



FRUITA

COLORADO

AGENDA ITEM COVER SHEET

TO: FRUITA CITY COUNCIL AND MAYOR

FROM: PLANNING & DEVELOPMENT DEPARTMENT

DATE: SEPTEMBER 21, 2021

RE: MAJOR PUD AMENDMENT – A REQUEST TO APPROVE AN APPLICATION FOR A MAJOR PLANNED UNIT DEVELOPMENT (PUD) GUIDE AMENDMENT FOR FRUITA MEWS (APPLICATION WITHDRAWN)

BACKGROUND

The Fruita Mew's PUD Guide amendment application, land development application 2021-35, has been withdrawn by the applicant. This item was legally noticed to be heard on this City Council agenda. Staff has prepared this coversheet to inform the City Council and members of the public about the status of the application. Attached is a withdrawal letter. No action is needed from the City Council at this time.

From: Kim Pardoe <kim@indibuild.com>
Sent: Tuesday, August 3, 2021 11:56 AM
To: Dan Caris <Dcaris@fruta.org>
Cc: Mike Bennett <mbennett@fruta.org>; Sam Betters <sbetters@comcast.net>; Paul Glasgow <paul@indibuild.com>
Subject: Re: The Fruita Mews

Hi Dan. We would like to pull our application for now and resubmit after further outreach. Let's plan to reconnect on dates when Mike is back in the office next week.

Talk to you soon,
Kim

Kim Pardoe, Principal
kim@indibuild.com
303.817.6737
www.indibuild.com
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Sent from my iPhone

On Aug 3, 2021, at 10:00 AM, Dan Caris <Dcaris@fruta.org> wrote:

Kim,

Understood. What do you want to do with the current application?

Thank you,

Dan Caris
City of Fruita | Planning & Development Director
325 E. Aspen Avenue
Fruita, CO 81521
970.858.0786 office
dcaris@fruta.org

From: Kim Pardoe <kim@indibuild.com>
Sent: Tuesday, August 3, 2021 9:38 AM
To: Dan Caris <Dcaris@fruta.org>; Mike Bennett <mbennett@fruta.org>
Cc: Sam Betters <sbetters@comcast.net>; Paul Glasgow <paul@indibuild.com>
Subject: The Fruita Mews

Mike and Dan:

After several intense conversations with you regarding our Fruita Mews affordable work force housing development, we are considering slowing down the project and re-focusing our efforts on developing additional local support with neighbors and the Fruita City Council. Our goals are two-fold: we want to develop a great project that we can all be proud of and; we want to improve and increase community acceptance and support for affordable workforce housing- a critical attribute of all healthy, sustainable communities. We have much invested in our project and we would like to be a part of that discussion and process. We feel it would be in our best interest to have a study session with Council to better understand their concerns and to see if there is anything we can do with our project or providing them and the citizens with additional information that will help ameliorate any concerns. We have also been invited back to have a workshop with the Livability Commission, as it's Chair John Rodwick supports our development. We wish to keep the momentum going with the Fruita Mews project. If we pull our PUD amendment application so it is not active, would it be acceptable if we have a study session with Council in the next few weeks (or as soon as your schedule allows)? What is your best recommendation on how we can engage with your Council? We feel passionate about our project and the data clearly demonstrates the community need for this housing, spreading the supply of housing to people of various income levels in need of quality housing and priced out of homeownership. We are willing to roll up our sleeves and work toward community consensus on this project as we are a collaborative for a reason! We just need to know that we have a willing partner in the City.

Thank you and looking forward to your response on next steps,

Kim

Kim Pardoe, Principal

kim@indibuild.com

303.817.6737

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