



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, SECOND READING, 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 to a South Fruita Residential zone.

(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 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 heard this rezone application at their August 13, 2024, public hearing, and recommended approval to City Council by a vote of 6-0.

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. Adopt Ordinance 2024-15, 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 to a South Fruita Residential zone.
2. Deny Ordinance 2024-15.

RECOMMENDATION

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

ADOPT 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 TO A SOUTH FRUITA RESIDENTIAL ZONE.