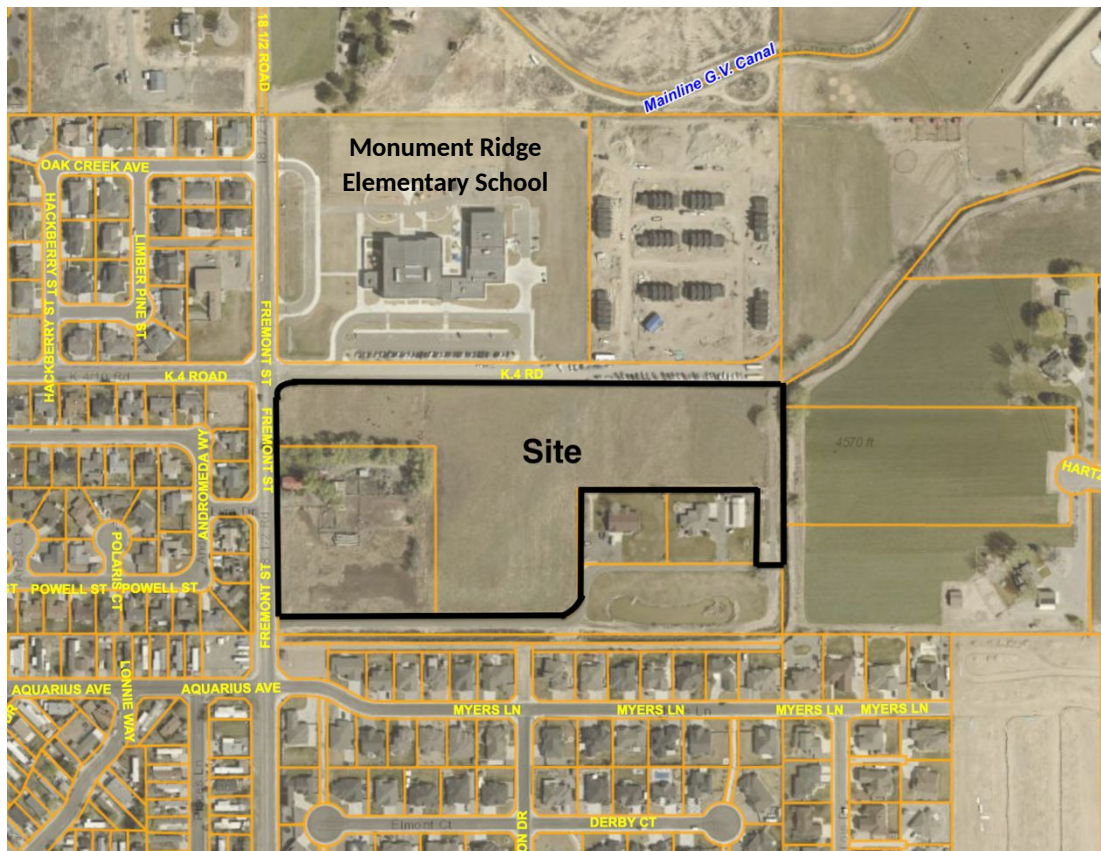
You are invited to a neighborhood meeting to discuss a zoning map amendment (rezone) application for a 14-acre portion of the existing Burenheide PUD to accommodate new single-family homes. This zoning amendment includes rezoning of the site to Community Residential 4-8 that was not foreseen at the time of the adopted Burenheide PUD in 2002. This request supports the Fruita in Motion Comprehensive Plan 2020's goal for a variety of housing types and infill development.

Date: Wednesday, January 15, 2025

Time: 6:30PM-7:30PM

Location: Peach/Plum rooms at the Fruita Community Center, 324 N. Coulson Street, Fruita, CO 81521

Vicinity Map



Rezoning 1138 and 1130 18.5 Road (Fremont)
Neighborhood Meeting Report
1/16/25

Summary:

IndiBuild and Housing Resources of Western Colorado, hosted a neighborhood meeting on 1/15/25 from 6:30 - 7:30 at the Fruita Community Center. At the meeting, the hosts presented the potential rezoning from PUD to CR 4-8 that proposes consistency with the city's comprehensive plan, and solicited feedback.

Most attendees were residents from the surrounding neighborhoods and received the neighborhood meeting notice sent to them directly or indirectly via their HOA. Although attendees were asked to sign-in (see attached sign in sheets) not all attendees did. Approximately 32 people attended the meeting.

Most attendees were interested in the zoning and development process, the attributes and impact of the proposed development, and what guardrails the city has to ensure safe traffic circulation and neighborhood cohesion.

As there is no adopted plan for future development our team describe the vision and concepts surrounding attainable housing at the meeting.

Henry Hemphill also attended the meeting, questions concerning the city process and review, were directed to him.

Comments and questions:

1. Rezoning and Development Process:

- a. If this zoning is approved, how do we know what will be built?
- b. When and what are the next steps in the process?
- c. Aren't you putting the cart before the horse, approving zoning before we know what type of development is coming?

Mr. Hemphill described the development process. He indicated that rezoning will be the main forum for public input, in particular the Planning Commission and City Council hearings on rezoning and reviewed the notice procedures

for those meetings. He indicated that the public will have the opportunity to review development plans during administrative reviews and comment during another neighborhood meeting if and when subdivisions occur.

2. Traffic impact:

- a. How do we know that kids will get to school safely with traffic increases?
- b. When will you do a traffic study?
- c. If Brandon Drive is developed, there will be a lot of through traffic, and it making it unsafe for residents. There is already a lot of through traffic, including construction vehicles, due to the connection to Rose Creek.

IndiBuild, likely the first developer at the property, expressed an interest in a circulation plan that met the need of the City and surrounding residents and that we'd be hiring engineers to help with site planning who would work together with city staff to meet the development code.

Mr. Hemphill briefly described the review process and the stub from Brandon Drive, indicating that future connectivity was contemplated as part of that subdivision.

3. Proposed development questions:

- a. What kind of income ranges are you planning to serve?
- b. Will you be doing ADUs on the site?
- c. What the planned home owner / rental mix?
- d. Will there be continuity between rental and homeownership – not a hodge podge of development?
- e. Please ensure future development is compatible with surrounding development, avoid multi-story attached homes directly adjacent to existing single level, single family homes.

Indibuild and Housing Resources communicated that the development product has not been set, but the vision is to likely have 40 – 50 rental

homes, with the balance being home ownership and that the partners would work together to ensure some design consistency. There was some concern that development density would be increased via the construction of ADUs but the development team does not foresee ADUs as a significant part of future development. With regard to existing development, we plan to feather density to match surrounding development as a core tenant of site planning.

Neighborhood Zoning Meeting 1130 and 1138 18.5 Road, Fruita

January 15, 2025

Name	Contact	Address
DAVE MASON & FLORA HOSS-MASON	2043 514 7704	1622 MYERS
Ray McLennan	970-270-6836	1580 Powis Lane
Chris Endreson	970-623-6241	373 Ardeo Dr.
Bill & Sheri Bird	970-858-7656	512 Fremont St
Susan Collier	970-712-8217	1659 Powis Lane
Kurt Sonnenberg	636-218-9478	1584 Elmont Ct
Bob Rusio	805-441-2406	1542 ELMONT Ct.
Tony Surber	970-361-4346	1435 Sagittaris St.
Carrie Mul amann	970-261-0520	
Tom McNamara	970-260-8689	1768 WATERS LANE FRUITA, CO 81521
JP Nistey	970-812-6241	1414 Lumber Pine St
Ed Conhart	970-250-7025	708 Lumber Pine St.
David Lee	970-623-5854	1894 Hertz Ct.

Neighborhood Zoning Meeting 1130 and 1138 18.5 Road, Fruita

January 15, 2025

[illegible]

Neighborhood Zoning Meeting 1130 and 1138 18.5 Road, Fruita
Wednesday Jan 15, 2025
Please add your comments below:

Minimize transportation through Brandon
Estates.

Optional

Name:

Ray McLennan

Contact Info:

970-270-6836

Neighborhood Zoning Meeting 1130 and 1138 18.5 Road, Fruita
Wednesday Jan 15, 2025
Please add your comments below:

Do not want to have Brandon Dr.
open to proposed development

Optional

Name:

Kurt Sonnenberg

Contact Info:

636-218-9478

30%. AMI 4pp = 28.250

120%. AMI 4pp = 113, 025 ish

$75,350 \div .8 = 940, 187 = 100\%$

Neighborhood Zoning Meeting 1130 and 1138 18.5 Road, Fruita

Wednesday Jan 15, 2025

Please add your comments below:

would rather see cows over cars but
that ship has sailed. My biggest concern is
the traffic that will increase the risk of injury
to our children. Please have a main entrance
other than Rth Road for the safety of
our kids.

Optional

Name: Tracee White

Contact Info: 970-623-2668

Neighborhood Zoning Meeting 1130 and 1138 18.5 Road, Fruita

Wednesday Jan 15, 2025

Please add your comments below:

Do not support connecting Branch

Drive To Newly Zoned Lot, especially

when developed

Optional

Name: _____

Contact Info: _____