



FRUITA
COLORADO

AGENDA ITEM COVER SHEET

TO: Fruita City Council and Mayor

FROM: Planning & Development Department

DATE: August 6, 2024

AGENDA TEXT: ORDINANCE 2024-15, FIRST READING, An introduction of an Ordinance amending the Official Zoning Map of the City of Fruita by zoning approximately 53.59 acres of property located 958 17 ½ Road and adjacent 17 ½ Road right-of-way to a South Fruita Residential zone for publication of public hearing on September 17, 2024.

(Karp Rezone)

BACKGROUND

This is a request for approval to zone approximately 53.59 acres of property to South Fruita Residential (SFR). The subject property is currently zoned Agricultural, Forestry and Transitional (AFT), which is a Mesa County zoning designation.

The first step in the process to zone a property outside the city limits is annexation. Once the subject property has been annexed into the City Limits, zoning of the property must take place within 90 days in accordance with Section 17.17.080 of the Land Use Code and Colorado Revised Statutes (CRS) Section 31-12-115 (2).

The City Council is scheduled to make a decision on the annexation application at their September 17, 2024, public hearing.

The purpose of the SFR zone is to allow a variety of low to moderate density residential areas compatible with existing low-density development, the Colorado National Monument and the Colorado River. Due to its location near the Colorado River and in the 100-year flood plain, the area is most suitable to a density of 2-5 du per acre.

The Planning Commission will be hearing this rezone application at their August 13, 2024, public hearing, and will formulate a recommendation to the City Council for public hearing on September 17, 2024.

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 South Fruita Residential (SFR).

OPTIONS AVAILABLE TO THE COUNCIL

1. Publish a synopsis of Ordinance 2024-15, An introduction of an Ordinance amending the official zoning map of the City of Fruita by zoning approximately 53.59 acres of property located at 958 17 ½ Road and adjacent 17 ½ Road right-of-way to a South Fruita Residential zone for publication of public hearing on February 6, 2024.
2. Deny Ordinance 2024-06.

RECOMMENDATION

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

PUBLISH A SYNOPSIS OF ORDINANCE 2024-15 AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY ZONING APPROXIMATELY 53.59 ACRES OF PROPERTY LOCATED AT 958 17 ½ ROAD AND ADJACENT 17 ½ ROAD RIGHT-OF-WAY TO A SOUTH FRUITA RESIDENTIAL ZONE FOR PUBLICATION OF PUBLIC HEARING ON SEPTEMBER 17, 2024.