



FRUITA
COLORADO

AGENDA ITEM COVER SHEET

TO: Fruita City Council and Mayor

FROM: Planning & Development Department

DATE: June 6, 2023

AGENDA TEXT: PRELIMINARY PLAN – A request to approve the Adeles Acres Subdivision Preliminary Plan – *City Planner Henry Hemphill*

BACKGROUND

This is a request for approval of a 48-lot subdivision over approximately 15.01 acres located southeast of the intersection of 19 and J 2/10 Road. The subject property was annexed (Ordinance 2022-19) and zoned (Ordinance 2022-20) in August 2022.

The proposed subdivision has primary access coming from the north along J 2/10 Road with an emergency access point from 19 Road. The proposed internal rights-of-ways (ROW) are designed to the city standards of 44 total feet of ROW with curb, gutter, and sidewalk. There is also a street stub to the south to allow for future development on the property to the south. Off-site ROW improvements will be required along J 2/10 Road and a Transportation Impact Fee collected at approval of a Building Permit will be required to be paid. This impact fee is then allocated to 19 Road Improvements in the near future. The City plans to utilize these impact fees to construct 19 Road improvements in a manner that is consistent with the City's circulation plan. The city intends that 19 Road improvements happen in larger phases as opposed to piecing together smaller development projects as applications get built out over a longer period of time.

Sanitary sewer service is proposed to be extended with this development. There are currently 20 irrigation water shares allocated to the subject property with plans to construct a pressurized irrigation system to serve the subdivision.

The Planning Commission recommended approval of this preliminary plan application by a vote of 5-0 at their May 9, 2023 public hearing. Overall, the Planning Commission was positive about this application, however, the primary points of discussion surrounded the concept of density. The overall density of the application is below 4 dwelling units per acre and the Planning Commission strongly recommended the applicant provide a bit more housing diversity to further the intent of the Comprehensive Plan. The Planning Commission meeting minutes are attached with the packet and the motion is copied below:

*COMMISSIONER HUMMEL MOVED TO APPROVE APPLICATION
2023-11 - ADELE'S ACRE PRELIMINARY PLAN TO THE CITY
COUNCIL WITH THE CONDITION THAT ALL REVIEW COMMENTS*

*AND ALL ISSUES IDENTIFIED IN THE STAFF REPORT BE
ADEQUATELY RESOLVED WITH THE FINAL PLAT APPLICATION
WITH THE ADDITION OF APPROXIMATELY 2-3 REVISED LAYOUTS
OF THE PLAN INCLUDING A MIX OF HOUSING TYPES FOR
COUNCIL TO CONSIDER*

COMMISSIONER MULDER SECONDED THE MOTION

MOTION PASSED 5-0

FISCAL IMPACT

Approval of the Preliminary Plan would not create a fiscal impact on the City of Fruita at this point in the application process.

APPLICABILITY TO CITY GOALS AND OBJECTIVES

Influenced by the community values expressed on page 2 of the Comprehensive Plan, the Plan Vision 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.”*

Community Values were built into the plan and some to keep in mind for residential development applications include the following:

- *Fruita is a place where you run into neighbors, friends, and acquaintances at local stores and restaurants, parks, and the community center. (Community Values, Page 2, Comprehensive Plan)*
- *Fruita is a community where people are invested and constantly work to make the community better. (Community Values, Page 2, Comprehensive Plan)*
- *Fruita is committed to a land use pattern and supporting policies that promote access to housing across the income spectrum of its residents. (Community Values, Page 2, Comprehensive Plan)*

The City of Fruita’s Master Plan, Fruita In Motion: Plan Like a Local, encourages Efficient Development as one of its Plan Themes. The Plan Themes section is found in Chapter 1 (page 5) 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 subdivision is within the UGB and will meet the intents of creating a definitive city edge. An urban-rural edge defines Fruita as a freestanding community separate from Grand Junction. Undeveloped parcels within the edge are encouraged to develop at higher densities than beyond the edge where rural densities are desired.

OPTIONS AVAILABLE TO THE COUNCIL

1. Approve the Adeles Acres Preliminary Plan application with no conditions.
2. Approve the Adeles Acres Preliminary Plan application with the condition that:
 - a. All review comments and issues identified in the Staff Report be resolved with the Final Plat application.
3. Deny the Adeles Acres Preliminary Plan application for reasons specified by the City Council.

RECOMMENDATION

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

APPROVE THE ADELES ACRES PRELIMINARY PLAN APPLICATION WITH THE CONDITION THAT ALL REVIEW COMMENTS AND ISSUES IDENTIFIED IN THE STAFF REPORT BE RESOLVED WITH THE FINAL PLAT APPLICATION.